

L Aid-on-the-Table

Submitted by: Vice Chair Zaletel and Assembly Member Cross and Volland
Prepared by: Assembly Counsel's Office
For reading: July 25, 2023

ANCHORAGE, ALASKA
AO No. 2023-66(S)

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE SECTIONS 21.04.010, 21.04.020, 21.10.040, AND 21.09.040 TO CREATE ONLY ONE[TWO] RESIDENTIAL DISTRICT[S] THROUGHOUT THE ENTIRE MUNICIPALITY AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

WHEREAS, the Anchorage Assembly has stated one of its priorities is to increase housing availability within the Municipality of Anchorage; and

WHEREAS the Anchorage 2020 Comprehensive Plan is the parent of the 2040 Anchorage Land Use Plan ("2040 LUP") and both guide Title 21; and

WHEREAS, the Anchorage 2040 Land Use Plan aims to promote sustainable growth and development within the city; and

WHEREAS, the 2040 LUP seeks to improve capacity and types of housing to alleviate costs; and

WHEREAS, the 2040 LUP supplements Anchorage 2020 Comprehensive Plan and provides a baseline from which land use decisions can proceed, by: Providing greater land use predictability and clearer policy direction, coordinating recommended land uses from various adopted area-specific plans, clarifying the framework for making zoning and development decisions; and

WHEREAS, the 2040 LUP recommends future land uses and a range of potential intensities of use, however, it is zoning that sets the rules for the use of property, lot size, setbacks, building heights, and other site attributes; and changes to the Zoning Map (rezonings) or to Title 21 land use regulations are separate public processes that include community input; and

WHEREAS, the 2040 Land Use Plan Map is the "blueprint that guides future use, intensity, and character of growth" and Title 21 Land Use Code is the "action that carries out the plan by regulating use of property"; and

WHEREAS, the 2040 LUP contends that recent Anchorage trends provide a general picture of the future population, including:

- Accelerated growth in aging households and smaller households with fewer children.
Continued evolution into one of the most racially and ethnically diverse communities in the U.S.

- 1 • Diverse households and income levels that need more affordable
- 2 housing options and more transportation choices.
- 3 • Talented professionals from all fields that are attracted to Anchorage’s
- 4 unique setting.
- 5 • A growing number of multigenerational families and less transient
- 6 population; and

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8 **WHEREAS, the 2040 LUP anticipates that over the next 25 years, more people**

9 **will be in “starter home,” moderate income, or downsizing households and**

10 **that, as a result, people will be looking for smaller, more urban residences**

11 **with walkable neighborhood amenities nearby; and**

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13 **WHEREAS, the majority of the 2040 LUP policies support simplifying and**

14 **streamlining zoning;**

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16 **WHEREAS, simplifying zoning in support of the 2040 LUP[increasing**

17 **residential density]** can help address the growing housing demand in Anchorage

18 and provide more affordable housing options for residents **while still retaining**

19 **predictability and continuity with existing neighborhood characteristics;** and

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21 **WHEREAS, simplifying zoning[higher residential density]** promotes efficient

22 land use by utilizing existing infrastructure, reducing urban sprawl, and minimizing

23 the need for extensive new infrastructure development; and

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25 **WHEREAS, simplifying zoning[increasing residential density]** can contribute to

26 a more walkable and bikeable community, reducing dependence on private vehicles

27 and promoting healthier lifestyles; and

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29 ~~**[WHEREAS, higher residential density can support the local economy by**~~

30 ~~**attracting businesses and services to areas with a larger population base;**~~

31 ~~**and]**~~

32

33 **WHEREAS, allowing simplified zoning[more density]** in residential areas can

34 create diverse and vibrant neighborhoods with a greater mix of housing types,

35 promoting social interaction and community cohesion, **support public transit**

36 **systems by providing a larger customer base, making public transportation**

37 **more economically viable and accessible, enhance access to amenities such**

38 **as parks, schools, healthcare facilities, and shopping centers, as these**

39 **amenities can be located closer to where people live, help preserve natural**

