


# *Municipality of Anchorage*


## MEMORANDUM

---

**DATE:** January 27, 2017

**TO:** All Community Councils

**THRU:**  Terry Schoenthal, Manager, Current Planning Division

**FROM:**  Francis McLaughlin, Senior Planner

**SUBJECT:** Technical Amendments to AMC 21.04.030G., 21.04.030H., and 21.06.030C.

With this memorandum, the Planning Department wishes to notify all community councils of proposed technical amendments to AMC 21.04.030G., *Standards for Mixed-Use Development in the B-1A and B-1B Districts*; AMC 21.04.030H., *Standards for Mixed-Use Development in the B-3 District*; and AMC 21.06.030C, *Setbacks*. These amendments address an unintended consequence of the final re-write of Title 21 that creates a strong disincentive for mixed-use development.

AMC 21.14.040 defines “mixed-use development” as:

“A single building containing two or more residential units and another classification of land use (office, retail, community use, etc.) or a single development of more than one building which includes at least two residential units and another use (office, retail, community use, etc.), where the uses of different classifications (office, retail, community use, etc.) are in a compact urban form, planned as a unified complementary whole, and functionally integrated to facilitate the use of shared vehicular and pedestrian access and parking lots.”

The Department wants to encourage mixed-use development in commercial districts because of the many benefits that it provides to the community, such as:

- greater housing variety and density;
- more compact development;
- pedestrian and bicycle-friendly environments; and
- reduced distances between housing, workplaces, retail businesses, and other destinations.

Currently, mixed-use projects that are located in the B-1A, B-1B, and B-3 districts are required to comply with building and site design standards and maximum setbacks that are much more onerous than those imposed on either commercial or residential development individually. Key concerns include:

1. New Title 21 was carefully organized so that similar regulations and requirements are found in the same chapter. Building design standards are found in Chapter 7 and yet the only building design standards for mixed-use development are

included in Chapter 4. This is not obvious and has been missed entirely for new mixed-use development projects that are now in construction. Any future design standards for mixed-use or commercial development should be located in the design standards chapter of the code.

2. In the final stages of the Title 21 re-write, most design standards for commercial development were removed. Since adoption of New Title 21, many of the design standards for residential design have been eased to address the practicalities of construction in Anchorage. The design standards for mixed-use development should be no more or less onerous than those for either commercial or residential development. To that end, we are calling for removal of mixed-use design standards in Chapter 4 and relying on standards for either commercial development or residential development (as found in Chapter 7) as may best pertain to the project.

If, at some point, design standards for commercial development are re-visited, multi-use development will comply with them. In the meantime, multi-use development should not be held to a higher standard because it places this type of development at a disadvantage.

Submitted by: Chair Gray-Jackson at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading:

ANCHORAGE, ALASKA  
AO NO. 2017–

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE (NEW CODE) SUBSECTION 21.04.030G., STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-1A AND B-1B DISTRICTS, SUBSECTION 21.04.030H., STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-3 DISTRICT, AND SUBSECTION 21.06.030C., SETBACKS, TO ENCOURAGE MIXED-USE DEVELOPMENT, AND WAIVING PLANNING AND ZONING COMMISSION PROMULGATION AUTHORITY FOR THIS REGULATION PER AMC (NEW CODE) SUBSECTION 21.03.210B.5.D.

**WHEREAS**, mixed-use developments provide communities with many benefits, such as greater housing variety and density; more compact development; pedestrian and bicycle-friendly environments; and reduced distances between housing, workplaces, retail businesses, and other destinations; and

**WHEREAS**, mixed-use projects that are located in the B-1A, B-1B, and B-3 districts are required to comply with addition building and site design standards and maximum setback requirements which is a disincentive; and

**WHEREAS**, there are a three significant mixed-use projects in planning now that cannot proceed until these overly restrictive building and site design standards are removed; and

**WHEREAS**, this was an oversight during the editing process and adoption of AMC (New Code) title 21; and

**WHEREAS**, the Planning Director has notified the Planning and Zoning Commission of the proposed amendment and authorized a waiver of Planning and Zoning Commission review per AMC (New Code) subsection 21.03.210B.5.d. due to the unintended consequences of late text changes made to AMC (New Code) title 21 in the final stages of review and approval; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code (New Code) subsection 21.04.030G. and H. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.04.030 COMMERCIAL DISTRICTS**

**A. General Purpose/Intent of Commercial Districts**

\*\*\*      \*\*\*      \*\*\*

**G. STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-1A AND B-1B DISTRICTS**

**1. Applicability**

This section applies to developments that create a mix of residential with commercial or public/institutional primary uses in the B-1A and B-1B districts.

