

Submitted by: Assembly Title 21 Committee
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 21.04.020, 21.06.020., 21.06.030, 21.07.030, 21.07.040F., 21.07.060F., 21.07.110, AND 21.14.040 TO ADDRESS NEEDED CORRECTIONS.

(Planning and Zoning Commission Case 2015-0049)

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*):

F. R-2M: Mixed Residential District

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2. District-Specific Standards

- a. Residential [MULTIFAMILY] buildings shall contain no more than eight dwelling units.
 - b. The maximum length of a building elevation that is three stories in height at any point shall be 150 feet. Otherwise the maximum length shall be 180 feet.
 - c. On lots where more than one principal structure is allowed (see table 21.06-1), the development of more than one principal structure on a lot requires an administrative site plan review.
- [C. MULTIFAMILY BUILDINGS WITH FOUR OR FEWER UNITS MAY COMPLY WITH THE SINGLE-FAMILY PRIMARY ENTRANCE REQUIREMENTS OF 21.07.110E.3. IN LIEU OF MEETING THE MULTIFAMILY PRIMARY ENTRANCE TREATMENT REQUIREMENTS OF 21.07.110C.8.]

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 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.

2. District-Specific Standard

The maximum length of a townhouse-style building elevation shall be 250 feet.

H. R-4: Multifamily Residential District

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2. District-Specific Standards

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d. Building Height Increase

Buildings in the R-4 district may exceed the maximum height established in Table 21.06-1, up to a maximum total height of 70[60] feet (or slightly more—see subsection 21.06.030D.7., Height Adjustments [D.IV. BELOW]), subject to all of the following requirements to encourage the provision of light and air at the ground level, and active uses on the ground floor facing the street:

- i. The development shall participate in the FAR incentives provided in subsection 21.04.020 I.2.c. below;
- ii. The ground floor of the building shall be residential or other permitted non-parking use, for at least 24[25] feet of depth facing the street for the full length of the street facing building elevation, except for vehicle entrances and exits. Where the site has two or more frontages, the standard shall be met on at least one [TWO] frontage[S];
- iii. The height increase shall adhere to the height transitions provisions of subsection 21.06.030 D.8.; and
- iv. [A PITCHED ROOF FORM MAY EXTEND ABOVE THE 60-FOOT HEIGHT LIMIT, PROVIDED THAT ALL PARTS OF THE ROOF (INCLUDING ANY DORMER FEATURES) ABOVE THE HEIGHT LIMIT HAVE A SLOPE OF AT LEAST 1:2, IT IS NOT A SHED OR BUTTERFLY ROOF, AND THE FINISHED CEILING OF THE HIGHEST HABITABLE FLOOR AREA DOES NOT EXCEED 60 FEET IN HEIGHT; AND

V.] Development requesting the height increase shall be subject to administrative site plan review, unless a higher level of review is already required.

e. Maximum Building Length

The maximum length of a townhouse-style building elevation shall be 300 feet.

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I. R-4A: Multifamily Residential Mixed-Use District

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2. District-Specific Standards

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c. Floor Area Ratio (FAR) Incentives for the R-4 and R-4A Districts

The maximum floor area ratio (FAR) within the R-4 and R-4A districts is 1.5[1.0] FAR, but may be increased up to a maximum total FAR of 2.0 in the R-4 district and 3.0 in the R-4A district through the following bonus provisions, subject to section 21.06.030E. These incentives provide for an incremental increase in the floor area of a development in exchange for incremental increases in any of the following special features deemed of benefit to the community. Increases in the FAR may be achieved through the use of one or more of the following:

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vi. Bonus for Ambient Daylight for Residences

A floor area bonus equal to 10 percent of the lot area (0.10 FAR) but not to exceed 4,000 square feet is allowed for preservation of daylight for all dwellings in the development and facing the development, using the standards of 21.07.110C.8.h.[9.G. TO RECEIVE CREDIT, THE BUILDING SHALL NOT EXCEED A DAYLIGHT PLANE RISING UP OVER THE BUILDING AT AN ANGLE OF FIVE FEET OF RUN FOR EVERY THREE FEET OF RISE, AND STARTING FROM A HEIGHT OF FIVE FEET ABOVE FINISHED GRADE AT THE FOUNDATION OF SURROUNDING RESIDENTIAL BUILDINGS.]

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(AO 2012-124(S), 2-26-13)

Section 2. Anchorage Municipal Code Table 21.06-1 is hereby amended to read as set out in Exhibit A, attached.

Section 3. Anchorage Municipal Code Section 21.06.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

D. Height

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8. Height Transitions for Neighborhood Compatibility

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d. Exceptions

- i. Height exceptions in subsection D.6. above that have a cumulative width of 20 feet or less facing the residential lot may penetrate the daylight plane [ARE NOT SUBJECT TO THE HEIGHT TRANSITIONS STANDARD].
- ii. [THE DIRECTOR MAY EXEMPT A]Any portion of a proposed development which, being already completely blocked from the protected property by existing permanent structures or topography, will have no additional impact above the daylight plane, may penetrate the daylight plane.
- iii. Any portion of a proposed structure to which this section applies because it is adjacent to a protected R-2M or R-3 district, and which adheres to the maximum height of the protected R-2M or R-3 district, may penetrate the daylight plane.
- iv. Structures to which this section applies may, along one side lot line shared with a protected residential lot, penetrate the daylight plane established in subsection 8.c. above up to the maximum height allowed in the district of the protected lot, but not including any height exceptions.
- v. The director may allow all or a portion of [EXEMPT] a proposed development to penetrate the daylight plane if, because of topography or lot dimensions or configuration, the height transitions provisions would unduly restrict permissible development, and reasonable use cannot otherwise be made of the site of the proposed development.
- vi[IV]. Exceptions shall be the minimal action that would afford relief and shall cause the least interference possible with the intended protections for the residential lots.

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E. Floor Area Ratio (FAR)

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2. Areas Not Considered in Measuring Floor Area Ratio

Unless otherwise provided in this title, all gross floor area shall be considered in determining FAR except for the following:

- a. Uninhabitable attics in residential structures;
- b. Residential space in an attic under a roof slope of between 8:12 and 12:12, provided the residential space is limited to one story;
- c. Crawl spaces less than five feet from floor to ceiling;

- d. Floor area in stories below grade plane [THAT IS DEVOTED TO PARKING OR LOADING];
- e. Detached accessory structures; and
- f. Private open space that meets the standards of 21.07.030.

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

Section 4. Anchorage Municipal Code section 21.07.030 is hereby amended to read as shown in Exhibit B, attached.

Section 5. Anchorage Municipal Code section 21.07.040F. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

F. Snow Storage and Disposal

3. Operational Standards

- f. Snow piles stored longer than on a 72 hour temporary basis shall not be placed in required parking spaces or circulation areas.

4. Snow Storage Areas on New Development Sites

- f. The site plan shall not, unless allowed through an administrative site plan review, designate snow storage areas in required perimeter landscaping[, REQUIRED RESIDENTIAL PRIVATE OPEN SPACE,] or on required trees. Designation of required residential private open space for snow storage shall be permitted[ONLY ON THE CONDITION THAT THE SNOW PILE AND TRASH ACCUMULATION FROM PLOWED SNOW BE REMOVED AND THE SPACE MADE USABLE BY MAY 1].

(AO 2012-124(S), 2-26-13)

Section 6. Anchorage Municipal Code section 21.07.060F. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

F. Pedestrian Amenities

17. Enhanced Sidewalk Option

An enhanced sidewalk promotes sidewalk widening and streetscape enhancements to support higher levels of pedestrian activity and access in mixed-use developments. An enhanced sidewalk environment with "main street" style amenities may be provided in lieu of required site perimeter landscaping where it is logical to support a pedestrian zone as

determined through an administrative site plan review, and subject to the following:

- a. The sidewalk width shall be at least 12 feet, and include a pedestrian movement zone, building interface zone, and street interface zone. The street interface zone shall be at least four feet wide along major arterials. At least part of the development's frontage along the enhanced sidewalk shall feature a principal building with a 20-foot maximum setback in compliance with subsection 21.06.030C.5. [A PEDESTRIAN-INTERACTIVE USE MEETING THE STANDARDS OF F.16. ABOVE SHALL BE PROVIDED IN THE BUILDING NEXT TO THE DESIGNATED SIDEWALK.]

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

Section 7. Anchorage Municipal Code section 21.07.110 is hereby amended to read as shown in Exhibit C, attached.

Section 8. 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*):

21.14.040 Definitions

When used in this title, the following words and terms shall have the meaning set forth in this section, unless other provisions of this title specifically indicate otherwise.

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Entitlement

Any permit or approval granted under this title, including, but not limited to zoning map amendments, conditional use permits, preliminary or final plat approval, site plan approval, and variances. For purposes of administering and enforcing this title, the term also includes building and land use permits.

Entrance, Primary

A principal entry through which people, including customers, residents, or members of the public enter a building. For any commercial or community establishment which serves the visiting public, a primary entrance is open to the public during all regular business hours and directly accesses lobby, reception, retail, or other interior areas designed to receive the public. Fire exits, service doors, vehicle entrances, doors leading directly into a garage or storage space accessory to the use, and employee entrances are not primary entrances. A building or establishment may have more than one primary entrance. For residential dwelling units, the main front entry serving the dwelling(s) is the "primary front entrance."

Ephemeral Channel

A natural drainageway that is channelized over part or all of its length and conveys surface water flows for short durations only. Ephemeral channels are transitional to streams but lack the overall geomorphic, hydrologic, and biologic characteristics

commonly associated with stream features. Prolonged flow may occur along very short and isolated segments of an ephemeral channel.

