

ANCHORAGE, ALASKA
AO No. 2016-_____

AN ORDINANCE AMENDING SECTIONS OF TITLE 21 TO PROTECT THE AESTHETIC AND ECONOMIC VALUE OF PROPERTY, AND IMPROVE NEIGHBOR RELATIONS, BY REDUCING THE AMOUNT OF OUTDOOR STORAGE ALLOWED IN RESIDENTIAL FRONT YARDS AND PREVENTING STORAGE IMMEDIATELY ADJACENT TO SIDE AND REAR PROPERTY LINES.

(Planning and Zoning Case 2016-0033)

WHEREAS, current Anchorage Municipal Code related to junk in residential yards does not adequately address the use of residential property, especially front yards, for storage of materials and other property that may not meet the definition of junk;

WHEREAS, the keeping of materials, equipment, lumber and all other manner of property in yards, especially residential front yards, diminishes the aesthetics of residential neighborhoods, gives the impression of diminishment of, or actually diminishes real property values, and creates disharmony between neighbors;

WHEREAS, there are adequate provisions in Code for the storage of materials in side or rear yards as well as adequate opportunities for storage on nonresidential properties such that the reduction in front yard storage will be of no significant impact to property owners; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.05.070D.17. (Attachment A) is hereby repealed and re-enacted to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 Accessory Uses and Structures

* * *

D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures.

* * *

17. *Private outdoor storage or parking accessory to a residential use.*

a. Use-specific standard

i. The private outdoor storage or parking of noncommercial equipment, including noncommercial trucks, boats, aircraft, off-road vehicles, recreational vehicles (RVs), or travel trailers, is:

(A) permitted in the front setback only if the equipment is:

1. in the driveway, and

2. not within five feet of any property line.

(B) prohibited within 5 feet of any side or rear lot line, except in a side or rear setback abutting an alley.

ii. In the R-1, R-1A, R-2A, R-2D, R-2M, R-3 and R-4 districts, private outdoor storage or parking, not included in i., above, is prohibited within 30 feet of the front lot line or between the front lot line and the front wall plane of the house, whichever is less, if the storage:

(A) exceeds a total footprint of 200 sq feet or 3% of the lot's area, whichever is greater, or

(B) exceeds six feet in height.

b. *Compliance.* Chapter 21.12, *Nonconformities*, does not apply to the uses identified in this subsection D.

Section 2. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2016.

Chair of the Assembly

ATTEST:

Municipal Clerk

Attachment A

- D. *Definitions and use-specific standards for allowed accessory uses and structures.* This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in this subsection, in addition to complying with the general standards in subsection B.

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17. *Private outdoor storage of noncommercial equipment accessory to a residential use.*

- a. *Definition.* The private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, aircraft, off-road vehicles, recreational vehicles (RVs), or travel trailers.
- b. *Use-specific standard.* The private outdoor storage of noncommercial equipment is permitted in the front setback only in the driveway, but not within five feet of any property line, and is prohibited in any side or rear setback, except in a side or rear setback abutting an alley. In class B districts, the setback shall be 25 feet from any property line where the adjacent property is not in common ownership.