40 **areas and open spaces by minimizing the need for new development on**

41 **undeveloped land, help reduce the environmental impact associated with**

42 **suburban sprawl, including carbon emissions from transportation and the**

43 **loss of natural habitats;** and

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45 ~~**[WHEREAS, increased residential density can support public transit systems**~~

46 ~~**by providing a larger customer base, making public transportation more**~~

47 ~~**economically viable and accessible;**~~ and

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49 ~~**WHEREAS, higher residential density can enhance access to amenities such**~~

50 ~~**as parks, schools, healthcare facilities, and shopping centers, as these**~~

51 ~~**amenities can be located closer to where people live; and**~~

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2 ~~WHEREAS, increasing residential density can help preserve natural areas and~~
3 ~~open spaces by minimizing the need for new development on undeveloped~~
4 ~~land; and~~

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6 ~~WHEREAS, accommodating increased residential density can help reduce the~~
7 ~~environmental impact associated with suburban sprawl, including carbon~~
8 ~~emissions from transportation and the loss of natural habitats; and]~~

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10 WHEREAS, allowing for the possibility of more density in residential zoning
11 consistent with the 2040 LUP can encourage the development of mixed-use
12 neighborhoods, where residents have easy access to a variety of services,
13 employment opportunities, and recreational amenities; and

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15 WHEREAS, allowing for the possibility of more density in residential zoning
16 consistent with the 2040 LUP~~[increasing residential density]~~ aligns with the
17 goals of creating a more inclusive and equitable city by providing housing options
18 for people of different income levels and lifestyles and can foster a sense of
19 belonging and community pride, as residents have more opportunities to
20 engage with their neighbors and participate in local activities; and

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22 ~~[WHEREAS, higher residential density can foster a sense of belonging and~~
23 ~~community pride, as residents have more opportunities to engage with their~~
24 ~~neighbors and participate in local activities; and]~~

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26 WHEREAS, simplifying~~[adapting]~~ residential zoning to allow for predictable
27 development in a streamlined manner~~[more density]~~ is a proactive and forward-
28 thinking approach that supports the long-term growth and sustainability of
29 Anchorage as outlined in the Anchorage 2040 Land Use Plan; and

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31 WHEREAS, changes to Residential Zoning District types will require additional
32 updates to Title 21, so the effective date of this ordinance is not until January 1,
33 2025 to allow work on the necessary additional changes within code to conform to
34 and fully implement this ordinance; now, therefore,

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36 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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38 **Section 1.** Anchorage Municipal Code section 21.04.010 is hereby amended to
39 read as follows (*the remainder of the section is not affected and therefore not set*
40 *out*):

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42 **21.04.010 General provisions.**

43 *** *** ***

44 A. Districts Established; Zoning Map

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46 1. *Purpose.* The municipality is divided into zoning districts in
47 order to achieve the purposes of this title established in chapter
48 21.01, which include implementation of the comprehensive
49 plan, and its land use plan map.
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2. Zoning districts established. The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
Residential Districts	R[R-1]	[SINGLE-FAMILY] Residential
	[R-OUS] [R-1A]	[Residential On-Site Underground Services] [SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A	TWO-FAMILY RESIDENTIAL (LARGER LOT)
	R-2D	TWO-FAMILY RESIDENTIAL
	R-2M	MIXED RESIDENTIAL
	R-3	MIXED RESIDENTIAL
	R-3A	RESIDENTIAL MIXED-USE
	R-4	MULTIFAMILY RESIDENTIAL
	R-4A	MULTIFAMILY RESIDENTIAL MIXED-USE
	R-5	LOW-DENSITY RESIDENTIAL
	R-6	LOW-DENSITY RESIDENTIAL (1 ACRE)
	R-7	SINGLE-FAMILY RESIDENTIAL (20K)
	R-8	LOW-DENSITY RESIDENTIAL (4 ACRES)
	R-9	LOW-DENSITY RESIDENTIAL (2 ACRES)
R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]	
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

Section 2. Anchorage Municipal Code section 21.04.020 is hereby amended to insert a new subsection B ~~[and C]~~ and repealing all subsequent subsections, attached hereto as Exhibit A. *(subsection A is not affected and therefore not set out):*