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Street, Dead End

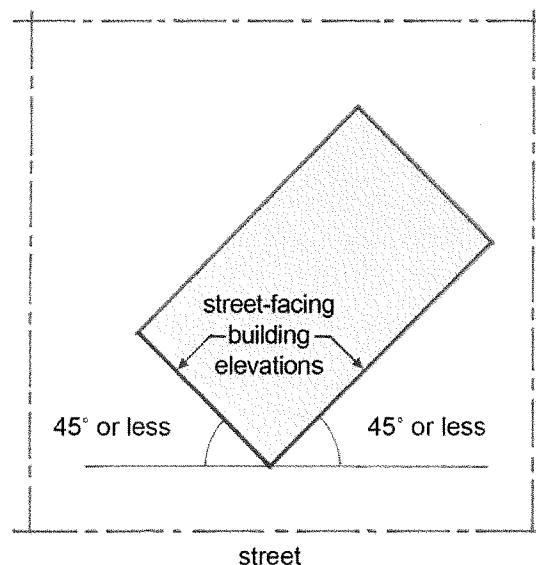
A right-of-way that terminates without a cul-de-sac or a temporary turnaround and the terminus of which has the same width as the width of the right-of-way.

Street Facing Building Elevation

The building elevation facing upon the street, comprised of all façade walls that are:

- oriented toward the street at an angle of less than 45[90] degrees; AND
- not separated from the street by another principal structure or site; and
- above the average grade plane of the abutting sidewalk (or street edge), if the average grade plan of the building elevation is eight feet or more below the average grade plane of the abutting sidewalk (or edge of street pavement where there is no sidewalk).

street facing building elevation



Street, Half

A portion of a right of way, including the street pavement that is directly adjacent to a lot's frontage as measured from the ultimate street centerline.

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

Section 9. This ordinance shall become effective immediately upon passage and approval by the Assembly.

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

Chair

ATTEST:

Municipal Clerk

Use	Minimum lot dimensions ¹		Max lot coverage (%)	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-4: Multifamily 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		5	10		
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	10	N/A on common lot line; otherwise 5	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G.2.	35
Dwelling, multi-family	6,000	50	60[50]		5 plus one foot for each 5 feet in height exceeding 35 feet	10		45 ⁴
All other uses	6,000	50	60[50]			10		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 21.06.030C.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 21.07.110G.2.	35
Dwelling, mixed-use	6,000	50	75[65]		10 if adjacent to a residential district (except for R-4 or R-4A); otherwise 5			45 ⁶
Dwelling, multi-family	6,000	50	75[65]					
All other uses	6,000	50	75[65]					45
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21.07.030 PRIVATE OPEN SPACE

A. Purpose

1. In residential development, private open space is intended to provide residents with opportunities for active and passive outdoor recreation, relaxation, and enjoyment. Specific residential objectives of this section include:
 - a. Integrate usable open space into the project design and site plan.
 - b. Enhance the livability and value of new developments in existing neighborhoods.
 - c. Create attractive spaces that invite outdoor stays, physical activity, and social interaction, such as gardening, children's play, barbeques, etc.
 - d. Retain vegetated spaces on site and connect to natural surroundings or scenic views where they may exist off site.
 - e. Provide residents with space for their private or common use that is immediately accessible from their residences, and under their surveillance and sense of proprietorship.
2. In nonresidential development, private open space is intended for the general quality of the public domain, and to provide employees and customers with space for active or passive recreation and relaxation.

B. Applicability and Open Space Requirement

Development shall be required to set aside private open space according to the following minimum requirements.

1. General: For townhouse-style structures, the required open space may be provided as either individual or common private open space, except where common open space is required in subsection 21.07.110F.2. For multifamily-style construction, at least half the required open space shall be provided as common private open space, and no individual private open space is required. Required open space for residential uses shall not be combined with required open space for nonresidential uses.
2. R-2M districts: 400[480] square feet of private open space per dwelling unit, or an area equal to five percent of the gross floor area of group living uses or nonresidential development.
3. R-3 district: 280[400] square feet of private open space per dwelling unit. [AT LEAST HALF OF THE PRIVATE OPEN SPACE SHALL BE SHARED IN COMMON AMONG THE UNITS.] Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.
4. R-4 and R-4A districts: 100[120] square feet of private open space per dwelling unit, AND AT LEAST HALF OF THE PRIVATE OPEN SPACE SHALL BE SHARED IN COMMON AMONG THE UNITS.] Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.
5. B-1A, B-1B, B-3, RO, and nonresidential development in residential districts:
 - a. Private open space equal to five percent of the gross floor area of the nonresidential portion of the development shall be provided, up to a maximum requirement of 2,000 square feet.

- b. Where dwelling units are part of the development, an additional 100[120] square feet of private open space per dwelling unit shall be provided[, WHICH SHALL NOT BE COMBINED WITH PRIVATE OPEN SPACE FOR THE NONRESIDENTIAL PORTION OF THE DEVELOPMENT. FOR TOWNHOUSE-STYLE CONSTRUCTION, THE PRIVATE OPEN SPACE MAY BE PROVIDED FOR THE EXCLUSIVE USE OF EACH DWELLING UNIT. FOR OTHER BUILDING TYPES, AT LEAST HALF OF THE PRIVATE OPEN SPACE SHALL BE SHARED IN COMMON AMONG THE UNITS].

6. DT districts: [to be determined through Downtown Plan and regulations processes]

C. Exemptions

The following are exempt from the private open space requirement:

1. Single-family, two-family, mobile home, and townhouse residential uses;
2. Parks, Public Safety Facility, Transportation Facility, Utility Facility, Telecommunication Facility, Agricultural Uses, Animal Boarding, Large Domestic Animal Facility;
3. Vehicles and Equipment, Manufacturing and Production, Warehouse and Storage, and Waste and Salvage use categories;
4. Any building floor area devoted to parking and/or loading;
5. Any building floor area provided as indoor private open space that meets the standards of subsection D.3[5]. below; and
6. Any nonresidential building with less than 5,000 square feet of gross floor area.

D. Standards

1. Areas Not Credited

Lands within the following areas shall not be counted towards required private open space areas:

- a. Setbacks with slopes over 10 percent;
- b. Swales with side slopes over 10 percent, and drainage ditches;
- c. Required site perimeter (except as specifically allowed below) and parking lot landscaping;
- d. Public or private streets or street rights-of-way;
- e. Parking facilities, driveways, other motor vehicle circulation areas, loading areas, and refuse collection areas, except as provided in subsection 21.07.060F.18.. Parking Courtyards; and
- f. Land covered by structures not intended solely for recreational uses.

2. Private Open Space Areas

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

a. Individual Private Open Space

- i. Required private open space may be private yard, garden, patio, deck, balcony, or other open space reserved for the exclusive use of a single dwelling unit. It shall be designed for the occupants of a specific

dwelling, and provided immediately adjacent to, and with direct access from the dwelling.

- ii. The minimum inside dimension for such an area used to meet the private open space requirement shall be no less than 15 feet for ground level spaces such as yards, or four [SIX] feet for upper story [ABOVE GROUND LEVEL] spaces such as balconies. The 15-foot dimension may be reduced by three feet where abutting required site perimeter landscaping on the site, as long as the open space and the landscaping are not separated by a fence or other separating feature.
- iii. An unenclosed porch, deck, or stoop that is a minimum of 60 square feet in area, at least 24 inches above the adjacent finished grade, and faces a street, may be counted as individual private open space for the unit to which it is attached.
- iv. Individual private open space for the exclusive use of each dwelling unit shall have a slope of 10 percent or less.
- v. Private open space shall be separated from refuse collection areas by L1 visual enhancement landscaping.

b. Common Private Open Space

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

- i. At least half of the required common private open space shall be contiguous, up to a maximum of 3,000 square feet.
- ii. Common private open space shall be conveniently accessible to residents or users of the development. The nearest building façade to the open space, any façade sharing a corner with the nearest building façade, or any façade directly facing the open space, shall have a primary entrance. A walkway shall connect common private open space to primary building entrances.
- iii. The minimum inside dimension for an area used to meet the requirement shall be 18 feet for residential uses and 15 feet for nonresidential uses. This dimension may be reduced by three feet where abutting required site perimeter landscaping on the site, as long as the open space and the landscaping are not separated by a fence or other separating feature.
- iv. Common private open space may include lawn areas; picnic areas; gardens; natural vegetation; equipped recreation areas; sports courts; hard surfaced pedestrian spaces such as patios, decks, courtyards, housing courtyards, or plazas; indoor private open space pursuant to D.3[5]. below; and/or roof tops or terraces.
- v. Up to 25 percent of the total required open space area may be developed for active recreation, such as with play equipment or delineated sports field.
- vi. Private open space shall be separated from refuse collection areas by L1 visual enhancement landscaping.

[PHYSICAL DELINEATION

A FENCE, HEDGE, EARTH BERM, RAILINGS ON DECKS, AND/OR OTHER CONTINUOUS LINEAR LANDSCAPING FEATURES SHALL DEFINE AND SEPARATE GROUND-LEVEL PRIVATE OPEN SPACE FROM ABUTTING STREETS AND RIGHTS-OF-WAY. SUCH FEATURES MAY BE INCORPORATED AS PART OF REQUIRED PERIMETER LANDSCAPING. A NONRESIDENTIAL PRIVATE OPEN SPACE SUCH AS A PLAZA OR OUTDOOR SEATING AREA SHALL BE EXEMPT FROM THE PHYSICAL DELINEATION REQUIREMENT WHERE IT ABUTS A SIDEWALK OR OTHER PUBLIC PEDESTRIAN SPACE. PRIVATE OPEN SPACE SHALL BE SEPARATED FROM REFUSE COLLECTION AREAS BY L1 VISUAL ENHANCEMENT LANDSCAPING.]

3. Indoor Private Open Space Option

Up to 25 percent of the total required private open space for residential uses, and up to 50 percent of the total required private open space for nonresidential uses, may be indoors. Such space:

- a. Shall be located and designed to maximize sunlight access by providing one square foot of transparent window and/or skylight area for each two square feet of floor area of the indoor private open space;
- b. Shall be climate controlled and furnished with features and amenities that encourage its use;
- c. Shall be available and accessible to all residents, or to all employees and customers of the development; [AND]
- d. May include areas such as common recreation areas, fitness facilities, common meeting spaces, seating areas, swimming pools, spas, and hot tubs; and
- e. Shall not be combined with some other function, such as laundry or storage.

