

Submitted by: Assembly Vice Chair Zaletel,
Assembly Member Volland, and
Assembly Member Brawley
Prepared by: Assembly Counsel's Office
For reading:

ANCHORAGE, ALASKA
AO No. 2023-87(S-1)

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE**
2 **“HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE”**
3 **(HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF**
4 **ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, AND 21.06 [~~AND~~**
5 **~~21.07~~] TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT**
6 **THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE**
7 **COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN[, AND**
8 **~~PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO~~**
9 **~~GROUPS OF RESIDENTIAL ZONING DISTRICTS~~], AND WAIVING PLANNING**
10 **AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].**
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13 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase
14 housing availability within the Municipality of Anchorage; and

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16 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the
17 Anchorage 2040 Land Use Plan (“2040 LUP”) and both guide the implementation of
18 and changes to Title 21 of the Anchorage Municipal Code; and

19
20 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development
21 within the Anchorage Bowl; and

22
23 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to
24 alleviate costs; and

25
26 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan
27 and provides a baseline from which land use decisions can proceed, by: providing
28 greater land use predictability and clearer policy direction, coordinating
29 recommended land uses from various adopted area-specific plans, and clarifying
30 the framework for making zoning and development decisions; and

31
32 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential
33 intensities of use, however, it is zoning that regulates and sets the rules for the use
34 of property, lot size, setbacks, building heights, and other site attributes; and

35
36 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use
37 regulations are separate public processes that include community input; and

38
39 **WHEREAS**, the 2040 Land Use Plan Map is the “blueprint that guides future use,
40 intensity, and character of growth” and Title 21 Land Use Code is the “action that
41 carries out the plan by regulating use of property” (2040 LUP, p. 7); and
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1 **WHEREAS**, the 2040 LUP contends that recent Anchorage trends provide a general
2 picture of the future population, including:
3

- 4 • Accelerated growth in aging households and smaller households with fewer
5 children.
- 6 • Continued evolution into one of the most racially and ethnically diverse
7 communities in the U.S.
- 8 • Diverse households and income levels that need more affordable housing
9 options and more transportation choices.
- 10 • Talented professionals from all fields that are attracted to Anchorage’s
11 unique setting.
- 12 • A growing number of multigenerational families and less transient
13 population (2040 LUP, p. 10); and
14

15 **WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will
16 be in “starter home,” moderate income, or downsizing households and that, as a
17 result, people will be looking for smaller, more urban residences with walkable
18 neighborhood amenities nearby; and
19

20 **WHEREAS**, the majority of the 2040 LUP policies support simplifying and
21 streamlining zoning, it is the intent of the Assembly to do so through this ordinance
22 and subsequent implementing legislation which may be known as the HOME
23 Initiative – Housing Opportunities in the Municipality for Everyone; and
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25 **WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the
26 growing housing demand in Anchorage and provide more affordable housing
27 options for residents while still retaining predictability and continuity with existing
28 neighborhood characteristics; and
29

30 **WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing
31 infrastructure, reducing urban sprawl, and minimizing the need for extensive new
32 infrastructure development; and
33

34 **[WHEREAS, SIMPLIFYING ZONING CAN CONTRIBUTE TO A MORE**
35 **WALKABLE AND BIKEABLE COMMUNITY, REDUCING DEPENDENCE ON**
36 **PRIVATE VEHICLES AND PROMOTING HEALTHIER LIFESTYLES; AND]**
37

38 **WHEREAS**, allowing simplified zoning in residential areas can create diverse and
39 vibrant neighborhoods with a greater mix of housing types, promoting social
40 interaction and community cohesion, support public transit systems by providing a
41 larger customer base, making public transportation more economically viable and
42 accessible, enhance access to amenities such as parks, schools, healthcare
43 facilities, and shopping centers, as these amenities can be located closer to where
44 people live, help preserve natural areas and open spaces by minimizing the need
45 for new development on undeveloped land, help reduce the environmental impact
46 associated with suburban sprawl, including carbon emissions from transportation
47 and the loss of natural habitats; and
48

49 **WHEREAS**, allowing for the possibility of more density in residential zoning
50 consistent with the 2040 LUP can encourage the development of mixed-use

~~2. Zoning districts established. The following zoning districts are established:~~

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
Residential Districts	STFR [R-1]	Single and Two Family Residential [SINGLE-FAMILY RESIDENTIAL]
	[R-1A]	[SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A]	[TWO-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2D]	[TWO-FAMILY RESIDENTIAL]
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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)~~

~~*** *** ***~~

~~**21.04.020 Residential districts.**~~

~~*** *** ***~~

~~**B. STFR: Single and Two Family Residential district:**~~

~~1. Purpose. The STFR district provides for a variety of low density urban/suburban residential neighborhoods with gross densities between three and eight dwelling units per acre. Most areas have well developed infrastructure, public water and sewer, and municipal services.~~

~~**[B. R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT.**~~

~~1. PURPOSE. THE R-1 DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]~~

~~**C. Reserved.[R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).**~~

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

D. ~~Reserved. [R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).~~

1. ~~PURPOSE. THE R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND SEVEN DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-2D DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]~~

E. ~~Reserved. [R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.~~

1. ~~PURPOSE. THE R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND EIGHT DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]~~

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~~(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; AO No. 2022-80(S), § 1, 11-22-22)]~~

Section 2. Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table of Allowed Uses is hereby amended as shown in Exhibit B[~~Exhibit A~~] (the remainder of the section is not affected and therefore not set out):

21.05.010 Table of allowed uses.

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

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E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts

[See Exhibit B~~[Exhibit A]~~ for amendments to the Table]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17; AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2020-56 , § 2, 6-23-20; AO No. 2021-54 , § 1, 6-22-21)]

[NOTE: Section 3 of the original and (S) version of this ordinance, amending Anchorage Municipal Code Chapter 21.04, is hereby deleted from this S-1, leaving those provisions existing in code unchanged.]

Section 3. Deleted. [~~Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):~~]

21.04.010 — General provisions.