21.04.020 Residential districts.

*** *** ***

B. R: Residential district:

1. Purpose. The R district is intended ~~[to]~~ for residential **areas** that allow for a variety of single-family, two-family, and multifamily dwellings, and ~~[additionally]~~ allow~~[ing]~~ for ~~[it]~~ combination with ~~[a variety of]~~ compatible commercial, retail, services, or office use~~[s]~~ areas. The R district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and ~~[a variety of]~~ attached dwelling types in close proximity to each other, as well as mixed-use properties and townhouses. These areas generally are intended to have well-developed infrastructure, and municipal services generally are ~~[intended]~~ to be provided, **but may be varied.**

~~**C. R-OUS: Residential onsite underground services district:**~~

~~**1. Purpose.** The R-OUS district is intended for residential use identical to that of R district, with the exception that the availability of developed infrastructure and municipal service may be varied in these areas.~~

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)

Section 3. Anchorage Municipal Code section 21.09.040 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out):*

21.09.040 General Provisions.

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A. *Zoning districts established.* Girdwood is divided into the following zoning districts:

TABLE 21.09-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED

District Type	District Name	District Description
Residential Districts	R{GR-1}	Residential[ALYESKA HIGHWAY MIXED RESIDENTIAL]

TABLE 21.09-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED

District Type	District Name	District Description
	[R-OUS] [GR-2]	[Residential On-Site Underground Services] [SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL]
	[GR-2A	SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL (CROW CREEK ROAD)
	GR-3	SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL
	GR-4	MULTIPLE-FAMILY RESIDENTIAL
	GR-5	MULTIPLE-FAMILY RESIDENTIAL]
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B. Residential districts.

1. General description. There is one ~~[ARE two]~~[SIX] residential district[S] in Girdwood. [THE RESIDENTIAL DISTRICTS PRIMARILY PERMIT THE DEVELOPMENT OF RESIDENTIAL DWELLING UNITS OF VARIOUS INTENSITIES,ALTHOUGH SOME ALSO PERMIT THE DEVELOPMENT OF OVERNIGHT LODGING, CHILD CARE, RELIGIOUS ASSEMBLY, COMMUNITY BUILDINGS AND USES, NONCOMMERCIAL PARKS, PRIVATE ACADEMIC SCHOOLS AND UTILITY FACILITIES.] Girdwood-specific site and building design standards are contained in Sections 21.09.070 and 21.09.080.

2. Districts.

a. R: Residential district:

i. Purpose. The R district is intended ~~[to]~~ for residential **areas** that allow for a variety of single-family, two-family, and multifamily dwellings, and ~~[additionally]~~ allow~~[ing]~~ for ~~[it]~~ combination with ~~[a variety of]~~ compatible commercial, retail, services, or office use~~[s]~~ areas. The R district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and ~~[a variety of]~~ attached dwelling types in close proximity to each other, as well as mixed-use properties and townhouses. These

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areas generally are intended to have well-developed infrastructure, and municipal services generally are [intended] to be provided, but may be varied.

~~**[b. R-OUS: Residential onsite underground services district:**~~

~~**i. Purpose. The R-OUS district is intended for residential use identical to that of R district, with the exception that the availability of developed infrastructure and municipal service may be varied in these areas.]**~~

[gR-1 (ALYESKA HIGHWAY MIXED RESIDENTIAL) DISTRICT.

i. LOCATION. THE GR-1 DISTRICT IS LOCATED IN TWO SECTIONS ALONG ALYESKA HIGHWAY FROM JUST NORTH OF THE RAILROAD TO JUST PAST THE JUNCTION WITH CROW CREEK ROAD AND ENCOMPASSES ALREADY-SEWERED, ESTABLISHED AND LARGELY DEVELOPED RESIDENTIAL NEIGHBORHOODS CHARACTERIZED GENERALLY BY SINGLE-FAMILY DETACHED AND TWO-FAMILY DEVELOPMENT.