**2. Maximum Residential Use**

An administrative site plan review is required if residential uses occupy greater than 50 percent of the gross floor area of the development as depicted on a site plan. In no event shall the residential use occupy more than 65 percent in the B-1A district.

**3. Floor Area Ratio (FAR) Incentives**

Floor area ratio (FAR) incentives are offered to encourage residential development and other features of benefit to the public in mixed-use development. Mixed-use developments may have a floor area ratio of up to 0.5 in the B-1A and B-1B districts and up to 1.0 in the B-3 district by-right. This may be increased by up to two times through the following provisions, subject to section 21.06.030C. These incentives provide for an incremental increase in the floor area of a development in exchange for increases in one or more of the following special features:

**a. Bonus for Housing**

Two square feet of additional floor area is allowed per gross square foot of housing unit floor area, up to a maximum increase of 0.5 far.

**b. Bonus for Open Space**

One square foot of additional floor area is allowed per square foot of additional open space. This space shall meet the standards of subsection 21.07.030D. and be in addition to any open space required by section 21.07.030. The floor area bonus increases to two square feet for open space that meets the standards for high quality spaces in subsection 21.07.030D.6.

**c. Bonus for Below Grade Parking**

Two square feet of additional floor area is allowed per gross square foot of below grade parking floor area, up to a maximum increase of 0.75 FAR. The floor area bonus increases to four square feet on the second parking level below grade.

**d. Bonus for Affordable Rental Housing**

Four square feet of additional gross floor area is allowed per square foot of affordable rental housing unit floor area, up to

a maximum increase of 1.0 FAR. The affordable housing units shall be consistent with the standards of 21.07.110H., Affordable Housing. A housing unit receives this affordable housing bonus instead of the housing bonus in subsection 3.a. above.

e. Bonus for Enhanced Sidewalk/Walkway Widening

Two square feet of additional floor area is allowed per square foot of area provided as part of a primary pedestrian walkway or enhanced sidewalk that meets the requirements of subsections 21.07.060F.4. or 21.07.060F.17.

f. Bonus for Pedestrian-Interactive Use

Three square feet of additional floor area is allowed per each square foot of ground-floor space which is to be occupied by a pedestrian-interactive use that meets the standards of subsection 21.07.060F.16.

g. Bonus for Upper Level Setbacks/Step Backs for Sunlight Access

A floor area bonus equal to one-third of the sum of step back areas on each upper floor where the step back is at least 16 feet from the face of the building at the floor immediately below, such that the floor's existence does not increase the amount of shadowing on surrounding residences, private open spaces, sidewalks, schools, or parks on March/September 21, from 9:00 a.m. to 3:00 p.m. solar time.

h. Bonus for Wrapped Parking

One square foot of additional floor area is allowed per each square foot of habitable floor area around a wrapped parking structure that conforms to subsection 21.06.030E.2.g., up to a maximum increase of 0.5 FAR.

**4. Building Height Increase**

Buildings may exceed the district height limits established in table 21.06-2, up to a maximum total height of 35 feet in the B-1A district and 45 feet in the B-1B district, subject to the following:

- a. The development shall participate in at least one of the FAR incentives provided in subsection G.3. above;
- b. The full length of the street facing building elevation shall be a residential or commercial use with habitable floor area, except for vehicle and pedestrian entrances and exits. If a site has more than two street frontages, this requirement shall apply to building elevations on only two frontages;
- c. The development shall be subject to administrative site plan review, unless a higher level of review is already required;

- d. All floor area provided by the height increase shall be for residential uses or for uses that only serve the residents of the building; and
- e. This height increase shall not be used in conjunction with section 21.06.030D., Height Adjustments, to achieve more than 35 feet of building height in the B-1A district.

**5. Reduced Parking Ratios**

The development is eligible for a reduction of up to five percent of the minimum number of parking spaces, as provided in section 21.07.090F.6.

**6. Enhanced Sidewalk Option**

An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in 21.07.060F.17.