*** *** ***

A. — Districts Established; Zoning Map

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

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	***	*** *** ***
Residential Districts	CMR-L[R-2M]	Compact Mixed Residential – Low
	***	*** *** ***

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

<i>District Type</i>	<i>Abbreviation</i>	<i>District Name</i>
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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)~~

~~*** *** ***~~

~~**21.04.020 — Residential districts.**~~

~~*** *** ***~~

~~C. — CMR-L: Compact Mixed Residential –Low[RESERVED].~~

~~1. — Purpose. The CMR-L district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre, with 8 or more near Centers or Transit-supportive Development corridors. The CMR-L district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The CMR-L district is to be located in areas that are accessible to major streets without travel through less-intensive uses and provide a transition from more intense uses or traffic volumes to lower intensity residential areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.~~

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~~F. — Reserved.[R-2M: MIXED RESIDENTIAL DISTRICT.~~

~~1. — PURPOSE. THE R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES BETWEEN FIVE AND 15 DWELLING UNITS PER ACRE. THE R-2M DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED INTO DIFFERENT ZONING DISTRICTS. THE R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL NEIGHBORHOODS OR IS~~

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~~TO CREATE A TRANSITION BETWEEN SINGLE-FAMILY, TWO-FAMILY, AND HIGHER DENSITY MULTIFAMILY AND MIXED-USE AREAS. THE DESIGN OF NEW DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS, PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.~~

~~2. DISTRICT-SPECIFIC STANDARDS.~~

~~a. RESIDENTIAL BUILDINGS SHALL CONTAIN NO MORE THAN EIGHT DWELLING UNITS.~~

~~b. THE MAXIMUM LENGTH OF A BUILDING ELEVATION THAT IS TWO AND A HALF STORIES OR MORE IN HEIGHT AT ANY POINT SHALL BE 150 FEET. OTHERWISE, THE MAXIMUM LENGTH SHALL BE 180 FEET.~~

~~c. THE MINIMUM SIDE SETBACK ESTABLISHED IN TABLE 21.06-1 FOR MULTIFAMILY DWELLINGS IN THE R-2M DISTRICT IS REDUCED FROM TEN FEET TO FIVE FEET, PROVIDED THE BUILDING ELEVATION FACING THE SIDE LOT LINE IS:~~

~~i. NO MORE THAN 72 FEET IN LENGTH, IN ORDER TO BE COMPATIBLE IN SCALE TO A SINGLE-FAMILY DWELLING OR DUPLEX; OR~~

~~ii. NO MORE THAN 48 FEET IN LENGTH WITHOUT A RECESS IN ITS WALL PLANE, SUCH THAT THE REMAINING PORTION OF THE BUILDING ELEVATION HAS A MINIMUM SIDE SETBACK OF AT LEAST 15 FEET, IN ORDER TO APPEAR AS AN ARRANGEMENT OF SMALLER, CONNECTED STRUCTURES WITH BACKYARD SPACE.]~~

~~*** *** ***
(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; AO No. 2022-80(S), § 1, 11-22-22)]~~

~~[NOTE Section 4 of the original and (S) version of this ordinance, amending Anchorage Municipal Code Chapter 21.04, is hereby deleted from this S-1, leaving those provisions existing in code unchanged]~~

~~**Section 4. Deleted.** [Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):~~

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~~**[21.04.010 – General provisions.**~~

~~*** *** ***~~

~~A. — Districts Established; Zoning Map~~

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

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	***	*** *** ***
Residential Districts	CMR-M[R-3]	Compact Mixed Residential – Medium
	[R-3A]	[RESIDENTIAL MIXED-USE]
	UR-H[R-4]	Urban Residential – High[MULTIFAMILY RESIDENTIAL]
	[R-4A]	[MULTIFAMILY RESIDENTIAL MIXED-USE]
	LLR[R-5]	Large Lot Residential[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)~~

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2 *** *** ***

3 **~~21.04.020 Residential districts.~~**

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5 *** *** ***

6 **~~D. CMR-M: Compact Mixed Residential – Medium[RESERVED].~~**

7
8 1. Purpose. The CMR-M district is a multifamily residential district
9 with gross densities between 10 and 30 dwelling units per acre,
10 with 15 or more near Centers or Transit-supportive
11 Development corridors. It is intended primarily for multifamily,
12 apartments, condominiums, and townhouse dwellings
13 characterized by low-rise multistory buildings. It allows a higher
14 percentage of lot coverage than the CMR-L zone, while also
15 maintaining the residential living environment with landscaping,
16 private/common open spaces, and other amenities for
17 residents. This district provides greater housing opportunities
18 and efficient use of residential land near commercial,
19 community activity centers, town centers, and areas well
20 served by transit.

21
22 2. District specific standard. The maximum length of a
23 townhouse-style building elevation shall be 250 feet.

24
25 **~~E. UR-H: Urban Residential – High[RESERVED].~~**

26
27 1. Purpose. The UR-H zone provides for urban living opportunities
28 close to major employment centers and contributes to the
29 vitality of city centers by concentrating new housing nearby. It
30 is intended primarily for apartment buildings, condominiums,
31 and townhouses but also allows for compact single and two-
32 family and mixed density projects, as well as limited ground
33 floor commercial space within residential projects to make
34 efficient use of public infrastructure and lands near city centers.

35
36 **~~F. LLR: Large Lot Residential [RESERVED].~~**

37
38 1. Purpose. The LLR district is intended primarily for single- and
39 two-family residential areas with gross densities of one housing
40 unit or less per gross acre, and up to three dwelling units per
41 acre in areas designated by approved district plans. This district
42 preserves natural vegetation, hillside topography,
43 environmental constraints, and adjacent natural open spaces
44 that contribute to the overall rural character and, where
45 feasible, make use of “conservation subdivisions” that cluster
46 homes to preserve natural features and shared open spaces.
47 The availability of infrastructure and municipal services is
48 varied. Mobile homes on individual lots are allowed in this
49 district.

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51 **~~[G. R-3: MIXED RESIDENTIAL DISTRICT.~~**

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2 ~~1. PURPOSE. THE R-3 DISTRICT IS A MULTIFAMILY~~
3 ~~RESIDENTIAL DISTRICT WITH GROSS DENSITIES~~
4 ~~BETWEEN 15 AND 40 DWELLING UNITS PER ACRE,~~
5 ~~PROVIDED, HOWEVER, THAT HOUSING ALLOWED IN THE~~
6 ~~R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS~~
7 ~~INTENDED PRIMARILY FOR MULTIFAMILY AND~~
8 ~~TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-~~
9 ~~RISE MULTISTORY BUILDINGS. IT ALLOWS A HIGHER~~
10 ~~PERCENTAGE OF LOT COVERAGE THAN THE R-2M ZONE,~~
11 ~~WHILE ALSO MAINTAINING THE RESIDENTIAL LIVING~~
12 ~~ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON~~
13 ~~OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS.~~
14 ~~THIS DISTRICT PROVIDES GREATER HOUSING~~
15 ~~OPPORTUNITIES AND EFFICIENT USE OF RESIDENTIAL~~
16 ~~LAND NEAR COMMERCIAL, COMMUNITY ACTIVITY~~
17 ~~CENTERS, TOWN CENTERS, AND AREAS WELL SERVED~~
18 ~~BY TRANSIT.~~

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20 ~~2. DISTRICT-SPECIFIC STANDARD. THE MAXIMUM LENGTH~~
21 ~~OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL~~
22 ~~BE 250 FEET.~~