4. Incentive for High Quality Spaces

The total open space area requirement may be reduced by 25 percent if the largest common open space area meets all the other requirements of this section and the following standards:

- a. Has less than an average five percent slope;
- b. Is well-drained and not wetlands;
- c. Has a minimum inside dimension of 23 [25] feet for residential uses, or 20 feet for nonresidential uses; and
- d. Receives sunlight access on the majority of the open space for at least four hours per day between the spring and fall equinox.

5. Ownership

All private open space areas not reserved for the exclusive use of a single dwelling unit shall be owned jointly or in common by the owners of the development or permanently preserved through some other mechanism satisfactory to the director. While private open space may be platted into separate tracts, those tracts which provide required private open space shall not be sold separately from the development.

6. Fee In Lieu Prohibited

The payment of fees in lieu of the set-aside of land for private common open space is prohibited.

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

21.07.110 RESIDENTIAL DESIGN STANDARDS

A. Purpose

The standards of this section 21.07.110 are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for the municipality's neighborhoods. Specifically, the standards:

1. Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
2. Avoid monotony in structure design and site layout by providing variety and visual interest in the exterior design of residential buildings;
3. Enhance the residential streetscape, walkability, and the pedestrian environment by diminishing the prominence of garages and parking lots;
4. Enhance public safety by promoting lines of sight to residential entries, clearly defining transitions from public to more private residential outdoor spaces, and designing entrances to be prominent [PREVENTING GARAGES FROM OBSCURING MAIN ENTRANCES OR BLOCKING VIEWS OF THE STREET FROM INSIDE RESIDENCES];
5. Locate active living spaces, entrances, and windows to improve the physical and visual connection from residences to the street, and foster opportunities for casual surveillance of the street and outwardly expressed proprietorship of the neighborhood; [AND]
6. Improve the compatibility of residential development with the residential character of surrounding neighborhoods and protect property values of both the subject property and surrounding development; and[.]
7. Provide flexible standards that allow for creativity and innovation, site-specific responses, and investment in new housing opportunities.

B. Alternatives and Flexibility

1. **Alternative Equivalent Compliance**
The alternative equivalent compliance procedure set forth in subsection 21.07.010D. may be used to propose alternative means of complying with the intent of this section. Structures over eight units may apply directly to the urban design commission for alternative compliance with plans at least 30 percent complete, that include exterior elevations and dimensions, floor plans, landscaping, and parking plans.
2. **Minor Modifications**
Minor modifications may be applied, pursuant to section 21.03.120, *Minor Modifications*.
3. **Design Innovation Credit**
The decision-making body may approve design innovations not covered by the menu choices, to be used as credit for up to four design features from the menus of this section. The applicant shall demonstrate a specific feature that realizes the intent of the subsection and that:
 - a. Achieves an equal or better design solution for the development than would result from application of the basic menu choices; and
 - b. Does not adversely affect adjacent properties or streets.

4. Topography

Where a standard or menu choice applies to a building elevation facing a street, and the average grade plane of the street-facing side of the building is at least eight feet lower than the average grade plane of the abutting sidewalk (or edge of street pavement where there is no sidewalk), the standard or menu choice shall only apply to the portion of the elevation that is above the average grade plane of the abutting sidewalk (or street edge).

C. Standards for Multifamily and Townhouse Residential

1. Purpose

The purpose of these standards is to improve the appearance, livability, compatibility, [OF DESIGN] and functionality of multifamily and townhouse development, recognizing the importance of these elements to supporting [DESIGN IN] the economic success of neighborhoods, [AREAS, THE NEED FOR] more compact and efficient land use and infill housing, and [THE NEED TO ENSURE THE] adequate protection of the surrounding area. These standards are intended to encourage multifamily neighborhood environments which are safe and inviting for walking and cycling, outdoor activity, and transit access, and so reducing vehicle and traffic impacts on denser areas. Specific objectives include:

- a. Promote architectural elements that reduce the perceived mass of larger buildings, avoid blank walls along visible facades, and provide visual variety and human scale elements at/near the ground floor; [PROVIDE VISUAL INTEREST AND ARCHITECTURAL VARIETY IN MULTIFAMILY RESIDENTIAL DEVELOPMENTS THAT AVOIDS FEATURELESS DESIGN, AND REDUCES THE APPARENT BULK OF LARGE BUILDING MASSES;]
- b. Promote sensitive design and site planning for denser compact housing, with respect to surrounding properties, adjacent outdoor activities, and neighborhood scale and context; [OF MULTIFAMILY HOUSING UNITS THAT PRESERVES OR IMPROVES THE CHARACTERISTICS OF SURROUNDING DEVELOPMENT;]
- c. Promote building [DESIGN,] placement[,], and orientation that interfaces with the neighborhood street and engages the pedestrian, to contribute[S] to public safety, attractive street frontages, pedestrian access, and a sense of neighborhood and community;
- d. Promote project design and site planning [BUILDING DESIGN, PLACEMENT, AND ORIENTATION] that considers Alaska's northern climate in terms of weather protection, daylighting, outdoor activity, and access to sunlight;
- e. Provide pedestrian access to building entries that is clearly defined, safe, and inviting for people of all abilities; [PROTECT PROPERTY VALUES OF THE SUBJECT PROPERTY AND SURROUNDING DEVELOPMENT AND PROMOTE ECONOMIC INVESTMENT IN NEIGHBORHOODS;]
- f. Provide relief, including landscaped breaks, from expanses of paved parking, rows of garage doors and townhouse driveways, and unsightly project elements; [IMPROVE THE QUALITY OF LIFE OF RESIDENTS OF MULTIFAMILY RESIDENTIAL DWELLINGS;] and
- g. Promote a safe living environment through "eyes on the street" design elements, such as placement of windows, and transition spaces between the public realm and the more private areas of the development. [PROVIDE FLEXIBLE STANDARDS THAT ALLOW FOR CREATIVITY AND INNOVATION.]

2. Applicability

These standards apply to:

PLANNING AND ZONING COMMISSION CASE 2015-0049

- a. [A]Any multifamily structure (three or more units);
- b. The [OR] residential portion of a mixed-use structure;
- c. Any townhouse development;
- d. Any townhouse-style structure, including any attached single-family or two-family use that is constructed in townhouse-style.

This section does not apply in Girdwood.

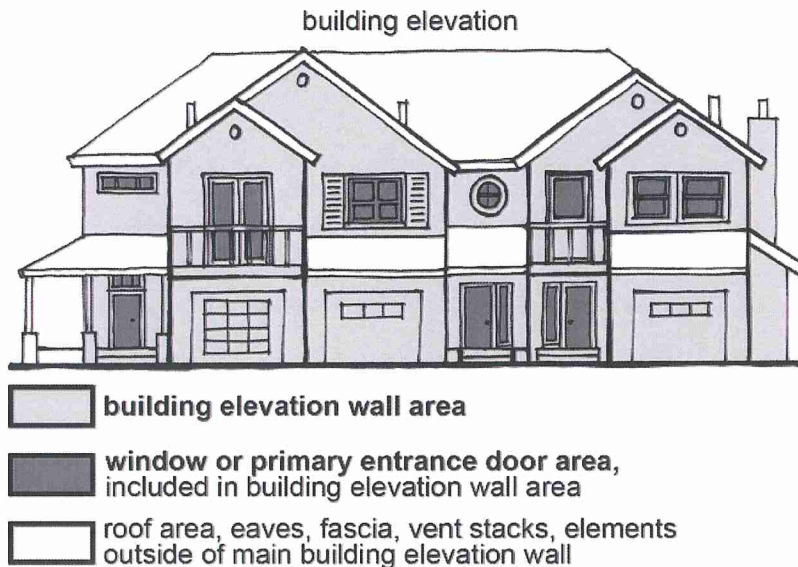
3. **Windows Facing the Street [DAYLIGHTING, VIEWS, AND BUILDING SPACING]**

a. **Windows**

Windows or primary entrance doors shall be provided on each [ANY] building elevation facing a street[, REQUIRED PRIVATE COMMON OPEN SPACE,] or that has primary entrances to dwellings (up to a maximum of two elevations). At least 15 percent of the wall area of the building elevation shall be windows or primary entrance doors. Windows in a garage door do not count towards the minimum area in this section.

b. **Exempt Parts of the Building Elevation**

The façade wall area of stories below grade plane, such as below grade parking, are exempt from the measurement of wall area. The roof, include eaves, fascia, and vent stacks, is also exempt, as illustrated below.



c. **Flexibility in Window Placement**

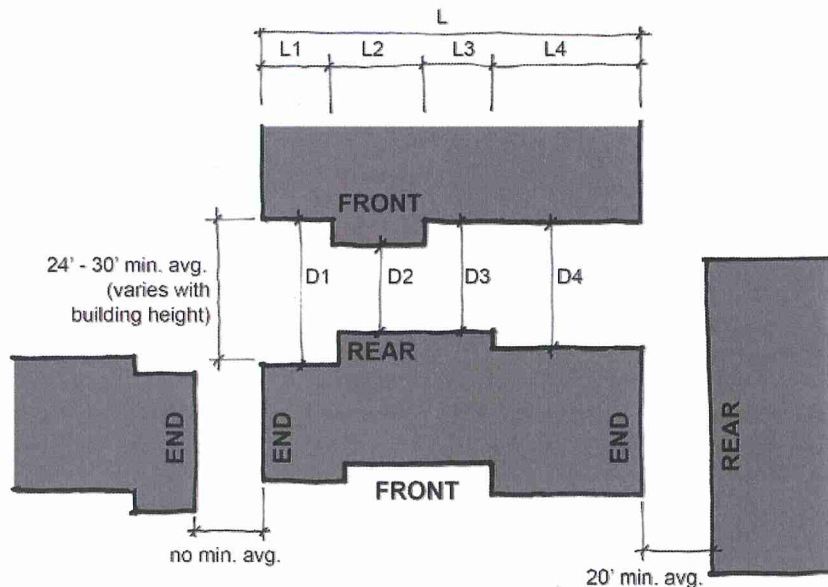
Up to one-third of the required window and entrance wall area may be transferred to another story or side of the structure, at the applicant's choice. Transferred window/entrance area shall be added to a building elevation that already conforms to the 15 percent minimum requirement.

d. **Energy Efficiency Exception**

A reduction in required window area is permitted if demonstrated by calculation by an energy rater certified by the state of Alaska, that the reduction is necessary to achieve an upgraded energy star rating of five star or greater.