**[7. BUILDING PLACEMENT AND ORIENTATION**

BUILDINGS SHOULD BE PLACED AND ORIENTED TO THE STREET, LINING SIDEWALKS AND PUBLIC SPACES WITH FREQUENT SHOPS, ENTRANCES, WINDOWS WITH INTERIOR VIEWS, AND ARTICULATED GROUND-LEVEL FACADES. THE FOLLOWING STANDARDS APPLY:

- A. BUILDINGS SHALL HAVE VISUAL ACCESS WINDOWS AND/OR PRIMARY ENTRANCES ON STREETFACING BUILDING ELEVATIONS (UP TO A MAXIMUM OF TWO ELEVATIONS) FOR AT LEAST 35 PERCENT OF THE LENGTH AND 50 PERCENT OF THE GROUND FLOOR WALL AREA. QUALIFYING WINDOWS SHALL BE NO MORE THAN FOUR FEET ABOVE FINISHED GRADE. IF THERE IS MORE THAN ONE STORY, ON THE UPPER FLOORS PROVIDE WINDOWS OR SPANDREL GLASS (FAKE WINDOWS) ON EACH BUILDING ELEVATION FACING AN ABUTTING STREET OR HAVING A PRIMARY ENTRANCE FOR CUSTOMERS OR VISITORS. WINDOWS SHALL COMPRISE AN AVERAGE OF 35 PERCENT OR MORE OF THE LENGTH AND 34 PERCENT OF THE AREA OF EACH UPPER FLOOR BUILDING ELEVATION. EXTERIOR WALL AREAS OF BUILDING MECHANICAL ROOMS ARE EXEMPT. AN ELEVATION THAT IS MORE THAN 150 FEET AWAY FROM THE FACING STREET SHALL BE EXEMPT, UNLESS IT IS THE ONLY APPLICABLE ELEVATION.

**B. EITHER:**

- I. PROVIDE AT LEAST ONE PRIMARY ENTRANCE WITHIN 60 FEET OF A STREET SIDEWALK, OR 90

FEET FOR BUILDINGS OVER 25,000 SQUARE FEET OF GROSS FLOOR AREA, AND CONNECTED TO THE STREET BY A CLEAR AND DIRECT WALKWAY; OR

II. PROVIDE A PROMINENT AND INVITING PRIMARY ENTRANCE THAT IS VISIBLE FROM THE STREET, CONNECTED BY A DIRECT WALKWAY TO THE STREET, AND HIGHLIGHTED BY TWO OF THE FOLLOWING:

(A) PORTICO, OVERHANG, CANOPY, OR SIMILAR PERMANENT FEATURE PROJECTING FROM THE WALL;

(B) RECESSED AND/OR PROJECTED ENTRANCE THAT COVERS AT LEAST 80 SQUARE FEET;

(C) ARCHES, PEAKED ROOF FORMS, TERRACING PARAPETS, OR OTHER CHANGE OF BUILDING ROOFLINE;

(D) CHANGES IN SIDING MATERIAL, OR DETAIL FEATURES SUCH AS TILEWORK, TO SIGNIFY THE ENTRANCE; OR

(E) ENTRANCE PLAZA, PATIO, OR SIMILAR COMMON PRIVATE OPEN SPACE.

C. BUILDINGS SHALL COMPLY WITH THE MAXIMUM SETBACKS ESTABLISHED IN 21.06.020, TABLES OF DIMENSIONAL STANDARDS, AND 21.06.030C.5.]

## H. STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-3 DISTRICT

### 1. Applicability

This section applies to developments that create a mix of residential with commercial or public/institutional primary uses in the B-3 district.

### 2. Floor Area Ratio (FAR) Incentives

a. The floor area ratio (FAR) and bonus provisions set out in subsection G.3. above apply.

b. In addition to the bonus features available in subsection G.3. above, a floor area bonus equal to ten percent of the lot area (0.10 FAR), but in no case to exceed 10,000 square feet, is allowed if a wind tunnel test is performed and the wind speed criteria meeting the specifications of subsection 21.07.120C. are incorporated into the design of a multistory building development to improve microclimatic conditions.

**[3. BUILDING PLACEMENT AND ORIENTATION**

BUILDINGS ARE SUBJECT TO THE BUILDING PLACEMENT AND ORIENTATION STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-1A/B-1B DISTRICTS IN SECTION 21.04.030G.7. ABOVE.]

**4. Reduced Parking Ratios**

The development is eligible for a reduction of up to five percent of the minimum number of parking spaces, as provided in section 21.07.090F.6.