23
24 ~~H. R-3A: RESIDENTIAL MIXED-USE DISTRICT.~~

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26 ~~1. PURPOSE R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-~~
27 ~~USE MULTI-FAMILY DISTRICT WITH GROSS DENSITIES~~
28 ~~BETWEEN 12 AND 30 DWELLING UNITS PER GROSS~~
29 ~~ACRE. THE R-3A DISTRICT IS PRIMARILY RESIDENTIAL,~~
30 ~~BUT ALLOWS A VARIETY OF COMPATIBLE COMMERCIAL,~~
31 ~~RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED IN~~
32 ~~TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED~~
33 ~~HOUSING DENSITIES WITH THE ADDITION OF OTHER~~
34 ~~USES, THE R-3A DISTRICT ALLOWS GREATER BUILDING~~
35 ~~HEIGHTS AND GREATER LOT COVERAGE THAN THE R-3~~
36 ~~DISTRICT, BASED ON SITE-SPECIFIC CRITERIA, WHILE~~
37 ~~MAINTAINING A RESIDENTIAL LIVING ENVIRONMENT~~
38 ~~WITH COMMON OPEN SPACE, LANDSCAPING, AND~~
39 ~~OTHER FEATURES THAT BENEFIT RESIDENTS AND THE~~
40 ~~COMMUNITY. THE R-3A DISTRICT IS TYPICALLY~~
41 ~~LOCATED NEAR DESIGNATED CITY, REGIONAL, AND~~
42 ~~TOWN CENTERS. THE COMMERCIAL ASPECTS OF THIS~~
43 ~~MIXED-USE DISTRICT ARE INTENDED TO SERVE LOCAL~~
44 ~~NEIGHBORHOOD NEEDS AND PROMOTE PEDESTRIAN~~
45 ~~ACCESS TO SUPPORT LOCAL SHOPPING.~~

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47 ~~2. DISTRICT-SPECIFIC STANDARDS.~~

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49 ~~a. ALLOWED COMMERCIAL USES. THE R-3A~~
50 ~~DISTRICT ALLOWS A MAXIMUM OF 33 PERCENT OF~~
51 ~~GROSS FLOOR AREA ON THE DEVELOPMENT SITE~~

~~TO BE DEDICATED TO NON-RESIDENTIAL USES SUCH AS COMMERCIAL DEVELOPMENT. ALLOWED COMMERCIAL USES ARE IDENTIFIED IN TABLE 21.05-1. COMMERCIAL USES MAY BE LOCATED IN THE SAME BUILDING AS RESIDENTIAL DEVELOPMENT OR MAY BE HOUSED IN A SEPARATE BUILDING FROM RESIDENTIAL UNITS.~~

~~b. MINIMUM RESIDENTIAL DENSITY. THE DEVELOPMENT SHALL BE BUILT TO A NET DENSITY OF AT LEAST 15 DWELLING UNITS PER ACRE.~~

~~c. TIMING OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT. AT ANY PHASE OF THE DEVELOPMENT, THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT RECEIVE A CERTIFICATE OF OCCUPANCY OR CONDITIONAL CERTIFICATE OF OCCUPANCY UNTIL THE PROPORTIONATE SHARE OF RESIDENTIAL UNITS THAT MEET THE REQUIREMENTS OF SUBSECTIONS 2.A. AND 2.B. ABOVE HAVE RECEIVED A CERTIFICATE OF OCCUPANCY OR CONDITIONAL CERTIFICATE OF OCCUPANCY.~~

~~d. MIXED-USE DEVELOPMENT STANDARDS.~~

~~PURPOSE: THE R-3A DISTRICT IS INTENDED TO CREATE A MIXED-USE NEIGHBORHOOD DEVELOPMENT, WITH BUILDINGS ADDRESSING A "COMPLETE STREET" PEDESTRIAN ENVIRONMENT WITH SHOPS, ENTRANCES, AND WINDOWS. NON-RESIDENTIAL USES SHOULD BE LOCATED ALONG THE STREET FRONTAGE AND AWAY FROM PROPERTY LINES THAT ABUT LOWER DENSITY RESIDENTIAL AREAS.~~

~~i. BUILDING PLACEMENT RELATIVE TO THE STREET. NON-RESIDENTIAL USE SHALL NOT BE SEPARATED FROM ABUTTING STREET ROWS BY PARKING LOTS THAT ARE WIDER THAN ONE PARKING BAY, OR 90 FEET OF TOTAL DISTANCE. WHERE FACING A STREET DESIGNATED IN THE COMPREHENSIVE PLAN AS MAIN STREET, MIXED-USE STREET, OR TRANSIT STREET TYPOLOGY, AT LEAST ONE THIRD OF THE LENGTH OF THE STREET-FACING COMMERCIAL BUILDING ELEVATION SHALL HAVE A MAXIMUM SETBACK OF 40 FEET, IN COMPLIANCE WITH THE ILLUSTRATED~~

1 ~~MAXIMUM SETBACK PROVISIONS OF~~
2 ~~SUBSECTION 21.06.030C.5. THE MAXIMUM~~
3 ~~SETBACK MAY BE INCREASED TO 60 FEET~~
4 ~~AS PROVIDED IN SUBSECTION~~
5 ~~21.06.030C.5.C. OF THE MAXIMUM SETBACK~~
6 ~~PROVISIONS. SITES THAT FRONT ON MORE~~
7 ~~THAN ONE FRONTAGE ARE REQUIRED TO~~
8 ~~MEET THESE STANDARDS ON AT LEAST~~
9 ~~ONE STREET, AS ESTABLISHED ON~~
10 ~~SUBSECTION 21.06.030C.5.A.II., EXCEPT~~
11 ~~THAT A SECOND STREET FRONTAGE SHALL~~
12 ~~EITHER MEET THE MAXIMUM SETBACK OR~~
13 ~~INCORPORATE PRIMARY PEDESTRIAN~~
14 ~~WALKWAYS CONNECTING TO OFF-SITE~~
15 ~~DESTINATIONS.~~

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17 ~~ii. STREET-FACING WINDOWS AND ENTRIES.~~
18 ~~VISUAL ACCESS WINDOWS OR PRIMARY~~
19 ~~ENTRANCES SHALL COMPRISE AT LEAST 15~~
20 ~~PERCENT OF THE NON-RESIDENTIAL WALL~~
21 ~~AREA OF THE STREET-FACING ELEVATION.~~
22 ~~IF THERE IS MORE THAN ONE STREET~~
23 ~~FRONTAGE OR BUILDING ON THE SITE, THE~~
24 ~~STREET-FACING WALL AREAS MAY BE~~
25 ~~COMBINED FOR THE PURPOSE OF THIS~~
26 ~~CALCULATION. BUILDING FAÇADE WALLS~~
27 ~~MORE THAN 150 FEET AWAY FROM THE~~
28 ~~FACING-STREET ROW ARE EXEMPT FROM~~
29 ~~THIS CALCULATION. THE FOLLOWING~~
30 ~~ADDITIONAL STANDARDS APPLY TO THIS~~
31 ~~CALCULATION ON THE GROUND FLOOR:~~