4. Building Spacing

- a. When the front wall or rear wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 24 feet, plus one foot of distance for each foot of building height above 24 feet, up to a maximum requirement of 30 feet.
- b. When the end wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 20 feet.
- c. End walls facing end walls are not subject to the building spacing requirement of this section.
- d. Building projections allowed under subsection 21.06.030C.2. are permitted to project into the required space between buildings.
- e. For the purposes of this subsection 21.07.110C.4[3.B.], front walls and rear walls are defined as those walls that are generally perpendicular to party walls between dwelling units. End walls are generally parallel to party walls separating dwelling units, and are located at the end of a row of units. Front and rear walls in a building are typically the primary location of openings for light and air for the dwelling units, while end walls are not.



for articulated facades: $[(L1 \times D1) + (L2 \times D2) + (L3 \times D3) + (L4 \times D4) \dots] / L \geq \text{min. avg.}$

[EXCEPTIONS]

- i. UP TO ONE-THIRD OF THE REQUIRED WINDOW AND ENTRANCE WALL AREA AND/OR REQUIRED SPACING DISTANCE BETWEEN BUILDINGS MAY BE TRANSFERRED TO ANOTHER STORY OR SIDE OF THE STRUCTURE, SUBJECT TO AN ADMINISTRATIVE SITE PLAN REVIEW. TRANSFERRED SPACE SHALL BE ADDED TO PRIVATE OPEN SPACE THAT MEETS THE STANDARDS OF SECTION 21.07.030. IT SHALL BE DEMONSTRATED TO THE DIRECTOR'S SATISFACTION THAT THE TRANSFER RESPONDS TO A SITE SPECIFIC ATTRIBUTE SUCH AS SOLAR ORIENTATION,

PHOTOVOLTAIC PANELS PLACED FOR SOLAR ENERGY COLLECTION, A NOISY ARTERIAL STREET, OR OBJECTIONABLE VIEW, AND THAT MITIGATING FEATURES WILL BE PROVIDED FOR THE AFFECTED WALL OR AREA.

- ii. AN OVERALL REDUCTION IN REQUIRED WINDOW AREA MAY BE APPROVED BY THE DECISION-MAKING BODY IF DEMONSTRATED BY CALCULATION BY AN ENERGY RATER CERTIFIED BY THE STATE OF ALASKA, THAT THE REDUCTION IS NECESSARY TO ACHIEVE AN UPGRADED ENERGY STAR RATING OF FIVE STAR OR FIVE STAR PLUS.]

[RELATIONSHIP TO PARKING]

PARKING SPACES, DRIVEWAYS, AND CIRCULATION AISLES SHALL BE SEPARATED FROM ANY MULTIFAMILY RESIDENTIAL BUILDING FAÇADE BY A LANDSCAPING PLANTING AREA OF AT LEAST FIVE FEET IN WIDTH, AND ALLOWING BREAKS FOR INDIVIDUAL GARAGE ENTRANCES OR (WHERE NOT FACING THE STREET) ROWS OR CLUSTERS OF GARAGE ENTRANCES. THE AREA SHALL BE PLANTED WITH SITE ENHANCEMENT LANDSCAPING OF AT LEAST TEN SHRUBS PER 20 LINEAR FEET OF BUILDING LENGTH. TREES MAY BE USED IN LIEU OF SHRUBS—ONE TREE REPLACING FIVE SHRUBS.]

5. [RELATIONSHIP TO]Pedestrian Access [REQUIREMENTS]

Walkway connections from primary front entrances to the street are required in accordance with subsection 21.07.060E.4., except that [MULTIFAMILY] developments may provide one of the following alternatives instead:

- a. Primary front entrances for individual dwellings may connect to the street by the dwelling unit's individual driveway if such is provided; or
- b. A parking courtyard may be provided in conformance with subsection 21.07.060F.18.

6. Building and Site Orientation Menu

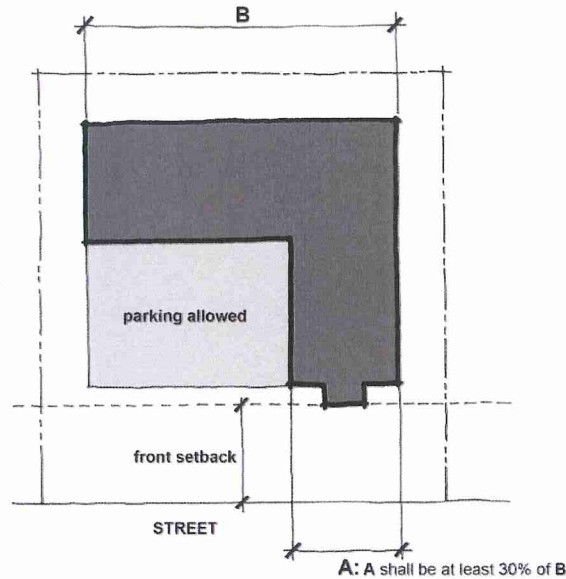
Buildings shall be oriented to surrounding streets, sidewalks, common private open spaces, and the neighborhood public realm through at least three of the following menu choices:

- a. ***Courtyard Housing***
Arrange or configure the building(s) to enclose and frame a housing courtyard as described in subsection 21.07.060F.7.
- b. ***Orientation of Living Spaces and Windows—Ground Floor***
Provide windows and/or [PEDESTRIAN] entrances to habitable living spaces comprising at least 15[20] percent of the ground-floor wall area of each [ANY] building elevation facing[FRONTING ON] a street [OR PRIVATE COMMON OPEN SPACE] or having a primary front entrance [SERVING MULTIPLE DWELLINGS]. Windows in a garage door do not count towards the minimum area in this section.
- c. ***Orientation of Living Spaces and Windows—Overall Development***
[AS AN ALTERNATIVE TO 6.B. ABOVE, P]Provide windows and/or [PEDESTRIAN] entrances to habitable living spaces, comprising at least 15[20] percent of the total wall area of all building elevations facing a street [OR PRIVATE COMMON OPEN SPACE] or having a primary[PRINCIPAL] front entrance [SERVING MULTIPLE DWELLINGS]. Windows in a garage door do not count towards the minimum area in this section.
- d. ***Orientation of Living Spaces and Windows—Additional Transparency***

Increase the percentage of the wall area comprised of windows and/or pedestrian entrances to 20 percent in subsections 6.b. and/or 6.c. above.

e. Street Frontage – Parking Beside or Behind the Building

No more than 70 percent of a street-facing building elevation shall have parking facilities (including garages) between it and the street.

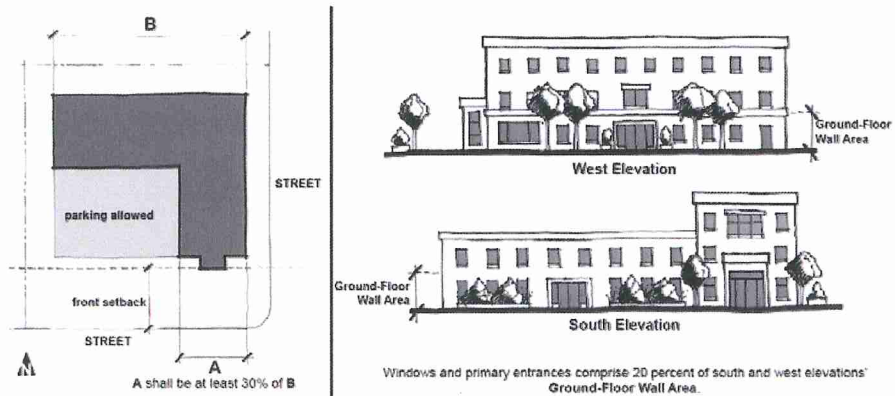


f. Street Frontage – Limited Parking Width

As an alternative to 6.e[C]. above, limit driveways and parking facilities to no more than 50 percent of the total site area between the building and a[THE] street, and garages to no more than 50 percent of the street facing building elevation.

g. Street Corner Building

On a corner lot, provide choices 6.e[B]. and 6.f[C]. on both street frontages, such that the building (including its habitable floor area with windows) is placed nearest the corner, and any parking facilities are located beside or behind the building away from the street corner. Compliance with this feature counts for meeting two.



h. Limited Front-Facing Garage Width for Townhouses

Where garages for individual townhouse-style dwelling units face the street or are on the same building elevation as the primary front entry to the dwellings,

limit the garage door width to no more than 50 percent of the width of each dwelling, or up to 67 percent provided the building façade achieves one more feature than required in subsection C.7., *Building Articulation Menu*.

i. ***Enhanced Sidewalk***

Provide an enhanced sidewalk conforming to subsection 21.07.060F.17. on at least one street frontage that is not less than 100 linear feet.

j. ***[ENTRANCE WITH]Separated Walkway to the Street***

[PROVIDE A PRIMARY ENTRANCE ON EACH STREET-FACING BUILDING ELEVATION OR A PRIVATE COMMON OPEN SPACE VISIBLE FROM THE STREET, CONNECTED] Connect all primary entrances to the street by a clear and direct walkway separated from and not routed through a parking facility.

k. ***Visible Front Entries***

i. Place the primary front entrance(s) (at least one shared primary front entrance for a multifamily structure) on a street-facing building elevation, or facing a common private open space that is visible from and has direct access to the street.

ii. As an alternative, place the primary front entrance(s) on a façade at an angle of up to 90 degrees from the street, where there is an unobstructed line of sight from the street or sidewalk edge (abutting the site) to the entry door, and a sheltering roof structure no more than 12 feet above the floor of the entry as a permanent architectural feature projecting from the façade.

l. ***Enhanced Front Yard Landscaping***

Provide one level higher of site or parking lot perimeter landscaping along the street frontages (up to a maximum of two frontages) than otherwise required by this title. For example, if L1 landscaping is required, provide L2 landscaping.

m. ***Site Entry Feature***

Highlight and define a pedestrian and/or vehicle entrance to a development site using three or more of the following elements:

- i. Landscape treatment with seasonal color and trees, which clearly distinguishes and highlights the site entry.
- ii. Plaza or courtyard as described in subsection 21.07.060F6. or 7.
- iii. Identifying building primary entrance form including a covered entry, when the primary entrance is within 40 feet of the site entrance.
- iv. Special paving, pedestrian scale lighting, and/or bollards.
- v. Ornamental gate and/or fence.