ii. INTENT. THE INTENT OF THIS DISTRICT IS TO CONTINUE THE EXISTING PATTERN OF DEVELOPMENT AS DWELLING UNITS ARE CONSTRUCTED ON THE REMAINING UNDEVELOPED LOTS, AND TO PERMIT DEVELOPMENT OF HOSTELS, INNS AND MULTIPLE-FAMILY HOUSING.III.DISTRICT-SPECIFIC STANDARD. MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT BY ADMINISTRATIVE SITE PLAN REVIEW.

b. GR-2 (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL) DISTRICT.

i. LOCATION. THE GR-2 DISTRICT IS LOCATED IN THE FOLLOWING THREE AREAS:

(A) THE MINE ROADS AREA WEST OF ALYESKA HIGHWAY, JUST NORTH OF THE RAILROAD;

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(B) SOUTH OF ALYESKA HIGHWAY, WEST OF TIMBERLINE DRIVE; AND(C)ALYESKA BASIN SUBDIVISION, LYING NORTH AND SOUTH OF ALYESKA HIGHWAY, AT THE BASE OF MT. ALYESKA.

ii. INTENT. THESE ARE ESTABLISHED AND LARGELY DEVELOPED RESIDENTIAL NEIGHBORHOODS CHARACTERIZED BY SINGLE-FAMILY DETACHED AND TWO-FAMILY DEVELOPMENT. THE INTENT IS TO ALLOW DEVELOPMENT TO CONTINUE IN A MANNER CONSISTENT AND COMPATIBLE WITH EXISTING DEVELOPMENT PATTERNS.

III. DISTRICT-SPECIFIC STANDARDS.

(A) NONRESIDENTIAL USES MAY BE ALLOWED AS PROVIDED IN TABLE 21.09-2, BUT SHALL BE ALLOWED ONLY ON CENTRAL SEWER, NOT SEPTIC SYSTEMS.

(B) ONLY ONE PRINCIPAL STRUCTURE IS ALLOWED ON ANY LOT OR TRACT.

c. GR-2A (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL —CROW CREEK ROAD) DISTRICT.

i. LOCATION. THE GR-2A DISTRICT IS LOCATED ON BOTH SIDES OF UPPER CROW CREEK ROAD IN CROW CREEK VALLEY, JUST SOUTH OF THE GIRDWOOD MINE.

II. INTENT. THIS AREA CONSISTS OF AN ESTABLISHED, SPARSELY-DEVELOPED RESIDENTIAL NEIGHBORHOOD CHARACTERIZED BY SINGLE-FAMILY DETACHED DEVELOPMENT. THE INTENT OF THIS DISTRICT IS TO ALLOW DEVELOPMENT TO CONTINUE IN A MANNER CONSISTENT AND COMPATIBLE WITH EXISTING DEVELOPMENT PATTERNS.

III. FEDERAL PATENTS TO MINERAL ESTATE AND VALID STATE AND FEDERAL MINING CLAIMS. THE PROPERTIES IN THIS DISTRICT HAVE FEDERAL PATENTS TO MINERAL ESTATE AND/OR VALID STATE AND FEDERAL MINING CLAIMS. MINING ACTIVITY

1 UNDER THE AUSPICES OF THOSE PATENTS
2 AND/OR CLAIMS SHALL COMPLY WITH
3 RELEVANT FEDERAL AND STATE
4 REGULATIONS.

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6 IV. DISTRICT-SPECIFIC STANDARDS.

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8 (A) IN SPITE OF SECTION 3.A. BELOW,
9 COMMERCIAL VEHICLES, SHIPPING
10 CONTAINERS, CONSTRUCTION
11 EQUIPMENT, AND THE LIKE MAY BE
12 STORED OUTDOORS IN THIS
13 DISTRICT.

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15 (B) ONLY ONE PRINCIPAL STRUCTURE IS
16 ALLOWED ON ANY LOT OR TRACT.

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18 d. GR-3 (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL)
19 DISTRICT.

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21 i. LOCATION. DISCRETE AREAS OF THE GR-3
22 DISTRICT ARE LOCATED IN THE FOLLOWING
23 AREAS:

24
25 (A) WEST OF ALYESKA HIGHWAY, WEST
26 OF THE GR-1 DISTRICT AND WEST OF
27 THE MINE ROADS PORTION OF THE
28 GR-2 DISTRICT; AND

29
30 (B) BOTH EAST AND WEST OF CROW
31 CREEK ROAD.