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33 ~~(A) QUALIFYING WINDOWS SHALL BE NO~~
34 ~~MORE THAN FOUR FEET ABOVE~~
35 ~~FINISHED GRADE.~~

36
37 ~~(B) NO SINGLE BLANK WALL SECTION~~
38 ~~BETWEEN QUALIFYING WINDOWS OR~~
39 ~~ENTRIES ON THE LONGEST BUILDING~~
40 ~~ELEVATION SHALL BE MORE THAN~~
41 ~~TWO-THIRDS OF THE TOTAL LENGTH~~
42 ~~OF THAT ELEVATION.~~

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44 ~~iii. VISIBLE PRIMARY ENTRANCES.~~

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46 ~~(A) DEVELOPMENTS WITH NON-~~
47 ~~RESIDENTIAL USES SHALL PROVIDE~~
48 ~~AT LEAST ONE PRIMARY ENTRANCE~~
49 ~~THAT IS CONNECTED BY A WALKWAY~~
50 ~~OF 90 FEET OR LESS TO THE STREET~~
51 ~~ROW. THE WALKWAY SHALL MEET~~

~~THE STANDARDS OF PRIMARY PEDESTRIAN WALKWAY IF THE WALKWAY IS MORE THAN 45 FEET LONG.~~

~~(B) THE PRIMARY ENTRANCE IN SUBSECTION III.(A) ABOVE SHALL BE ACCENTUATED BY AT LEAST ONE OF THE FOLLOWING MENU CHOICES:~~

~~(1) PORTICO, OVERHANG, CANOPY, OR SIMILAR PERMANENT FEATURE PROJECTING FROM THE WALL;~~

~~(2) RECESSED AND/OR PROJECTED ENTRANCE WALL PLANE;~~

~~(3) ARCHES, PEAKED ROOF FORMS, TERRACING PARAPETS, OR OTHER CHANGE OF BUILDING ROOFLINE;~~

~~(4) CHANGES IN SIDING MATERIAL, OR DETAIL FEATURES SUCH AS TILEWORK, TO SIGNIFY THE ENTRANCE; OR~~

~~(5) ENTRANCE PLAZA, PATIO, OR SIMILAR COMMON PRIVATE SPACE.~~

~~iv. STREET-FACING STRUCTURED PARKING. STRUCTURED PARKING IS SUBJECT TO SUBSECTION 21.07.090M.3.~~

~~v. OUTDOOR COMMERCIAL OPERATIONS. ALL COMMERCIAL AND NON-RESIDENTIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING CONCEPT EXCEPT FOR PARKING AND LOADING FACILITIES AND RESTAURANT SEATING.~~

~~vi. MAINTAINING RESIDENTIAL CHARACTER. ALL FLOOR AREA DEDICATED TO HEIGHT INCREASES IN THE DEVELOPMENT BEYOND 40 FEET SHALL BE RESIDENTIAL.~~

~~e. ENHANCED SIDEWALK OPTION. AN ENHANCED SIDEWALK ENVIRONMENT MAY BE PROVIDED IN LIEU OF REQUIRED SIDEWALKS AND SITE~~

~~PERIMETER LANDSCAPING, AS PROVIDED IN
SUBSECTION 21.07.060F.17.~~

~~f. BUILDING HEIGHT INCREASES. BUILDING HEIGHT
INCREASES MAY EXCEED THE MAXIMUM HEIGHT
ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM
HEIGHT OF 70 FEET NOT TO EXCEED SIX STORIES
THROUGH THE FOLLOWING BONUSES. THESE
PROVIDE FOR AN INCREMENTAL INCREASE IN
HEIGHT IN EXCHANGE FOR FEATURES DEEMED
OF BENEFIT TO THE COMMUNITY. HEIGHT
INCREASES ARE SUBJECT TO THE R-3A DISTRICT
BUILDING BULK AND TRANSITION STANDARDS OF
SUBSECTION H. BELOW TO MITIGATE IMPACTS ON
SURROUNDING PROPERTIES AND SUPPORT
NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM
BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO
50 FEET NOT TO EXCEED FOUR STORIES ON SITES
SMALLER THAN TWO ACRES. AN INCREASE IN
HEIGHT MAY BE ACHIEVED THROUGH THE USE OF
ONE OR MORE OF THE FOLLOWING CHOICES:~~

~~i. INCREASED HOUSING DENSITY. ONE STORY
OF ADDITIONAL HEIGHT IS ALLOWED
WHERE THE HOUSING DENSITY OF THE
DEVELOPMENT SITE IS AT LEAST 30
DWELLING UNITS PER NET ACRE.~~

~~ii. BELOW-GRADE PARKING. ONE STORY OF
ADDITIONAL HEIGHT IS ALLOWED WHERE
AT LEAST ONE THIRD OF THE PARKING
SPACES OF THE DEVELOPMENT SITE ARE IN
A COVERED BELOW-GRADE PARKING
LEVEL. ANOTHER STORY OF ADDITIONAL
HEIGHT IS ALLOWED WHERE AT LEAST
TWO THIRDS OF THE PARKING SPACES OF
THE DEVELOPMENT SITE ARE IN A
COVERED BELOW-GRADE PARKING LEVEL.~~

~~iii. AFFORDABLE HOUSING UNITS. ONE STORY
OF ADDITIONAL HEIGHT IS ALLOWED
WHERE AT LEAST TEN PERCENT OF THE
DWELLINGS ARE AFFORDABLE RENTAL
HOUSING UNITS CONSISTENT WITH THE
STANDARDS OF SUBSECTION 21.07.110G.,
AFFORDABLE HOUSING.~~

~~iv. HABITABLE FLOOR AREA WRAPPING
PARKING GARAGES. ONE STORY OF
ADDITIONAL HEIGHT IS ALLOWED WHERE
THE DEVELOPMENT FEATURES HABITABLE~~

~~FLOOR AREA WRAPPED AROUND A PARKING STRUCTURE. THE GROSS FLOOR AREA OF THE WRAP PORTION OF THE BUILDING SHALL BE EQUAL TO AT LEAST HALF THE GROSS FLOOR AREA OF ADDITIONAL HEIGHT GAINED THROUGH THIS FEATURE.~~

~~v. ADDITIONAL/HIGH-QUALITY OPEN SPACE. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE ADDITIONAL GROUND-LEVEL OPEN SPACE NOT TO BE USED FOR SNOW STORAGE AND THAT MEETS THE STANDARDS FOR HIGH QUALITY SPACES IN SUBSECTION 21.07.030D.4. IS PROVIDED. THE OPEN SPACE SHALL BE IN ADDITION TO ANY OPEN SPACE OTHERWISE REQUIRED BY THIS TITLE, AND ITS AREA SHALL BE EQUAL TO OR GREATER THAN HALF THE GROSS FLOOR AREA OF ADDITIONAL HEIGHT GAINED THROUGH THIS FEATURE.~~