**5. Enhanced Sidewalk Option**

An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in 21.07.060F.17.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14)

**Section 2.** Anchorage Municipal Code (New Code) subsection 21.06.030C. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.06.030 MEASUREMENTS AND EXCEPTIONS**

**A. Lot Area, Width, and Depth**

\*\*\* \*\*\* \*\*\*

**C. SETBACKS**

\*\*\* \*\*\* \*\*\*

**1. Required Setbacks**

a. Setbacks shall be located as shown in the illustrations at the end of the chapter. Where a road reservation or public use easement exists in place of dedicated street, the setback required by table 21.06-1 shall start at the edge of the setback from projected right-of-way required in subsection 21.06.030C.7. below.

b. A building, structure, or lot shall not be developed, used, or occupied unless it meets the setback requirements set forth in section 21.06.020 for the zoning district in which it is located, except as otherwise established in this title for particular uses, or unless a variance or minor modification has been granted.

c. Setbacks shall be unoccupied and unobstructed by any structure, except as provided in subsection C.2. below, and except that fences, walls, trellises, poles, posts, ornaments, furniture, and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.



- d. A setback required by this title shall not be included as part of a setback required by this title for another building or structure or lot.
- e. The entire "pole" portion of a flag lot shall be considered a front setback.
- f. Where a setback is allowed to be zero feet, the setback shall be any inelastic response displacement distance required by title 23 to accommodate seismic deflection. A parapet cap, trim, or other similar cover shall cover any gap between buildings, in accordance with title 23.

\*\*\* \*\*

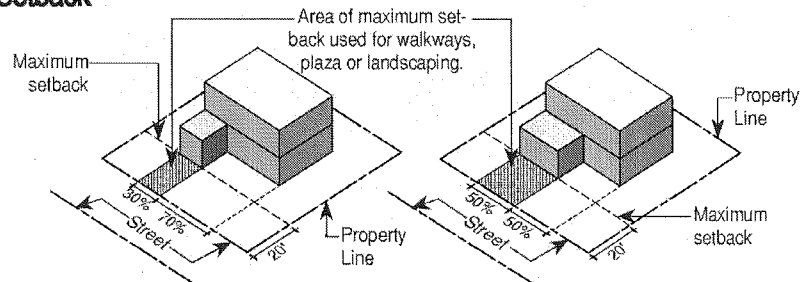
## [5. MAXIMUM SETBACKS

MAXIMUM SETBACKS ARE INTENDED TO HELP CREATE AN ENVIRONMENT THAT IS INVITING TO PEDESTRIANS AND TRANSIT USERS, AND A MORE ACTIVE STREETScape. MAXIMUM SETBACKS PROMOTE BUILDINGS CLOSER TO THE SIDEWALK AND A STRONGER INTERFACE BETWEEN BUILDINGS AND ADJOINING STREETS, IMPROVING CONNECTIVITY AND MAKING WALKING MORE CONVENIENT. THE REQUIREMENTS OF THIS SUBSECTION PROVIDE FOR FLEXIBILITY AND CREATIVITY, AND ALLOW IMPROVEMENTS TO EXISTING DEVELOPMENTS THAT DO NOT MEET THE STANDARD.

### A. MEASUREMENT AND APPLICABILITY

- I. THE MAXIMUM SETBACK APPLIES TO THE GROUND-FLOOR, STREET-FACING ELEVATION OF THE BUILDING, AS DEPICTED BELOW.

#### Application of Maximum Setback



Example of Application of Maximum Setback for 30% of the front building elevation

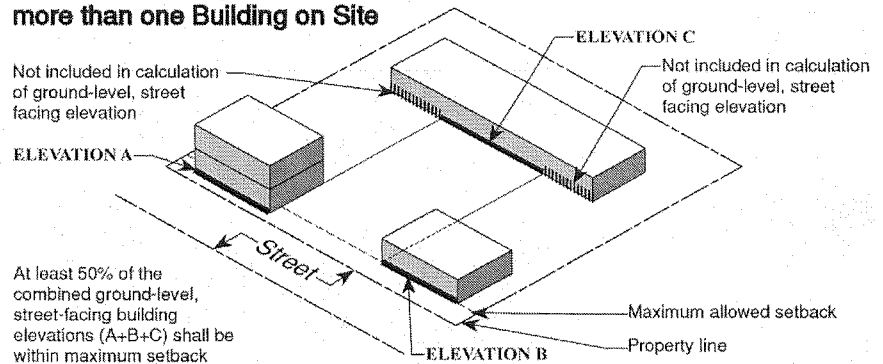
Example of Application of Maximum Setback for 50% of the front building elevation