7. ***Building Articulation [AND VISUAL VARIETY] Menu***

Any building elevation facing a street or having a primary front entrance shall provide at least four features from the menu below. [IF THE APPLICABLE BUILDING ELEVATION IS 42 FEET OR LONGER, THEN A WALL MODULATION CHOICE SHALL BE SELECTED AS ONE OF THE FOUR FEATURES.] This section shall apply to no more than two building elevations, with priority to at least one elevation[S] facing a street [OR WITH THE PRINCIPAL FRONT ENTRANCE(S)]. Each building elevation may use different menu choices.

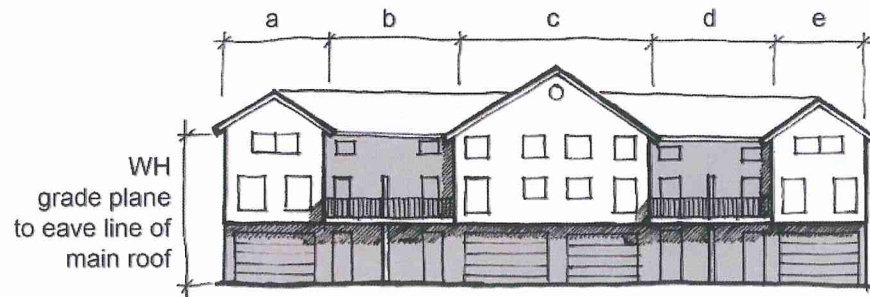
a. ***Wall Articulation [MODULATION—AT INTERVALS]***

Articulate the building using wall plane projections or recesses, with changes in plane of at least 18 inches in depth. Space at intervals that relate to the location and size of individual dwelling units or living spaces, or to the number of units across the façade, or that are no more than 30 feet on average (spacing may vary). Provide such articulation for the majority of the building wall height. This menu choice counts as two features if the changes in wall plane are at least four feet in depth, or divide the façade into wall planes, each being no less than 150 square feet and no greater than 500 square feet in area. [PROVIDE WALL PLANE PROJECTIONS, RECESSES, OR REVEALS AT LEAST SIX FEET WIDE, WITH A CHANGE IN PLANE OF AT LEAST FOUR FEET, SPACED AT INTERVALS OF NO MORE THAN 32 FEET, EXCEPT ALLOWING FOR:]

- i. [THE MAXIMUM INTERVAL MAY BE INCREASED BY TWO AND ONE HALF FEET FOR EACH FOOT OF ADDITIONAL CHANGE IN WALL PLANE OF THE PROJECTION OR RECESS—UP TO A MAXIMUM INTERVAL OF 42 FEET;
- ii. THE DEPTH OF THE MODULATION MAY BE REDUCED BY TWO AND ONE-HALF FEET WHERE THE WALL MODULATION IS TIED TO A CHANGE IN SIDING MATERIAL, BALCONY, BAY WINDOW, OR ROOFLINE MODULATION, AS DEFINED BELOW;

THE STANDARD APPLIES ON A MINIMUM OF 60 PERCENT OF THE HEIGHT OF THE BUILDING WALL.]

building elevation facing street or having primary front entrance



a-e: wall plane intervals

width may vary (see language in a.); height > 50% WH

 wall plane projection
≥ 18" deep (varies)

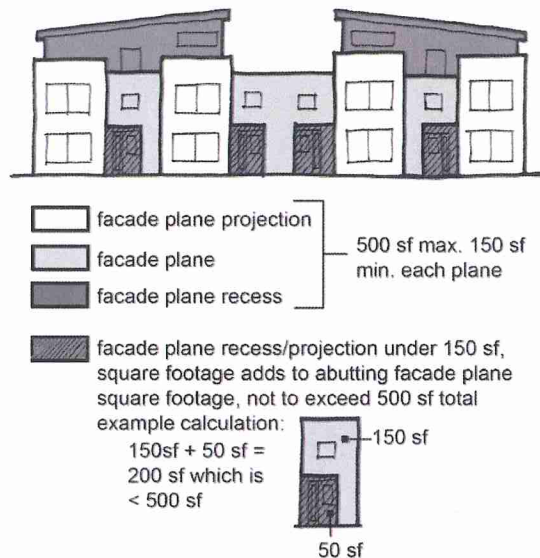
 wall plane

WH: Wall Height

[WALL MODULATION—SEPARATE FAÇADE PLANES

AS AN ALTERNATIVE TO 7.A. ABOVE, DIVIDE THE WALL INTO SEPARATE FAÇADE PLANES THAT PROJECT OR RECESS FROM ABUTTING FAÇADE PLANES BY A MINIMUM DEPTH OF 18 INCHES. IN ORDER TO BE CONSIDERED A SEPARATE FAÇADE PLANE, A PORTION OF THE FAÇADE SHALL HAVE A MINIMUM AREA OF 150 SQUARE FEET AND A MAXIMUM AREA OF 500 SQUARE FEET.

building elevation facing street or having primary entrance



WALL MODULATION—ALTERNATIVE CHOICE

AN ALTERNATIVE WALL MODULATION DESIGN PREPARED BY A LICENSED ARCHITECT MAY BE USED AS A DESIGN INNOVATION CREDIT, AS PROVIDED IN SUBSECTION 21.07.110B.3.]

- b. **[WALL MODULATION –]Overall Building Modulation[MASSING]**
Provide wall plane projections or recesses having a depth equal to[OF] at least 15 percent of the length of the building elevation or 8[12] feet (whichever is less), and whose combined wall area comprises [EXTENDING] at least 25 percent [OF THE LENGTH] of the building elevation wall area, FOR AT LEAST 60 PERCENT OF THE BUILDING WALL HEIGHT, WITH NO UNINTERRUPTED FAÇADE EXCEEDING 56 HORIZONTAL FEET]. This menu choice counts as two features if the change in plane is double the minimum depth.

[ILLUSTRATE]

- c. **Upper Story Cantilever or Step-Back**
[PROVIDE AN UPPER STORY C]Cantilever or step-back an upper story for the majority of the building length, with a change of wall plane of at least four feet, or 18 inches if accentuated by a change in siding material or the façade is only two stories in height. [AT LEAST TWO-THIRDS OF THE BUILDING ELEVATION LENGTH SHALL HAVE SUCH CANTILEVER OR STEP-BACK. BUILDING ELEVATIONS THAT RECEIVE CREDIT FOR MENU CHOICE 7.B., WALL MODULATION—SEPARATE FAÇADE PLANES, SHALL NOT RECEIVE CREDIT FOR THIS CHOICE.]
- d. **Variation of Exterior Finishes [CHANGE IN SIDING MATERIAL]**
Use two or more primary wall siding materials, or a change of color only if the color change is to a different primary or secondary color family and is delineated with trim or a change in wall plane, not including concrete or block foundation.
- e. **Ornamental Features and Detail Elements**
Use two or more façade detail features at intervals, such as medallions, shutters, columns, pilasters, wall modulations that don't meet subsections 7.a. or 7.b. [THE WALL MODULATION MENU CHOICES] above, balconies that don't meet

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7. ~~[H]~~. below, trim that is three and one half inch wide or wider, or other similar features approved by the director.

f. **Balconies**

Incorporate balconies with a depth of at least four feet and repeated [AT LEAST 32 SQUARE FEET IN AREA AND EIGHT FEET WIDE, PROVIDED] at intervals across the building length (spaced as stated in menu choice 7.a. above) [TO DISTINGUISH BETWEEN THE INDIVIDUAL DWELLINGS].

g. **Bay Windows**

Incorporate bay windows [AT LEAST SIX FEET WIDE AND HIGH] extending at least 18 inches from the abutting wall plane, and repeated at intervals across the building length (spaced as stated in menu choice 7.a. above) [OR ANOTHER TYPE OF FENESTRATED PROJECTION WITH WINDOWS OF AT LEAST THE SAME SIZE].

h. **Additional Window Area**

Provide windows and/or primary entrance doors comprising at least 20 percent of the wall area of the building elevation. Windows in a garage door do not count towards the minimum area in this section.

i. **[WIDE SHELTERED]Entry Articulation [PORCHES]**

Enhance the articulation of the primary front entrance with a sheltering roof structure, projecting vestibule, or wall projections/recesses, having a depth of at least four feet for the width of the entry space. [PROVIDE COVERED ENTRY PORCHES AT LEAST 24 SQUARE FEET IN AREA AND SIX FEET WIDE, PROVIDED AT INTERVALS TO DISTINGUISH INDIVIDUAL DWELLINGS.]

j. **Building Elevations Free of Garage Doors**

Provide the building elevation without garage bay doors.