~~vi. TRANSITIONS IN BUILDING SCALE OR HOUSING TYPE. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A TRANSITION IN BUILDING FORM AND SCALE OR HOUSING TYPE DOWN TO ADJACENT PROPERTIES IN LOWER DENSITY RESIDENTIAL ZONING DISTRICTS ALONG THE ENTIRE LENGTH OF AT LEAST ONE PROPERTY LINE OF THE DEVELOPMENT.~~

~~vii. HIGHER-QUALITY STREET-LEVEL MIXED-USE PEDESTRIAN ENVIRONMENT. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A PEDESTRIAN-INTERACTIVE USE MEETING THE STANDARDS OF SUBSECTION 21.07.060F.16. AND ENHANCED SIDEWALK MEETING THE STANDARDS OF SUBSECTION 21.07.060F.4. OR 21.07.060F.17., ALONG THE MAJORITY OF THE STREET-FACING BUILDING ELEVATIONS. SITES WITH MORE THAN TWO FRONTAGES ARE NOT REQUIRED TO MEET THIS STANDARD ON MORE THAN TWO STREETS.~~

~~g. NEIGHBORHOOD PROTECTIONS. IN ORDER FOR NEW DEVELOPMENTS IN THIS DISTRICT TO MAINTAIN COMPATIBILITY WITH ADJACENT~~

~~RESIDENTIAL AREAS, THE FOLLOWING
STANDARDS APPLY:~~

~~i. HEIGHT/BULK TRANSITIONS. BUILDINGS
ARE SUBJECT TO THE HEIGHT TRANSITIONS
FOR NEIGHBORHOOD COMPATIBILITY IN
SUBSECTION 21.06.030D.8.~~

~~ii. NORTHERN CLIMATE WEATHER
PROTECTION AND SUNLIGHT. BUILDINGS
TALLER THAN 40 FEET SHALL NOT CAST
SHADOWS ON RESIDENTIAL PROPERTIES,
DEDICATED NEIGHBORHOOD USE PARKS,
OR SCHOOL PROPERTIES BETWEEN 9:00
A.M. AND 3:00 P.M., SOLAR TIME ON THE
MARCH/SEPTEMBER 21 EQUINOXES.
PROPOSED BUILDINGS THAT WOULD CAST
SHADOWS ON PROPERTIES IN AN R-1 OR R-
2 DISTRICT BETWEEN 9:00 A.M. AND 3:00
P.M., SOLAR TIME FROM SEPTEMBER 21 TO
OCTOBER 21, SHALL BE SUBJECT TO MAJOR
SITE PLAN REVIEW PROCESS TO MITIGATE
SUCH SHADOW IMPACTS.~~

~~iii. BUILDING HEIGHT INCREASES. BUILDING
HEIGHT INCREASES AS PROVIDED FOR IN
SUBSECTION G. ABOVE SHALL BE SUBJECT
TO ADMINISTRATIVE SITE PLAN REVIEW
UNLESS A MAJOR SITE PLAN REVIEW IS
REQUIRED BY OTHER PROVISIONS.
NEIGHBORHOOD PROTECTION STANDARDS
IN SECTION 21.07.070 APPLY AS APPROVAL
CRITERIA. IN CASES WHERE LONG-
DISTANCE VIEWS FROM ABUTTING
STREETS OR RESIDENTIAL PROPERTIES TO
THE MOUNTAINS, THE INLET, NEARBY
LAKES, OR BOGS ARE IMPACTED BY
PROPOSED CONSTRUCTION OVER 40 FEET
IN HEIGHT, THE IMPORTANCE OF THE VIEW
AND THE NUMBER OF PROPERTIES
IMPACTED MAY BE CONSIDERED BY THE
DECISION-MAKING BODY IN ESTABLISHING
THE ALLOWED BUILDING HEIGHT.~~

~~iv. SCALE, PROPORTION, AND DAYLIGHTING
OF STREET CANYON. UPPER FLOOR
PORTIONS OF THE STRUCTURE SHALL BE
SET BACK AN ADDITIONAL FOOT FROM THE
STREET BEYOND THE MINIMUM 10-FOOT
SETBACK OF THE DISTRICT, FOR EACH
FOOT IN BUILDING HEIGHT ABOVE 40 FEET.~~

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2
3 ~~v. UPPER STORY SIZE/WIDTH LIMITS.~~
4 ~~PORTIONS OF STRUCTURES GAINED~~
5 ~~THROUGH AN INCREASE IN ALLOWED~~
6 ~~HEIGHT ABOVE A HEIGHT OF 40 FEET ARE~~
7 ~~LIMITED TO A MAXIMUM FAÇADE WIDTH OF~~
8 ~~130 FEET. THE AVERAGE GROSS FLOOR~~
9 ~~AREA OF ALL STORIES ABOVE 40 FEET IN~~
10 ~~HEIGHT SHALL BE LIMITED TO 12,000~~
11 ~~SQUARE FEET. FOR EACH OF THE FOURTH~~
12 ~~THROUGH SIXTH STORIES, THE TOTAL~~
13 ~~GROSS FLOOR AREA OF THE FLOOR~~
14 ~~PLATES(S) OF THE BUILDING(S) ON THE SITE~~
15 ~~IS LIMITED TO A MAXIMUM OF 25 PERCENT~~
16 ~~OF THE LOT AREA.~~

17 ~~vi. MAXIMUM BUILDING LENGTH. THE MAXIMUM~~
18 ~~LENGTH OF A TOWNHOUSE-STYLE~~
19 ~~BUILDING ELEVATION SHALL BE 250 FEET.~~

20
21 ~~vii. COMMERCIAL GROSS FLOOR AREA~~
22 ~~LIMITATIONS. THE GROSS FLOOR AREA OF~~
23 ~~EACH ALLOWED USE IN THE COMMERCIAL~~
24 ~~USE CATEGORY, EXCEPT FOR GROCERY~~
25 ~~OR FOOD STORE, IS LIMITED TO 10,000~~
26 ~~SQUARE FEET PER USE, WITHOUT ANY~~
27 ~~REVIEW BEYOND THAT REQUIRED BY~~
28 ~~TABLE 21.05-1. GROSS FLOOR AREA OF~~
29 ~~MORE THAN 10,000 SQUARE FEET FOR~~
30 ~~ALLOWED COMMERCIAL USES EXCEPTING~~
31 ~~GROCERY OR FOOD STORES MAY BE~~
32 ~~REQUESTED THROUGH THE CONDITIONAL~~
33 ~~USE PROCEDURE. THE MAXIMUM GROSS~~
34 ~~FLOOR AREA OF A GROCERY OR FOOD~~
35 ~~STORE IS 20,000 SQUARE FEET, WITHOUT~~
36 ~~ANY REVIEW BEYOND THAT REQUIRED BY~~
37 ~~TABLE 21.05-1.~~