- II. ON LOTS WITH TWO OR MORE STREET FRONTAGES, THE MAXIMUM SETBACK SHALL APPLY ONLY ON THE PRIMARY FRONT SETBACK. WHEN THE SITE ABUTS A STREET DESIGNATED IN THE COMPREHENSIVE PLAN AS A "MAIN STREET", A "TRANSIT STREET", A

“MIXED-USE STREET”, OR A DERIVATION OF THESE STREET TYPOLOGIES, THE LOCATION OF THE MAXIMUM SETBACK MAY BE CHANGED TO SUCH STREET WITH THE CONCURRENCE OF THE DIRECTOR.

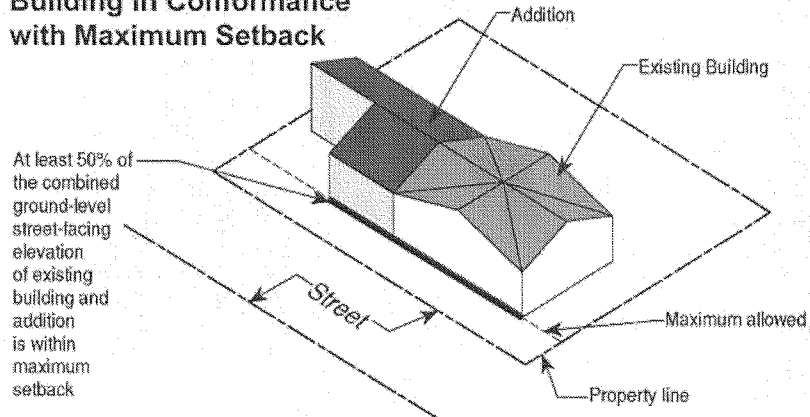
- III. WHERE THERE IS MORE THAN ONE BUILDING ON THE SITE, THE MAXIMUM SETBACK STANDARD APPLIES TO THE COMBINED GROUND-FLOOR, STREET-FACING ELEVATIONS OF ALL THE BUILDINGS, AS DEPICTED BELOW.

**Maximum Building Setback with more than one Building on Site**

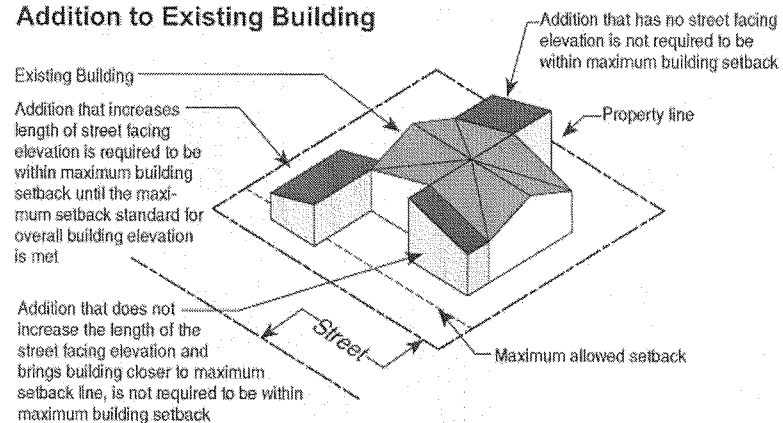


- IV. THE MAXIMUM SETBACKS SHALL APPLY ONLY TO NEW BUILDINGS AND ANY BUILDING ADDITION THAT INCREASES THE LENGTH OF THE BUILDING ELEVATION FACING THE APPLICABLE STREET, AS DEPICTED BELOW.
- V. FOR ALL MULTI-BUILDING SITES EXCEPT THOSE WHICH FALL UNDER THE LARGE COMMERCIAL ESTABLISHMENT REGULATIONS IN SUBSECTION 21.07.120A., THE ORDER OF CONSTRUCTION SHALL ENSURE THAT THIS STANDARD IS MET AT ALL TIMES.
- VI. WHERE THE REQUIRED SETBACK FROM A PROJECTED RIGHT-OF-WAY IS EQUAL TO OR GREATER THAN THE MAXIMUM SETBACK, THE MAXIMUM SETBACK SHALL BE MEASURED FROM THE PROJECTED RIGHT-OF-WAY SETBACK LINE.