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33 ii. INTENT. THE GR-3 DISTRICT IS FOUND IN A
34 NUMBER OF AREAS AND CONSISTS OF
35 UNDEVELOPED LAND DESIGNATED
36 PRIMARILY FOR SINGLE-FAMILY DETACHED
37 AND TWO-FAMILY DEVELOPMENT,
38 ALTHOUGH OTHER TYPES OF RESIDENTIAL
39 USES AND VISITOR ACCOMMODATIONS
40 MAY BE ALLOWED PURSUANT TO THE
41 MASTER PLANNING PROCESS AND TABLE
42 21.09-2.

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44 iii. AREA MASTER PLANNING
45 REQUIRED.(A)PRIOR TO SUBDIVISION OR
46 DEVELOPMENT OF ANY PORTION OF THIS
47 DISTRICT, AREA MASTER PLANNING IS
48 REQUIRED PURSUANT TO SUBSECTION
49 21.09.030 E.(B)USES ALLOWED IN THIS
50 DISTRICT ARE SET FORTH IN TABLE 21.09-2.
51 AREA MASTER PLANNING SHALL NOT

1 CHANGE THE ALLOWED USES IN THIS
2 DISTRICT, UNLESS THE MASTER PLAN IS
3 ADOPTED CONCURRENTLY WITH
4 AMENDMENTS TO THE GIRDWOOD AREA
5 PLAN AND THIS CHAPTER.(C)DIMENSIONAL
6 STANDARDS, SITE DEVELOPMENT AND
7 DESIGN STANDARDS, AND BUILDING
8 DESIGN STANDARDS FOR THIS DISTRICT
9 ARE SET OUT IN SECTIONS 21.09.060,
10 21.09.070, AND 21.09.070, RESPECTIVELY.
11 AREA MASTER PLANNING SHALL NOT
12 CHANGE THOSE STANDARDS.
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14 iv. DISTRICT-SPECIFIC STANDARD. UNLESS
15 DETERMINED OTHERWISE THROUGH AN
16 AREA MASTER PLAN, ONLY ONE PRINCIPAL
17 STRUCTURE IS ALLOWED ON ANY LOT OR
18 TRACT.
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20 e. GR-4 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT.
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22 I. LOCATION. THE DISTRICT CONSISTS OF
23 TWO ALREADY-DEVELOPED AREAS AT THE
24 BASE OF MT. ALYESKA, TWO, SMALL
25 ALREADY-DEVELOPED AREAS ON THE
26 WEST SIDE OF ALYESKA HIGHWAY, AND AN
27 AREA SOUTH OF ALYESKA HIGHWAY, JUST
28 EAST OF GLACIER CREEK.
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30 II. INTENT. THE INTENT FOR THE GR-4
31 DISTRICT IS TO CONTINUE THE EXISTING
32 PATTERN OF MULTIPLE-FAMILY
33 DEVELOPMENT ON SEWERS. SINGLE-
34 FAMILY AND TWO-FAMILY DEVELOPMENT IS
35 ALLOWED ON EXISTING LOTS OF LESS THAN
36 20,000 SQUARE FEET.
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38 III. DISTRICT-SPECIFIC STANDARD. MORE
39 THAN ONE PRINCIPAL STRUCTURE MAY BE
40 ALLOWED ON ANY LOT OR TRACT BY
41 ADMINISTRATIVE SITE PLAN REVIEW.
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43 f. GR-5 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT.
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45 I. LOCATION. THE GR-5 DISTRICT CONSISTS
46 OF TWO AREAS WHICH ARE:
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48 (A) WEST OF CROW CREEK ROAD, JUST
49 NORTH OF CALIFORNIA CREEK; AND
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(B) EAST OF CROW CREEK ROAD, WEST OF GLACIER CREEK.

ii. INTENT. THIS DISTRICT IS INTENDED FOR MULTIPLE-FAMILY DEVELOPMENT ON SEWERS.

iii. DISTRICT-SPECIFIC STANDARDS.