38
39 ~~3. DISTRICT LOCATION REQUIREMENTS.~~

40
41 ~~a. PURPOSE. IT IS ESSENTIAL THAT THIS DISTRICT~~
42 ~~BE LIMITED IN EXTENT TO PARTICULAR~~
43 ~~LOCATIONS THAT CAN ACCOMMODATE~~
44 ~~RESIDENTIAL GROWTH WITH MINIMAL IMPACTS~~
45 ~~TO THE CHARACTER OF SURROUNDING~~
46 ~~RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS~~
47 ~~DISTRICT SHOULD ALSO INCLUDE ADEQUATE AND~~
48 ~~COMPLETE STREETS, PUBLIC TRANSIT, WATER,~~
49 ~~SEWER, ELECTRIC, PARKS AND OPEN SPACE~~
50 ~~INFRASTRUCTURE.~~
51

1 ~~b. REQUIREMENTS. THE MINIMUM CONTIGUOUS~~
 2 ~~AREA FOR AN R-3A DISTRICT SHALL BE 21,000~~
 3 ~~SQUARE FEET OR GREATER. IN ADDITION TO~~
 4 ~~MEETING THE GENERAL REZONING APPROVAL~~
 5 ~~CRITERIA, THE NEW OR ENLARGED R-3A~~
 6 ~~DISTRICTS SHALL:~~

7
 8 ~~i. LOCATE IN AN AREA DESIGNATED IN THE~~
 9 ~~COMPREHENSIVE PLAN, LAND USE PLAN~~
 10 ~~MAP, WHERE THE GROWTH-SUPPORTING~~
 11 ~~FEATURE FOR RESIDENTIAL MIXED-USE~~
 12 ~~DEVELOPMENT OVERLAYS THE COMPACT~~
 13 ~~MIXED RESIDENTIAL-MEDIUM, TOWN~~
 14 ~~CENTER, OR MAIN STREET CORRIDOR~~
 15 ~~DESIGNATION, OR A CORRESPONDING~~
 16 ~~DESIGNATION IN A NEIGHBORHOOD OR~~
 17 ~~DISTRICT PLAN; AND~~

18
 19 ~~ii. BE ADJACENT TO ONE OF THE FOLLOWING~~
 20 ~~LAND USE DESIGNATIONS OR STREET~~
 21 ~~CLASSIFICATIONS IDENTIFIED IN THE~~
 22 ~~COMPREHENSIVE PLAN:~~

23
 24 ~~(A) CITY CENTER;~~

25
 26 ~~(B) REGIONAL CENTER;~~

27
 28 ~~(C) TOWN CENTER;~~

29
 30 ~~(D) MAIN STREET CORRIDOR;~~

31
 32 ~~(E) ONE-QUARTER MILE OF A TRANSIT~~
 33 ~~ROUTE STREET ROW OF A~~
 34 ~~DESIGNATED TRANSIT-SUPPORTIVE~~
 35 ~~DEVELOPMENT CORRIDOR; OR~~

36
 37 ~~(F) INTERSECTION OF AN ARTERIAL~~
 38 ~~STREET AND ANOTHER STREET~~
 39 ~~CLASSIFIED IN THE OFFICIAL~~
 40 ~~STREETS AND HIGHWAYS PLAN AS A~~
 41 ~~COLLECTOR OR GREATER, WITH~~
 42 ~~PUBLIC TRANSIT ON BOTH STREETS.]~~

43
 44 ~~I. R-4: MULTIFAMILY RESIDENTIAL DISTRICT.~~

45
 46 ~~1. PURPOSE. THE R-4 DISTRICT IS A MULTIFAMILY MEDIUM~~
 47 ~~TO HIGH DENSITY RESIDENTIAL DISTRICT. IT IS~~
 48 ~~INTENDED PRIMARILY FOR MULTIFAMILY AND MULTI-~~
 49 ~~STORY RESIDENTIAL BUILDINGS, BUT ALSO ALLOWS~~
 50 ~~SINGLE-FAMILY, DUPLEX, AND TOWNHOUSE~~
 51 ~~RESIDENTIAL DEVELOPMENT. FOR MULTI-STORY~~

~~BUILDINGS, THE MAXIMUM SIZE OF BUILDINGS AND INTENSITY OF USE IS REGULATED BY FLOOR AREA RATIO (FAR) AND OTHER SITE DEVELOPMENT STANDARDS. MULTI-STORY DEVELOPMENT IS INTENDED TO BE APPLIED IN AREAS WELL SERVED BY TRANSIT AND/OR ARTERIAL STREETS, AND BY SUPPORTIVE COMMERCIAL SERVICES NEAR THE MAJOR COMMERCIAL AND EMPLOYMENT CENTERS IN DOWNTOWN AND MIDTOWN. ALTHOUGH SOME COMMERCIAL DEVELOPMENT IS ALLOWED WITHIN A RESIDENTIAL DEVELOPMENT, THE DISTRICT IS INTENDED TO BE PRIMARILY RESIDENTIAL. FOR MULTI-STORY BUILDINGS, DEVELOPMENT IS INTENDED TO BE ORIENTED TO THE SIDEWALK WITH WINDOWS, ENTRANCES, AND WALKWAYS TO PROVIDE STRONG PEDESTRIAN CONNECTIONS TO NEARBY SERVICES.~~

~~2. DISTRICT-SPECIFIC STANDARDS.~~

~~a. ALLOWED COMMERCIAL USES. THE COMMERCIAL USES LISTED BELOW ARE ALLOWED THROUGH THE APPROVAL PROCESS SHOWN IN TABLE 21.05-1, SHALL ONLY BE DEVELOPED IN CONJUNCTION WITH MULTIFAMILY OR MIXED USE DWELLINGS, AND ARE LIMITED TO FIVE PERCENT OF THE GROSS FLOOR AREA OF THE DEVELOPMENT ON A SITE, OR 1,500 SQUARE FEET, WHICHEVER IS LESS.~~

~~i. FITNESS AND RECREATIONAL SPORTS CENTER;~~

~~ii. RESTAURANT;~~

~~iii. CONVENIENCE STORE;~~

~~iv. GROCERY OR FOOD STORE.~~

~~b. ALCOHOL SALES PROHIBITED. SPECIAL LAND USE PERMITS FOR ALCOHOL SHALL NOT BE AUTHORIZED FOR USES IN THE R-4 DISTRICT.~~

~~c. FLOOR AREA RATIO (FAR). THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE R-4 DISTRICT IS 1.0, BUT MAY BE INCREASED THROUGH THE BONUS PROVISIONS IN SUBSECTION 21.04.0201.2.D. BELOW.~~