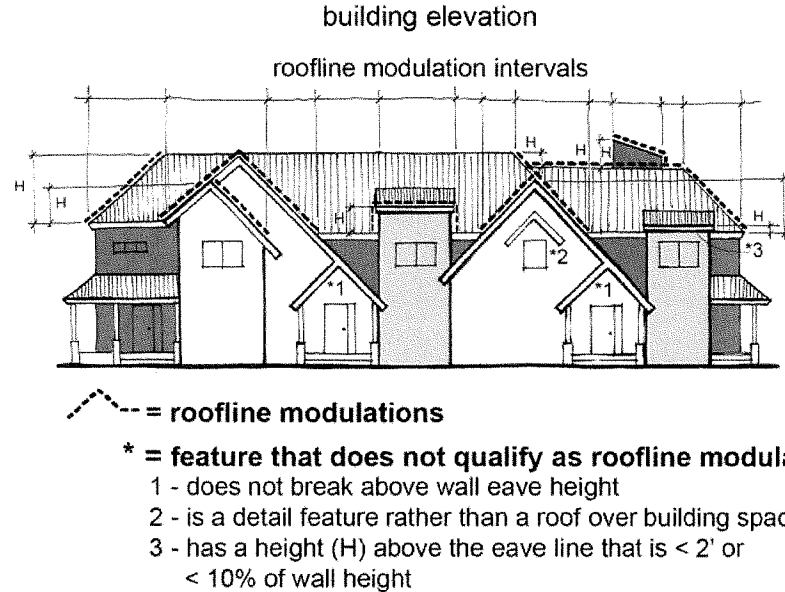
k. **Additional Foundation Landscaping**

Provide a foundation planting bed along at least two-thirds of the foundation wall [(BREAKS ALLOWED FOR GARAGE DOORS AND PEDESTRIAN ENTRANCES) AN AVERAGE OF] with a planting bed at least eight feet in depth [(MINIMUM SIX FEET AT ANY POINT)], and planted with at least two trees and six shrubs per 20 linear feet of building length. [THIS MENU CHOICE DOES NOT APPLY TO BUILDING ELEVATIONS HAVING MORE THAN ONE GARAGE BAY DOOR.]

l. **Roofline Modulation**

Provide variations in roof form, orientation, or height using features [AT LEAST SIX FEET WIDE] such as a terracing parapet, multiple peaks, jogged ridge lines, projecting roof forms and dormers, provided at intervals above the main eave line (spaced as stated in menu choice 7.a. above). [WITH A MAXIMUM OF 32 FEET OF UNINTERRUPTED ROOFLINE OF THE MAIN ROOF FORM BETWEEN ROOF MODULATION ELEMENTS]. The vertical dimension of the roofline variation shall be at least the greater of two feet or 10 percent of the wall height.

[ILLUSTRATE]



[ROOF FORMS AND ATTIC LIVING SPACES]

PROVIDE A SLOPED ROOF WITH DORMERS AT INTERVALS AND A PITCH NO GREATER THAN 12:12 THAT INCORPORATES LIVING SPACES WITHIN THE ROOF FORM.]

m. Variation in Building Form or Scale

Provide a minimum of two kinds of variation in architectural form or scale, such as between individual dwellings in a building, or from one building to the next in the development. Variations may include reversed building elevations, a different pattern or arrangement of building modulation or articulation features, a different dwelling unit layout or design that is evident on the exterior, or a change in scale such as varying the number of stories, the number of units from one building to the next, or the width of abutting units.

[PRIMARY ENTRANCE TREATMENT MENU]

EACH BUILDING SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING MASSING, FAÇADE, OR DETAIL FEATURES TO DEFINE AND EMPHASIZE A PRIMARY ENTRANCE:

- n.** ENTRANCE ON A PORCH OR LANDING WITH A MINIMUM INSIDE DIMENSION OF SIX FEET AND SHELTERED BY A ROOF, CANOPY, PORTICO, MARQUEE, OR SIMILAR WEATHER PROTECTION ROOF FEATURE.
- o.** DOUBLE DOORS.
- p.** MASSING FEATURES SUCH AS ARCHITECTURAL BAYS THAT DEFINE OR EMPHASIZE ENTRY LOCATIONS.
- q.** SIDE-LIGHTS (GLAZED OPENINGS TO THE SIDE OF THE DOOR), AND/OR TRANSOM-LIGHTS (GLAZED OPENING ABOVE THE DOOR) IN THE ENTRY DESIGN.
- r.** OUTDOOR ENTRANCE PATIO, PLAZA, OR COURTYARD.

- s. INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR SEATING AREAS.]

8. **Northern Climate Weather Protection and Sunlight Menu**

Building and site design shall respond to Alaska's northern climate, including the effects of snow, ice, low temperatures, wind exposure, and low and seasonal sunlight conditions, which impacts the pedestrian environment and livability of denser compact housing areas, by providing at least four features from the following menu. [THE FEATURES SET FORTH IN M]Menu choices 8.f.[9.E.], Year-Round Access to Sunlight; 8.g.[9.F.], Sunlight Access for Neighbors; 8.i.[9.H.], Sun Trap; 8.i.[9.I.], Atrium; and 8.l.[9.K.], Sunlit and Wind Protected Courtyards shall each count as two features.

a. **Weather Protected Entrance**

Provide outdoor shelter as a permanent architectural feature, that covers at least 24[32] square feet of outdoor entryway space for each [ANY] primary front entrance [THAT SERVES ONE DWELLING, 48 SQUARE FEET FOR ANY PRIMARY ENTRANCE THAT SERVES UP TO FOUR DWELLINGS, AND 64 SQUARE FEET FOR ANY PRIMARY ENTRANCE THAT SERVES MORE THAN FOUR DWELLINGS].

b. **Covered Transition Spaces**

Provide outdoor shelter as a permanent architectural feature that covers at least 40 square feet of outdoor space for each dwelling unit—for front porches, rear patios, balconies, or similar indoor-outdoor transition spaces. Spaces may be provided for each dwelling unit or aggregated for a common space. Spaces that achieve this and menu choice 8.a. above shall receive credit for both.

c. **Sheltered Passenger Loading Zone, Bicycle Parking, or Transit Stop**

Provide pedestrian shelter over a passenger loading zone, accessible parking aisle or route, bicycle parking, or a transit shelter.

d. **Ice-Free Walkway**

Provide an ice-free (snow melting) walkway for a required walkway connection to a primary entrance.

e. **Orientation for Sunlight Access**

Provide windows and/or primary entrances for at least 20 percent of the wall area with a solar orientation and demonstrate each is likely to receive at least six hours of sunlight access on March/September 21. Natural features existing at the time of development, such as trees, shall not be considered as blocking sunlight access, but newly installed evergreen trees [LANDSCAPING MATERIAL] shall be planted so as to minimize blocking of sunlight access.

f. **Year-Round Access to Sunlight**

Ensure that one or more windows of every dwelling in the development will receive sunlight access for at least one hour on December 21. Natural features existing at the time of development, such as trees, shall not be considered as blocking sunlight access, but newly installed evergreen trees [LANDSCAPING MATERIAL] shall be planted so as to minimize blocking of sunlight access.

g. **Sunlight Access for Neighbors**

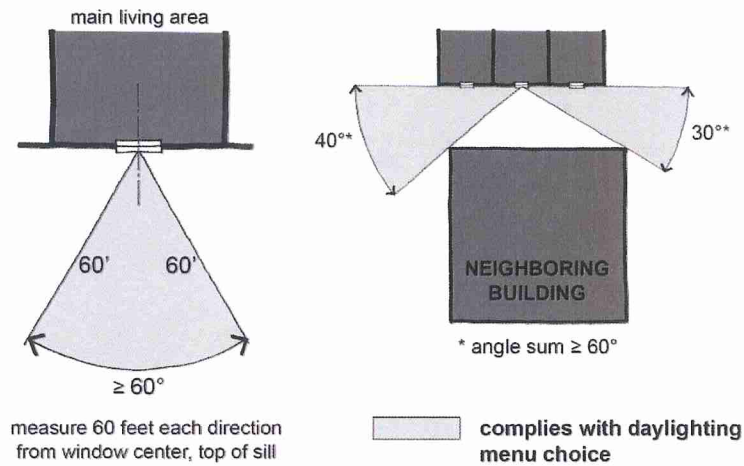
Preserve sunlight access at least six hours daily on March/September 21 to any adjacent lot zoned PR, any sidewalk across the street, and neighboring residentially zoned property, through building placement, massing, and height.

h. **Daylighting**

Provide for apartment daylighting and building spacing as follows: Locate at least one window in the main living area of each dwelling such that an imaginary daylight plane extending from the window and formed by an angle of 60 degrees

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that is unobstructed for a horizontal distance of 60 feet. The plane angle shall be measured horizontally from the center of the bottom of the window. As an alternative, two angles with a sum of 60 degrees may be used.



- i. **Sun Trap**
Incorporate a sun trap or "pocket" meeting the requirements of subsection 21.07.060F.12, *Sun Pocket*, [THAT CAPTURES DIRECT AND REFLECTED SUNLIGHT] as part of a common private open space.
- j. **Atrium**
Provide an atrium interior sunlit common private open space or primary entrance area, meeting the requirements of subsection 21.07.060F.11., *Atrium, Galleria, or Winter Garden* [WHICH TAKES ADVANTAGE OF DIRECT AND/OR REFLECTED SUNLIGHT].
- k. **Stepped or Terraced Building Forms**
Provide a stepped or terraced building form above the second story that adheres to a daylight plane with a step-back angle no steeper than one foot of rise per one foot of run, to reduce the potential shadowing and wind turbulence effects of a tall building.
- l. **Sunlit and Wind Protected Courtyards**
Provide a housing courtyard as described in subsection 21.07.060F.7.
- m. **Wind Study**
If subsection 21.07.120C.1. applies, then credit for this feature shall be given.