**Addition to Existing Building In Conformance with Maximum Setback**



**Addition to Existing Building**



**B. USE OF MAXIMUM SETBACK AREA**

- I. MOTOR VEHICLE PARKING AND CIRCULATION IS NOT PERMITTED IN BETWEEN THE STREET AND THE PORTION OF THE BUILDING THAT IS USED TO COMPLY WITH THE MAXIMUM SETBACK, EXCEPT AS PROVIDED IN SUBSECTION 5.D. BELOW.
- II. THE AREA BETWEEN THE STREET LOT LINE AND THE PORTION OF THE BUILDING THAT IS USED TO COMPLY WITH THIS SUBSECTION SHALL BE DESIGNED TO BE SIDEWALK OR WALKWAY, BUILDING ENTRANCE PLAZA, PEDESTRIAN PLAZA, OPEN SPACE, LANDSCAPING, AND/OR COURTYARD AREAS. WHERE LANDSCAPING IS PROVIDED, THE AREA SHALL MEET THE SPECIFICATIONS FOR SITE ENHANCEMENT LANDSCAPING. ONE PEDESTRIAN FEATURE AS DEFINED BY THIS TITLE IS REQUIRED FOR EVERY 300 SQUARE FEET OF MAXIMUM SETBACK AREA. PARKING FACILITIES ALLOWED

UNDER SUBSECTION 5.D. BELOW ARE EXEMPTED.

**C. GENERAL EXCEPTIONS TO MAXIMUM SETBACK**

- I. THE MAXIMUM FRONT SETBACK MAY BE EXCEEDED BY UP TO 20 ADDITIONAL FEET (OR MORE THROUGH ADMINISTRATIVE SITE PLAN REVIEW) IF THE ADDITIONAL AREA BETWEEN THE BUILDING AND THE PROPERTY LINE IS USED TO PROVIDE COMMON OPEN SPACE THAT CONFORMS TO THE STANDARDS OF SECTION 21.07.030, CONTAINS SITE ENHANCEMENT LANDSCAPING, AND/OR CONTAINS PEDESTRIAN AMENITIES AS DESCRIBED IN SUBSECTION 21.07.060F. THE ADDITIONAL AREA SHALL NOT BE DEVELOPED FOR MOTOR VEHICLE PARKING OR DRIVEWAYS, LOADING OR REFUSE COLLECTION, OR GROUND-MOUNTED UTILITIES.
- II. FOR BUILDINGS WHERE ALL THE FLOOR AREA IS IN RESIDENTIAL USE, THE STREETFACING FAÇADE OF A COVERED PORCH QUALIFIES FOR MEETING THIS STANDARD. THE PORCH SHALL HAVE AT LEAST ONE ENTRANCE ACCESSIBLE FROM THE STREET.

**D. SPECIFIC EXCEPTIONS TO MAXIMUM SETBACK—MIDRISE AND HIGH-RISE BUILDINGS**

- FOR BUILDINGS IN MIDTOWN THAT EXCEED 60 FEET IN HEIGHT AND INCLUDE FIVE OR MORE FLOORS, THE MAXIMUM FRONT SETBACK MAY BE INCREASED TO A TOTAL DISTANCE OF 90 FEET AND INCORPORATE UP TO ONE VEHICLE CIRCULATION AISLE AND/OR PARKING BAY BETWEEN THE BUILDING AND THE STREET, SUBJECT TO THE FOLLOWING REQUIREMENTS AND LIMITATIONS, IN ORDER TO REDUCE SHADOWING AND ALLOW FOR LIGHT, AIR, AND VIEWS ALONG URBAN CORRIDORS WHILE ALSO RETAINING PEDESTRIAN CONNECTIONS:
- I. DEVELOPMENT REQUESTING THE MAXIMUM SETBACK INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW, UNLESS A HIGHER LEVEL OF REVIEW IS ALREADY REQUIRED.
  - II. WHERE AN AREA OR STREET HAS BEEN DESIGNATED FOR MORE RESTRICTIVE SETBACKS IN THE COMPREHENSIVE PLAN,

SUCH AS IN THE ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN, THE MORE RESTRICTIVE POLICIES OR STANDARDS SHALL GOVERN.