~~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 FEET (OR SLIGHTLY MORE—
SEE SUBSECTION 21.06.030D.7., HEIGHT
ADJUSTMENTS), 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 21.04.020J.2.C. BELOW;~~

~~ii. THE GROUND FLOOR OF THE BUILDING
SHALL BE RESIDENTIAL OR OTHER
PERMITTED NONPARKING USE, FOR AT
LEAST 24 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 FRONTAGE. THE
DIRECTOR MAY WAIVE THIS REQUIREMENT
ON ARTERIALS OR GREATER
CLASSIFICATION STREETS;~~

~~iii. THE HEIGHT INCREASE SHALL ADHERE TO
THE HEIGHT TRANSITIONS PROVISIONS OF
SUBSECTION 21.06.030D.8.; AND~~

~~iv. 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.~~

~~J. R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT.~~

~~1. PURPOSE. THE R-4A DISTRICT IS A PRIMARILY
RESIDENTIAL DISTRICT INTENDED FOR HIGH-DENSITY
MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES
INTENDED TO BE GREATER THAN 35 DWELLING UNITS
PER ACRE. COMMERCIAL RETAIL, SERVICES, AND
OFFICE USES ARE ALSO ALLOWED IN COMBINATION
WITH HOUSING TO CREATE A TRULY MIXED-USE
NEIGHBORHOOD ENVIRONMENT, ALTHOUGH A
MAJORITY OF THE GROSS FLOOR AREA OF THE~~

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~~USES PROPOSED TO OCCUPY
GREATER THAN TEN AND LESS THAN
OR EQUAL TO 20 PERCENT OF THE
GROSS FLOOR AREA OF THE
DEVELOPMENT AS DEPICTED ON A
SITE PLAN.~~

~~(C) A CONDITIONAL USE PERMIT IS
REQUIRED FOR NON-RESIDENTIAL
USES PROPOSED TO OCCUPY
GREATER THAN 20 AND LESS THAN
OR EQUAL TO 49 PERCENT OF THE
GROSS FLOOR AREA OF THE
DEVELOPMENT AS DEPICTED ON A
SITE PLAN.~~

~~(D) MAJOR SITE PLAN REVIEWS OR
CONDITIONAL USE REVIEWS UNDER
SUBSECTIONS B.I.(B). AND B.I.(C).
SHALL MEET THE FOLLOWING
CRITERIA. THIS SHALL BE IN ADDITION
TO THE GENERAL SITE PLAN
APPROVAL CRITERIA (SUBSECTION
21.03.180F.) AND CONDITIONAL USE
APPROVAL CRITERIA (SUBSECTION
21.03.080D.).~~

~~(1) THE DEVELOPMENT SHALL
RESULT IN A NET INCREASE IN
DWELLING UNITS OVER PRE-
DEVELOPMENT DENSITY, OR
SHALL BE AT LEAST 20
DWELLING UNITS PER ACRE,
WHICHEVER IS GREATER. THE
TOTAL GROSS FLOOR AREA OF
HOUSEHOLD LIVING USES
SHALL BE EQUAL TO OR
GREATER THAN ANY PRIOR
RESIDENTIAL DEVELOPMENT.~~

~~(2) STIPULATIONS MAY BE
IMPOSED RELATING TO
BUILDING DESIGN, TRAFFIC,
PRIVACY, FLOOR AREA
RESTRICTIONS, RESTRICTIONS
AGAINST COMMERCIAL ABOVE
THE GROUND FLOOR, AND
OTHER CONDITIONS
NECESSARY TO MAINTAIN A
RESIDENTIAL CHARACTER AND
COMPATIBILITY WITH~~

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~~ADJACENT RESIDENTIAL DISTRICTS.~~

~~ii. THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT BE GIVEN A CERTIFICATE OF ZONING COMPLIANCE OR A CONDITIONAL CERTIFICATE OF ZONING COMPLIANCE UNTIL ALL OF THE RESIDENTIAL PORTION OF THE DEVELOPMENT IS GIVEN A CERTIFICATE OF ZONING COMPLIANCE.~~

~~iii. GROUND FLOOR BUILDING FACADES FACING AND WITHIN 100 FEET OF PUBLIC STREETS, PRIMARY CIRCULATION DRIVES, OR PRIMARY PEDESTRIAN WALKWAYS SHALL MEET THE FOLLOWING WINDOW STANDARDS ON THOSE FACADES:~~

~~(A) NON-RESIDENTIAL USES: AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS PROVIDING VISUAL ACCESS TO THE INTERIOR OF THE BUILDING.~~

~~(B) RESIDENTIAL USES: AT LEAST 25 PERCENT OF THE LENGTH AND 12 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS.~~

~~(C) ALL USES: BLANK WALLS SHALL NOT EXCEED 30 FEET IN LENGTH.~~

~~iv. ALL COMMERCIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN A COMPLETELY ENCLOSED BUILDING EXCEPT FOR PARKING AND LOADING FACILITIES AND OUTDOOR RESTAURANT SEATING. OUTDOOR STORAGE OF GOODS ACCESSORY TO A COMMERCIAL USE IS PROHIBITED.~~

~~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 AND 2.0 FAR RESPECTIVELY, 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.~~

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1 ~~THESE INCENTIVES PROVIDE FOR AN~~
2 ~~INCREMENTAL INCREASE IN THE FLOOR AREA OF~~
3 ~~A DEVELOPMENT IN EXCHANGE FOR~~
4 ~~INCREMENTAL INCREASES IN ANY OF THE~~
5 ~~FOLLOWING SPECIAL FEATURES DEEMED OF~~
6 ~~BENEFIT TO THE COMMUNITY. INCREASES IN THE~~
7 ~~FAR MAY BE ACHIEVED THROUGH THE USE OF~~
8 ~~ONE OR MORE OF THE FOLLOWING:~~

9
10 ~~i. BONUS FOR OPEN SPACE. ONE SQUARE~~
11 ~~FOOT OF ADDITIONAL FLOOR AREA IS~~
12 ~~ALLOWED PER SQUARE FOOT OF~~
13 ~~ADDITIONAL OPEN SPACE AREA. THIS~~
14 ~~SPACE SHALL MEET THE STANDARDS OF~~
15 ~~SUBSECTION 21.07.030D. AND BE IN~~
16 ~~ADDITION TO ANY OPEN SPACE REQUIRED~~
17 ~~BY SECTION 21.07.030. THE FLOOR AREA~~
18 ~~BONUS INCREASES TO TWO SQUARE FEET~~
19 ~~FOR OPEN SPACE THAT MEETS THE~~
20 ~~STANDARDS FOR HIGH QUALITY SPACES IN~~
21 ~~SUBSECTION 21.07.030D.6.~~