(A) MINIMUM DENSITY. THE MINIMUM DENSITY FOR RESIDENTIAL DEVELOPMENT WHERE PUBLIC SEWER IS AVAILABLE, SHALL BE FIVE DWELLING UNITS PER ACRE.

(B) SINGLE-FAMILY DEVELOPMENT IN GR-5. ONE SINGLE-FAMILY STRUCTURE IS ALLOWED ON A PARCEL ONLY WHERE PUBLIC SEWER IS NOT AVAILABLE. MINIMUM LOT SIZE SHALL BE 50,000 SQUARE FEET. SUBDIVISION IS PROHIBITED FOR THE PURPOSE OF PROVIDING SINGLE-FAMILY DEVELOPMENT.

(C) MULTIPLE RESIDENTIAL STRUCTURES. MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT BY ADMINISTRATIVE SITE PLAN REVIEW.]

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2016-30, § 1, 3-22-16)

Section 4. Anchorage Municipal Code section 21.10.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.040. Zoning Districts.

*** **

B. Zoning districts established.

- 1. Chugiak-Eagle River is divided into the following zoning districts as shown on Table 21.10-2:

TABLE 21.10.-2: CHUGIAK-EAGLE RIVER ZONING DISTRICTS ESTABLISHED

District Type	ABBREVIATION	DISTRICT NAME
Residential Districts	R[CE-R-1]	Residential[SINGLE-FAMILY RESIDENTIAL]
	<u>[R-OUS]</u> [CE-R-1A]	<u>[Residential On-Site Underground Services]</u> [SINGLE-FAMILY RESIDENTIAL
	CE-R-2A	SINGLE- AND TWO-FAMILY RESIDENTIAL
	CE-R-2D	TWO-FAMILY RESIDENTIAL
	CE-R-2M	MIXED RESIDENTIAL
	CE-R-3	MULTIFAMILY RESIDENTIAL
	CE-R-5	SUBURBAN RESIDENTIAL WITH MOBILE HOMES
	CE-R-5A	RURAL RESIDENTIAL WITH MOBILE HOMES
	CE-R-6	LOW-DENSITY RESIDENTIAL
	CE-R-7	MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL
	CE-R-8	LOW-DENSITY RESIDENTIAL
	CE-R-9	LOW-DENSITY RESIDENTIAL
CE-R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]	
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C. Residential districts

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2. R: Residential district:

a. Purpose. The R district is intended [to] for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, and [additionally] allow[ing] for [it] combination with [a variety of] compatible

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commercial, retail, services, or office use[s] areas. The R district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and [a variety of] attached dwelling types in close proximity to each other, as well as mixed-use properties and townhouses. These areas generally are intended to have well-developed infrastructure, and municipal services generally are [intended] to be provided, but may be varied.

~~3. R-OUS: Residential onsite underground services district:~~

~~a. Purpose. The R-OUS district is intended for residential use identical to that of R district, with the exception that the availability of developed infrastructure and municipal service may be varied in these areas.]~~

[CE-R-1: Single-family residential district.

a. PURPOSE. THE CE-R-1 DISTRICT IS INTENDED PRIMARILY TO PROVIDE FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO SIX DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE AND MUNICIPAL SERVICES.

3. CE-R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT.

a. PURPOSE. THE CE-R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE, AND MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE CE-R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

4. CR-R-2A: TWO-FAMILY RESIDENTIAL DISTRICT.

a. PURPOSE. THE CE-R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO TEN DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

b. DISTRICT-SPECIFIC STANDARD.

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i. MULTIPLE DETACHED DWELLING UNITS BUILT ON THE SAME LOT OR TRACT WHICH DO NOT QUALIFY AS AN ADU, SHALL BE ALLOWED THROUGH THE PLANNED UNIT DEVELOPMENT (PUD) PROCESS IN ACCORDANCE WITH SUBSECTION 21.03.080H.