[ACCESSORY ELEMENTS

n. **STORAGE**

A MULTIFAMILY PROJECT SHALL PROVIDE AT LEAST 30 SQUARE FEET OF COVERED, ENCLOSED, AND SECURE BULK STORAGE AREA PER DWELLING UNIT FOR BICYCLES, WINTER TIRES, AND OTHER BELONGINGS THAT TYPICALLY CANNOT BE ACCOMMODATED WITHIN INDIVIDUAL DWELLING UNITS. STORAGE AREAS SHALL NOT INCLUDE CLOSETS ACCESSED FROM WITHIN THE DWELLING, BUT MAY INCLUDE GARAGE FLOOR AREA NOT REQUIRED FOR VEHICLE MANEUVERING OR PARKING. STORAGE AND OTHER ACCESSORY BUILDINGS SHALL BE DESIGNED WITH MATERIALS AND/OR ARCHITECTURAL ELEMENTS THAT ARE RELATED TO THE PRINCIPAL BUILDING(S).

o. **TRASH RECEPTACLES/DUMPSTERS**

WHERE DUMPSTERS ARE ALLOWED, THEY SHALL COMPLY WITH THE REQUIREMENTS OF 21.07.080G.2.

p. GARAGES

i. ATTACHED OR DETACHED GARAGES

TO THE MAXIMUM EXTENT FEASIBLE, GARAGE ENTRIES AND CARPORTS SHALL NOT BE LOCATED BETWEEN A PRINCIPAL MULTIFAMILY BUILDING AND A REQUIRED STREET FRONTAGE, BUT SHALL INSTEAD BE INTERNALIZED IN BUILDING GROUPS SO THAT THEY ARE NOT VISIBLE FROM ADJACENT STREETS.

ii. SIZE

STREET-FACING DETACHED GARAGES AND CARPORTS SHALL BE LIMITED TO SIX SPACES PER STRUCTURE TO AVOID A CONTINUOUS ROW OF GARAGES OR CARPORTS. NO MORE THAN SIX GARAGE DOORS MAY APPEAR ON ANY MULTIFAMILY BUILDING ELEVATION FACING A STREET, AND THE PLANE OF EACH GARAGE DOOR SHALL BE OFFSET AT LEAST TWO FEET FROM THE PLANE OF THE GARAGE DOOR ADJACENT TO IT.

iii. DESIGN

DETACHED GARAGES AND CARPORTS SHALL BE INTEGRATED IN DESIGN WITH THE PRINCIPAL BUILDING ARCHITECTURE, AND SHALL INCORPORATE SIMILAR AND COMPATIBLE BUILDING AND ROOF FORMS, SCALE, MATERIALS, COLOR, AND DETAILS.

q. MECHANICAL AND ELECTRICAL EQUIPMENT

MECHANICAL AND ELECTRICAL EQUIPMENT SERVING A SINGLE BUILDING SHALL BE SCREENED FROM VIEW AS PROVIDED IN SUBSECTION 21.07.080G.4.]

[STANDARDS FOR TOWNHOUSE RESIDENTIAL

PURPOSE

THE PURPOSE OF THESE STANDARDS IS TO:

- r.** PROVIDE VISUAL INTEREST AND ARCHITECTURAL VARIETY TO ATTACHED DWELLINGS THAT ENHANCES THE NEIGHBORHOOD CHARACTER;
- s.** DIMINISH THE IMPACTS OF ROWS OF GARAGES AND DRIVEWAYS ON THE PEDESTRIAN ENVIRONMENT AND STREET;
- t.** REDUCE THE APPARENT BULK AND SCALE OF TOWNHOUSE BUILDINGS, AND AVOID LONG UNBROKEN FACADES;
- u.** ENCOURAGE PEDESTRIAN ACCESS TO BE CONVENIENT, VISIBLE, SAFE, AND INVITING; AND
- v.** PROMOTE DAYLIGHTING AND VIEWS, FRONT YARD LANDSCAPING, FRONT ENTRIES, AND WINDOWS FACING THE STREET.

APPLICABILITY

THESE STANDARDS SHALL APPLY TO ANY TOWNHOUSE DEVELOPMENT AND ANY TOWNHOUSE-STYLE STRUCTURE, ANY ATTACHED SINGLE-FAMILY USE, AND ANY TWO-FAMILY USE THAT IS CONSTRUCTED IN TOWNHOUSE-STYLE. THIS SECTION DOES NOT APPLY IN GIRDWOOD.

BUILDING SIZE

THE MAXIMUM NUMBER OF DWELLINGS ATTACHED IN A SINGLE ROW OR BUILDING SHALL BE:

- w. TWO DWELLINGS IN THE R-2A AND R-2D DISTRICTS.
- x. SIX DWELLINGS IN THE R-2M DISTRICT.
- y. TEN DWELLINGS IN ALL OTHER DISTRICTS IN WHICH THE USE IS ALLOWED.

DAYLIGHTING, VIEWS, AND BUILDING SPACING

RESIDENTIAL BUILDINGS SHALL COMPLY WITH SUBSECTION 21.07.110C.3., *DAYLIGHTING, VIEWS, AND BUILDING SPACING*, ABOVE.]

9. Entryway Treatment

Primary front entrances shall be given emphasis and physical access as follows. A porch, landing, patio, or other semi-private outdoor entryway space with a minimum dimension of four feet shall be provided that is distinguished from adjacent areas and vehicular parking by a vertical separation or change in surface material. The entrance shall include at least three of [BY] the following:

- a. Outdoor sheltering roof structure such as an overhang, recess, portico, or other permanent architectural feature covering at least 12 square feet. [PLACEMENT ON A STREET-FACING BUILDING ELEVATION, OR WHERE THE ENTRY DOOR IS VISIBLE FROM (IF NOT FACING) THE STREET, OR FACING A COMMON PRIVATE OPEN SPACE SUCH AS AN ENTRY COURTYARD;]
- b. Facade variation through wall modulation (changes in wall plane) or changes in exterior finishes (color or materials) that relate to and emphasize the entry. [A PORCH, LANDING, OR OTHER OUTDOOR TRANSITION SPACE WITH A MINIMUM DIMENSION OF FOUR FEET, AND DISTINGUISHED FROM ABUTTING PARKING SURFACES BY CHANGES IN MATERIAL OR ELEVATION;]
- c. Entry detail elements such as double doors, entry side light or transom windows, or planter boxes. [A SHELTERING ROOF STRUCTURE SUCH AS AN OVERHANG, RECESS, PORTICO, OR OTHER PERMANENT ARCHITECTURAL FEATURE OF AT LEAST 16 SQUARE FEET; AND]
- d. Front steps creating a vertical separation, and/or vertical vegetation or low front fencing, to define the transition from public to more private outdoor entryway space. [CONNECTION TO THE STREET BY WALKWAYS AND/OR THE UNIT'S INDIVIDUAL DRIVEWAY, OR A PARKING COURTYARD AS PROVIDED IN SUBSECTION 21.07.060F.18.]
- e. Landscaping and pedestrian features, not otherwise required by this title, such as integrated planters, pedestrian-scale lighting or accent lighting, or special paving treatments.

[BUILDING ARTICULATION

PRINCIPAL BUILDINGS SHALL COMPLY WITH SUBSECTION 21.07.110C.7., *BUILDING ARTICULATION AND VISUAL VARIETY*, ABOVE, EXCEPT THAT THE STANDARD FOR MEETING MENU ITEM C.7.A., *WALL MODULATION*, SHALL BE AS FOLLOWS:

f. WALL MODULATION—AT INTERVALS

PROVIDE PROJECTIONS, RECESSES, OR REVEALS AT LEAST FOUR FEET WIDE, WITH A CHANGE IN WALL PLANE OF AT LEAST TWO FEET,

PROVIDED AT THE COMMON WALL BETWEEN UNITS OR AT INTERVALS OF NO MORE THAN 24 FEET APART, EXCEPT:

- i. THE MAXIMUM INTERVAL MAY BE INCREASED BY TWO AND ONE HALF FEET FOR EACH FOOT OF ADDITIONAL WIDTH AND CHANGE IN WALL PLANE OF THE PROJECTION OR RECESS—UP TO A MAXIMUM INTERVAL OF 48 FEET.
- ii. THE STANDARD APPLIES ON A MINIMUM OF 60 PERCENT OF THE HEIGHT OF THE BUILDING WALL.]

[FRONT-FACING GARAGES

WHERE THE GARAGE OR DRIVEWAY FACES THE STREET OR IS ON THE SAME BUILDING ELEVATION AS THE PRIMARY ENTRY TO THE DWELLING, THE FOLLOWING STANDARDS SHALL BE MET:

- g. THE GARAGE DOOR WIDTH SHALL NOT EXCEED THE GREATER OF 10 FEET OR 50 PERCENT OF THE WIDTH OF THE ELEVATION OF THE DWELLING, EXCEPT AS PROVIDED BELOW.
- h. THE GARAGE DOOR WIDTH MAY BE UP TO 67 PERCENT OF THE WIDTH OF EACH DWELLING, IF THE BUILDING ELEVATION PROVIDES AT LEAST ONE FEATURE MORE THAN THE MINIMUM NUMBER REQUIRED IN SUBSECTION C.7., *BUILDING ARTICULATION*.]

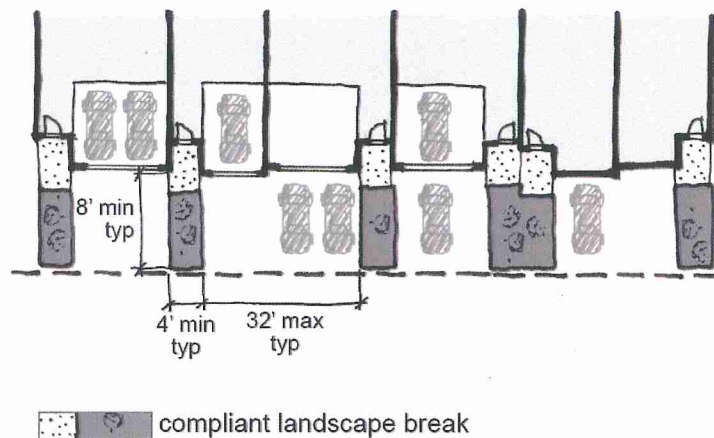
10. Landscaping

a. *Semi-Private Transition Space*

For dwelling units that front onto a street, the area between an individual unit's [THE] front entry porch or landing and the abutting street shall be planted as provided in 10[8].d. below. Front driveway width and other motor vehicle parking facilities shall not encroach into this area.

b. *Front Driveway Separations*

Where [TOWNHOUSE] units are served by individual garages or driveways fronting onto the street or on the same building elevation as the primary front entry to the dwelling, a landscaping planting area with a width of no less than four feet shall be provided between each individual driveway. The planting area shall extend out from the building façade or front entry landing the full distance to the street, shared driveway, parking bay, or circulation aisle, but in no case extend out less than eight feet from the building garage facade. Driveways may be combined for a maximum of two dwellings, however no driveway or driveway combination shall exceed 32 feet in width without a landscaped break. A parking courtyard may provide an alternative design that departs from this provision in accordance with subsection 21.07.060F.18.



c. Common Parking Facilities and Driveways

A foundation planting bed of at least five feet in width shall separate parts of residential building elevations not subject to subsections 10.a. or 10.b. above from [CONFORMING TO THE REQUIREMENTS OF SUBSECTION 21.07.110C.4., RELATIONSHIP TO PARKING, SHALL BE PROVIDED ALONG TOWNHOUSE-STYLE STRUCTURE ELEVATIONS THAT ABUT] common parking and access facilities, including parking bays, circulation aisles, and access driveways shared in common among multiple units.

d. Landscaping Bed and Planting Material Standards

i. Landscaping areas required by subsections 10[8].a. and 10[8].b. above shall be planted as follows: [WITH AT LEAST ONE TREE AND FIVE SHRUBS IN FRONT OF EACH DWELLING].