III. THE BUILDING SHALL PROVIDE AT LEAST ONE PRIMARY ENTRANCE WITHIN 90 FEET OF THE STREET OR RIGHT-OF-WAY, AND CONNECTED TO THE STREET BY A WALKWAY THAT MEETS SUBSECTION 21.07.060F.4., PRIMARY PEDESTRIAN WALKWAY.

IV. A WALKWAY OR PEDESTRIAN AREAS SHALL BE PROVIDED ALONG THE LENGTH OF THE STREET-FACING BUILDING ELEVATION FRONTING THE PARKING AND VEHICLE CIRCULATION AREA. PERIMETER LANDSCAPING AND SIDEWALK FACILITIES MEETING THE REQUIREMENTS OF THIS TITLE SHALL BE PROVIDED ALONG THE LENGTH OF THE STREET FRONTAGE BETWEEN THE STREET AND THE PARKING LOT.

**E. EXEMPTIONS**

THE FOLLOWING USES ARE EXEMPT FROM THE MAXIMUM SETBACK REQUIREMENT:

- I. FOOD AND BEVERAGE KIOSKS;
- II. FUELING STATIONS; AND
- III. VEHICLE SERVICE AND REPAIR, MAJOR OR MINOR.

**6. SETBACK FROM PLANNED UTILITY TRANSMISSION FACILITIES**

A. NO NEW STRUCTURAL OR LAND DEVELOPMENT ACTIVITY REQUIRING A BUILDING OR LAND USE PERMIT SHALL BE PERMITTED WITHIN THE MINIMUM AREA STATED IN THE UTILITY CORRIDOR PLAN FOR PLANNED ELECTRICAL OR TELECOMMUNICATION TRANSMISSION FACILITIES FOR WHICH THERE IS A PROJECTED EASEMENT OR RIGHT-OF-WAY, EXCEPT AS ALLOWED UNDER 6.B., BELOW.

B. THE FOLLOWING USES AND ACTIVITIES ARE PERMITTED, WITH WRITTEN ACKNOWLEDGEMENT OF COORDINATION WITH THE AFFECTED UTILITIES, WITHIN THE SETBACKS DESCRIBED IN 6.A., ABOVE:

- I. SIDEWALKS, WALKWAYS, PATHWAYS, AND TRAILS;
- II. BUS SHELTERS AND BUS TURNOUTS; III. KIOSKS AND SEATING UNITS;

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27
- IV. UTILITIES, UTILITY EASEMENTS AND UTILITY-RELATED STRUCTURES;
  - V. LANDSCAPING REQUIRED BY SECTION 21.07.080, LANDSCAPING, SCREENING, AND FENCES, AND CONSISTING OF GROUND COVER, SHRUBS AND UNDERSTORY TREES WHOSE MAXIMUM HEIGHT DOES NOT EXCEED 30 FEET;
  - VI. SURFACE PARKING REQUIRED BY SECTION 21.07.090, OFF-STREET PARKING AND LOADING;
  - VII. TEMPORARY PARKING AS DESCRIBED IN SECTION 21.05.080;
  - VIII. ADDITIONAL PARKING TO THAT REQUIRED BY THIS TITLE;
  - IX. OPEN SPACE;
  - X. FENCES AND SIGNS;
  - XI. RETAINING WALLS;
  - XII. REMODELING OF OR ADDITION TO STRUCTURES EXISTING AS OF FEBRUARY 27, 1990, SO LONG AS IT DOES NOT FURTHER INTRUDE WITHIN THE SETBACK AREA AFTER THAT DATE; AND
  - XIII. DRIVEWAYS AND VEHICULAR ACCESS POINTS.
- C. APPLICABLE SETBACK REQUIREMENTS STATED ELSEWHERE IN THIS TITLE MAY INCLUDE THE AREA OF SETBACK FOR ELECTRICAL TRANSMISSION FACILITIES.]

\*\*\* \*\*

(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)

31 **Section 3.** Notwithstanding the authority vested in the Planning and Zoning Commission to  
32 promulgate regulations implementing Title 21 under AMC (new code) section 21.02.030C.1.,  
33 the Assembly approves adoption of the regulation amendments in this ordinance.  
34

35 **Section 4.** This ordinance shall become effective immediately upon passage and approval by  
36 the Assembly.  
37

38 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of  
39 \_\_\_\_\_, 2017.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

ATTEST:

\_\_\_\_\_Chair

\_\_\_\_\_  
Municipal Clerk