5. *CE-R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.*

a. *PURPOSE.* THE CE-R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO 12 DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

b. *DISTRICT-SPECIFIC STANDARD.*

i. THE CE-R-2D DISTRICT SHALL CONFORM TO THE DISTRICT SPECIFIC STANDARDS OF THE CE-R-2A DISTRICT.

6. *CE-R-2M: MIXED RESIDENTIAL DISTRICT.*

a. *PURPOSE.* THE CE-R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES UP TO 15 DWELLING UNITS PER ACRE. THE CE-R-2M DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED INTO DIFFERENT USE DISTRICTS. THE CE-R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL NEIGHBORHOODS. THE DESIGN OF NEW DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS, PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.

b. *DISTRICT-SPECIFIC STANDARDS.*

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- i. MULTIFAMILY BUILDINGS SHALL CONTAIN NO MORE THAN EIGHT DWELLING UNITS PER BUILDING.
- ii. ON LOTS OF ONE ACRE OR MORE WHERE MORE THAN ONE PRINCIPAL STRUCTURE IS ALLOWED (SEE TABLE 21.10-6), THE DEVELOPMENT OF TWO TO FOUR PRINCIPAL STRUCTURES ON A LOT REQUIRES AN ADMINISTRATIVE SITE PLAN REVIEW.
- iii. ON LOTS OF ONE ACRE OR MORE WHERE MORE THAN ONE PRINCIPAL STRUCTURE IS ALLOWED (SEE TABLE 21.10-6), THE DEVELOPMENT OF FIVE OR MORE PRINCIPAL STRUCTURES ON A LOT SHALL BE ALLOWED THROUGH THE PLANNED UNIT DEVELOPMENT (PUD) PROCESS IN ACCORDANCE WITH SUBSECTION 21.03.080 H.

7. *CE-R-3: MULTIFAMILY RESIDENTIAL DISTRICT.*

- a. *PURPOSE.* THE CE-R-3 DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF MULTIFAMILY, TWO-FAMILY, AND SINGLE-FAMILY DWELLINGS, WITH GROSS DENSITIES UP TO 30 DWELLING UNITS PER ACRE. THE DESIGN OF CE-R-3 DEVELOPMENT, INCLUDING BUILDING APPEARANCE, LOCATION OF PARKING, SETBACKS, AND LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.
- b. *DISTRICT-SPECIFIC STANDARD.*
 - i. MULTIPLE DETACHED DWELLING UNITS BUILT ON THE SAME LOT OR TRACT, WHICH DO NOT QUALIFY AS AN ADU, SHALL BE ALLOWED THROUGH THE PLANNED UNIT DEVELOPMENT (PUD) PROCESS IN ACCORDANCE WITH SUBSECTION 21.03.080 H.

8. *CE-R-5: SUBURBAN RESIDENTIAL DISTRICT WITH MOBILE HOMES.*

- a. *PURPOSE.* THE CE-R-5 DISTRICT IS INTENDED FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO SIX DWELLING

1 UNITS PER ACRE WHERE PUBLIC SEWER AND
2 WATER ARE GENERALLY AVAILABLE, AND TO
3 ENCOURAGE AFFORDABLE HOUSING. MOBILE
4 HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN
5 THIS DISTRICT.
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7 9. *CE-R-5A: RURAL RESIDENTIAL DISTRICT WITH MOBILE*
8 *HOMES.*