(A) Where the building elevation is eight feet or less from the street or driveway, the landscaping areas shall be planted with one tree and five shrubs for every two units. No landscaping area shall be devoid of plant material.

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

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

iii. Planting beds shall be separated from parking spaces and driveways by landscape edging.

11. Mechanical and Electrical Equipment Screening [UTILITY METERS, ELECTRICAL CONDUIT, AND OTHER SERVICE UTILITY APPARATUS]

Mechanical and electrical equipment serving a single building shall be screened from view as required by subsection 21.07.080G.4. [UTILITY METERS AND ROOFTOP MECHANICAL EQUIPMENT SHALL COMPLY WITH THE UTILITY SCREENING REQUIREMENTS IN SUBSECTION 21.07.080G.4.]

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

*** *** ***

E. Prohibited Structures

[RESERVED]

F. Site Design

1. Subdivisions

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

2. Multiple Structures on One Lot

a. Intent

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

b. Applicability and Review Process

- i. This section applies to the development of three or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit.
- ii. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-4, R-4A, B-3, and RO districts.
- iii. Applicable developments with between three and 30 [15] dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 [16] or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.
- iv. All approvals under this section shall use the approval criteria of subsection 2.c. below, in addition to the general site plan review approval criteria. The decision-making body may place conditions on the development as it may deem necessary to meet the approval criteria.

c. Approval Criteria

- i. The proposal shall clearly distinguish between streets and driveways. Streets shall allow vehicles to travel into and within the development, and shall be the means for assigning an address to dwelling units. Driveways shall access garages and parking areas. Some small developments may not need a street network.
- ii. Dwelling units shall be oriented towards streets (either within the development or along the boundary of the development) or towards a courtyard or similar common open space. Buildings with frontage on both a street and a driveway shall be oriented towards the street. If the development is so small that no internal street network is necessary, then buildings and dwelling units shall be oriented towards the local public streets on the boundaries of the development, or towards common open space.
- iii. The area between the front of a unit facing a street and the street shall include landscaping or lawn, so that the streetscape features green space rather than just paved parking areas. Adequate snow storage

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area shall be provided. On-street parking shall be accommodated (if provided).

- iv. Developers should make every effort to design and arrange dwelling units in such a manner as to provide “eyes on the street,” take advantage of solar access, and to the extent feasible, provide privacy for neighboring units’ yards.
- v. In addition to sidewalks required by section 21.07.060, pedestrian pathways shall be provided to large open space areas and in the middle of long blocks. Pedestrian circulation should be convenient both within the development and to appropriate neighboring areas outside the development.
- vi. The development is designed to take advantage of any significant natural features on site, and to provide usable open space and recreation areas.

d. ***Development Agreement***

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

e. ***Minimum Standards***

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

i. ***Open Space***

For developments with 31 or more dwelling units, at least half of the private open space required by section 21.07.030 shall be provided as common private open space, meeting the standards of section 21.07.030, and designed and placed to serve all residences. The decision-making body may adjust the amount of open space required to be common by up to 10 percent, based on written findings regarding site specific conditions. [A MINIMUM OF 30 PERCENT OF THE SITE SHALL BE RESERVED AS OPEN SPACE WHICH SHALL MEET THE STANDARDS OF SECTION 21.07.030, *PRIVATE OPEN SPACE*. ANY REQUIREMENT IN SECTION 21.07.030 FOR OPEN SPACE FOR THE INDIVIDUAL USE OF A DWELLING SHALL COUNT TOWARDS THE TOTAL 30 PERCENT REQUIREMENT. THE OPEN SPACE SHALL NOT BE SIMPLY THE LOT SETBACKS AND LEFTOVER FRAGMENTS SUCH AS CORNER BITS THAT ARE UNUSABLE FOR OTHER PURPOSES.]

[BUFFERS FOR NEIGHBORING USES

COMMON OPEN SPACE WITH L2 BUFFER LANDSCAPING SHALL BE PROVIDED ALONG ANY LOT LINE ABUTTING A RESIDENTIAL NEIGHBORHOOD WHERE THE DENSITY IS LESS THAN HALF THE DENSITY OF THE DEVELOPMENT WITH MULTIPLE RESIDENTIAL STRUCTURES ON A SINGLE LOT.]

ii. ***Building Spacing***

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

iii. ***Vehicle Plug-In***

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Each unit with no garage shall be provided with at least one electrical outlet that is convenient to the required parking space(s).

3. Driveway Width

a. Purpose

This section limits the width of a driveway at the property line and at the street curb. The intent of these limitations is to provide adequate space for snow storage within the right-of-way, to have space for on-street parking where appropriate, and to discourage the majority of the front area of a lot from being paved and/or used for vehicle parking.

b. Applicability

i. This section applies to driveway throat width at the property line and street curb.

ii. Residential driveways are also subject to the municipal driveway standards currently established by the traffic engineer. Where there is a conflict, this section shall govern. Access to streets owned by the state of Alaska requires compliance with state driveway standards, as provided in subsection 21.07.090H.8.d.

iii. When a driveway serves both residential and nonresidential principal uses, the driveway dimensions shall be as required for the nonresidential use, unless approved otherwise by the traffic engineer.

c. Percent of Lot Frontage

The total width of driveway entrances to a residential lot from a street shall not exceed 40 percent of the frontage of the lot, or 33 percent of the frontage if the platting authority or traffic engineer finds that conditions warrant it.

i. A driveway for multifamily dwellings, mixed-use dwellings, or a group living use may always be at least 14 feet wide.

ii. A driveway for a single-family, two-family, or townhouse dwelling may always be at least ten feet wide, provided the traffic engineer determines snow storage, traffic flow and safety, and the urban context are addressed, and provided townhouse driveways are attached in pairs to the maximum extent feasible.

iii. Flag lots are exempt from the percentage limitations, but shall have a maximum driveway width of 20 feet. Abutting flag lots may share a driveway up to 24 feet wide (12 feet per lot).

d. Exceptions

The traffic engineer may approve a departure from the standards of this section, such as a narrower driveway, if documentation prepared by a traffic engineering professional demonstrates to the satisfaction of the traffic engineer that the change is appropriate. Traffic engineer approval shall be contingent on factors such as street classification, street typology, urban context, traffic volume and speed, curb return radii, street travel lane offset from face of curb, pedestrian and bicycle facilities, snow storage, driveway configuration and length, site and project characteristics, number of vehicles expected to use the driveway, and comprehensive plan policies. The traffic engineer may also be more restrictive than the standards of this section, provided the traffic engineer documents the rationale.

4. Alleys

a. Access to parking for residential uses shall be from the alley when the site abuts an alley, except that street access is permitted in any of the following situations:

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- i. Access to a townhouse dwelling on a corner lot may be from the street frontage having the secondary front setback or the alley.
 - ii. Due to the relationship of the alley to the street system and/or the proposed housing density of the development, the traffic engineer determines that use of the alley for parking access would be a significant traffic impact or safety hazard.
 - iii. The traffic engineer determines that topography or other natural feature or physical barrier makes alley access infeasible.
 - iv. The alley is not improved and traffic engineer determines that improvement is not feasible.
 - v. A single-family dwelling, two-family dwelling, or townhouse dwelling with two units, with alley access may have a garage or driveway that faces the street if the garage door is no wider than 10 feet and the driveway no wider than 12 feet at any point.
- b. In situations where a group of lots front an entire block on one side of a street between two intersections, abut a mid-block alley, and are being developed together, then parking access to the structures shall be from the alley, and building(s) may encroach into the front setback by up to five feet.
 - c. If a new development includes alleys, the lot depth requirement is reduced by half the width of the alley and the lot area requirement is reduced by 12 percent for those lots that abut an alley. Vehicular access to all dwelling units on lots abutting alleys shall be from the alley, and vehicular access to such units from the street is prohibited.

G. Affordable Housing

1. Purpose

This subsection provides the minimum acceptable standards for affordable housing units that are intended to be counted towards a bonus incentive or any other requirement of this title, to ensure that affordable housing will provide a benefit to future residents and the community overall.

2. Standards

Affordable housing units shall meet the following standards in order to be credited towards a requirement, menu choice, or as a special feature bonus incentive of this title.

- a. The affordable housing units shall meet the definition of affordable housing in chapter 21.14;
- b. At least 50 percent of the habitable floor area of affordable housing units shall be located in a story above grade plane, as defined in chapter 21.14, except that the finished surface of the floor above the affordable housing unit shall be a minimum of four feet above grade;
- c. The affordable housing units shall be intermingled with all other dwelling units in the development; and
- d. The exterior appearance of the affordable housing units shall be indistinguishable from the other dwelling units in the development, except where the director determines that the exterior is compatible in appearance and consistent in quality with the other dwelling units.

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