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10 a. *PURPOSE.* THE CE-R-5A DISTRICT IS INTENDED
11 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL
12 AREAS WITH GROSS DENSITIES UP TO ONE
13 DWELLING UNIT PER ACRE, WHERE PUBLIC
14 SEWER AND WATER ARE GENERALLY NOT
15 AVAILABLE, TO ENCOURAGE AFFORDABLE
16 HOUSING, AND TO PROTECT THE RURAL SETTING
17 BY MAINTAINING LARGE LOTS AND LOW
18 POPULATION DENSITIES IN THE CHUGIAK-EAGLE
19 RIVER AREA. MOBILE HOMES ON INDIVIDUAL LOTS
20 ARE ALLOWED IN THIS DISTRICT.
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22 10. *CE-R-6: LOW-DENSITY RESIDENTIAL DISTRICT.*
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- 24 a. *PURPOSE.* THE CE-R-6 DISTRICT IS INTENDED FOR
25 THOSE LAND AREAS WHERE LARGE LOT
26 DEVELOPMENT IS DESIRABLE. THE CE-R-6
27 DISTRICT IS DESIGNED TO ENCOURAGE LOW-
28 DENSITY RESIDENTIAL DEVELOPMENT WITH
29 GROSS DENSITIES OF UP TO ONE DWELLING UNIT
30 PER ACRE, WHILE AT THE SAME TIME
31 PROTECTING AND ENHANCING THOSE PHYSICAL
32 AND ENVIRONMENTAL FEATURES WHICH ADD TO
33 THE DESIRABILITY OF RURAL RESIDENTIAL
34 LIVING. AVAILABILITY OF INFRASTRUCTURE AND
35 MUNICIPAL SERVICES MAY VARY.
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37 11. *CE-R-7: MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL*
38 *DISTRICT.*

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40 a. *PURPOSE.* THE CE-R-7 DISTRICT IS INTENDED
41 PRIMARILY FOR SINGLE- AND TWO-FAMILY
42 RESIDENTIAL AREAS WITH GROSS DENSITIES UP
43 TO TWO DWELLING UNITS PER ACRE. THIS
44 DISTRICT MAY ALSO BE APPLIED TO AREAS
45 BETWEEN LARGER LOT DISTRICTS AND HIGHER
46 DENSITY DISTRICTS WHILE AT THE SAME TIME
47 PROTECTING AND ENHANCING THOSE PHYSICAL
48 AND ENVIRONMENTAL FEATURES WHICH ADD TO
49 THE DESIRABILITY OF RURAL RESIDENTIAL
50 LIVING.
51

12. CE-R-8: LOW-DENSITY RESIDENTIAL DISTRICT.

a. PURPOSE. THE CE-R-8 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO ONE DWELLING UNIT PER FOUR ACRES, WHERE TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD BE UNFEASIBLE. IN ADDITION TO TOPOGRAPHY, SOME OF THE NATURAL CONDITIONS WHICH COULD EXIST TO RENDER LAND DESIRABLE FOR THE DENSITIES PROPOSED IN THIS ZONE ARE WIND HAZARDS, MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY, POTENTIAL FOR GROUNDWATER POLLUTION, AND GROUNDWATER AVAILABILITY.

13. CE-R-9: LOW-DENSITY RESIDENTIAL DISTRICT.

a. PURPOSE. THE CE-R-9 DISTRICT IS PRIMARILY FOR SINGLE- AND TWO-FAMILY LARGE LOT RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO ONE DWELLING UNIT PER TWO ACRES, WHERE PUBLIC SEWER AND WATER ARE UNLIKELY TO BE PROVIDED, OR WHERE TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD BE UNFEASIBLE.

14. CE-R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.

a. PURPOSE. THE CE-R-10 DISTRICT IS INTENDED FOR USE IN THOSE AREAS WHERE NATURAL PHYSICAL FEATURES AND ENVIRONMENTAL FACTORS SUCH AS SLOPES, ALPINE AND FOREST VEGETATION, SOILS, SLOPE STABILITY, AND GEOLOGIC HAZARDS REQUIRE UNIQUE AND CREATIVE DESIGN FOR DEVELOPMENT.

b. DISTRICT-SPECIFIC STANDARDS. DISTRICT-SPECIFIC STANDARDS ARE AS ESTABLISHED IN SUBSECTION 21.04.020.P.2.]

*** **

(AO No. 2012-124(S), 2-26-13; AO No. 2013-117, 12-3-13; AO No. 2014-40(S), § 1, 5-20-14; AO No. 2016-77 , § 1, 8-9-16; AO No. 2017-108 , § 2, 8-8-17)

Section 5. Notwithstanding AMC section 21.03.210, this ordinance shall not require Planning and Zoning Commission review prior to Assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4.

is waived; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 6[5]. This ordinance shall be effective on January 1, 2025, upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2023.

Chair _____

ATTEST:

Municipal Clerk

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