22
23 ~~ii. BONUS FOR BELOW GRADE PARKING. TWO~~
24 ~~SQUARE FEET OF ADDITIONAL FLOOR AREA~~
25 ~~IS ALLOWED PER GROSS SQUARE FOOT OF~~
26 ~~COVERED BELOW GRADE PARKING FLOOR~~
27 ~~AREA, UP TO A MAXIMUM INCREASE OF 1.0~~
28 ~~FAR. THE FLOOR AREA BONUS INCREASES~~
29 ~~TO THREE SQUARE FEET ON THE SECOND~~
30 ~~PARKING LEVEL BELOW GRADE.~~

31
32 ~~iii. BONUS FOR AFFORDABLE HOUSING. THREE~~
33 ~~SQUARE FEET OF ADDITIONAL FLOOR AREA~~
34 ~~IS ALLOWED PER SQUARE FOOT OF~~
35 ~~AFFORDABLE HOUSING UNIT FLOOR AREA,~~
36 ~~UP TO A MAXIMUM INCREASE OF 0.5 FAR.~~
37 ~~THE AFFORDABLE HOUSING UNITS SHALL~~
38 ~~BE CONSISTENT WITH THE STANDARDS OF~~
39 ~~SUBSECTION 21.07.110H., AFFORDABLE~~
40 ~~HOUSING.~~

41
42 ~~iv. BONUS FOR SIDEWALK/WALKWAY~~
43 ~~WIDENING. ONE SQUARE FOOT OF~~
44 ~~ADDITIONAL FLOOR AREA IS ALLOWED PER~~
45 ~~SQUARE FOOT OF AREA PROVIDED AS PART~~
46 ~~OF A PRIMARY PEDESTRIAN WALKWAY~~
47 ~~THAT MEETS THE REQUIREMENTS OF~~
48 ~~SUBSECTION 21.07.060F.4.~~

49
50 ~~v. BONUS FOR UPPER LEVEL SETBACKS/STEP~~
51 ~~BACKS FOR SUNLIGHT ACCESS. A FLOOR~~

~~AREA BONUS IS ALLOWED 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.~~

~~vi. BONUS FOR AMBIENT DAYLIGHT FOR RESIDENCES. A FLOOR AREA BONUS EQUAL TO TEN 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 SUBSECTION 21.07.110C.8.H.~~

~~vii. 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.~~

~~d. BUILDING HEIGHT INCREASE. BUILDINGS IN THE R-4A DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 90 FEET, SUBJECT TO ALL OF THE FOLLOWING CONDITIONS. THESE CONDITIONS ENCOURAGE SLENDER TOWERS WITH CONDENSED FLOOR PLATES, LIGHT AND AIR AT THE PEDESTRIAN LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:~~

~~i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED FOR THE R-4A DISTRICT IN SUBSECTION 21.04.020I.2.C. ABOVE;~~

~~ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON-PARKING USE FOR AT~~

~~LEAST 25 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE BUILDING, EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON TWO FRONTAGES;~~

~~iii. ALL FLOOR AREA PROVIDED BY THE HEIGHT INCREASE SHALL BE FOR RESIDENTIAL USES;~~

~~iv. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS OF SUBSECTION 21.06.030D.8.;~~

~~v. THE HEIGHT INCREASE SHALL ADHERE TO THE APPLICABLE DESIGN STANDARDS FOR TALL BUILDINGS IN SUBSECTION 21.07.120C.; AND~~

~~vi. UNLESS A MAJOR SITE PLAN REVIEW OR A CONDITIONAL USE IS REQUIRED BY OTHER PARTS OF THIS SECTION, ALL DEVELOPMENTS REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW.~~

~~3. DISTRICT LOCATION REQUIREMENT. IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR STRATEGIC LOCATIONS. THE SUBJECT PROPERTY SHALL BE:~~

~~a. IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN FOR RESIDENTIAL CITY CENTER INTENSITY OR REDEVELOPMENT/MIXED-USE, OR SIMILAR DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND~~

~~b. ADJACENT TO OR WITHIN A DESIGNATED MAJOR EMPLOYMENT CENTER OR MAJOR CITY CENTER, OR ON A DESIGNATED TRANSIT SUPPORTIVE DEVELOPMENT CORRIDOR OR TRANSIT ROUTE WITH 15-MINUTE BUS SERVICE HEADWAYS; AND~~

~~c. CONCENTRATED AS A NODE NEAR THE INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET OF COLLECTOR CLASSIFICATION OR GREATER, IN A COMPACT FORM LIMITED IN EXTENT TO NO MORE THAN A QUARTER MILE BETWEEN ANY TWO POINTS ON~~

~~THE DISTRICT BOUNDARY, UNLESS SPECIFICALLY DESIGNATED OTHERWISE IN AN ADOPTED NEIGHBORHOOD OR DISTRICT PLAN.~~

~~K. R-5: LOW DENSITY RESIDENTIAL DISTRICT.~~

~~1. PURPOSE. THE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.~~

~~L. R-6: LOW-DENSITY RESIDENTIAL (1 ACRE) DISTRICT.~~

~~1. PURPOSE. THE R-6 DISTRICT IS INTENDED PRIMARILY FOR SINGLE AND TWO-FAMILY LARGE-LOT RESIDENTIAL AREAS, WITH GROSS DENSITIES OF UP TO ONE DWELLING UNIT PER ACRE. THE R-6 IS DESIGNED TO ENCOURAGE LOW-DENSITY RESIDENTIAL DEVELOPMENT. THIS DISTRICT IS INTENDED TO PROTECT AND ENHANCE THOSE PHYSICAL AND ENVIRONMENTAL FEATURES THAT ADD TO THE DESIRABILITY OF LARGE-LOT RESIDENTIAL LIVING. THE AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL SERVICES IS VARIED.~~

~~M. R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT.~~

~~1. PURPOSE. THE R-7 DISTRICT IS INTENDED PRIMARILY FOR SINGLE AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN ONE AND TWO DWELLING UNITS PER ACRE. THIS DISTRICT MAY ALSO BE APPLIED TO AREAS BETWEEN LARGER LOT DISTRICTS AND HIGHER DENSITY DISTRICTS.~~

~~N. R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT.~~

~~1. PURPOSE. THE R-8 DISTRICT IS INTENDED PRIMARILY FOR SINGLE AND TWO-FAMILY LARGE-LOT RESIDENTIAL AREAS WITH GROSS DENSITIES LESS THAN 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.~~

~~Q. R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT.~~

~~1. PURPOSE. THE R-9 DISTRICT IS INTENDED PRIMARILY FOR SINGLE AND TWO-FAMILY LARGE LOT RESIDENTIAL AREAS WITH GROSS DENSITIES LESS THAN 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. WHERE PUBLIC FACILITIES MAY BE PROVIDED IN THE DISTANT FUTURE, THE REGULATIONS ARE INTENDED TO ENSURE THAT DEVELOPMENT DURING THE INTERIM PERIOD DOES NOT EXCEED GEOLOGICAL AND HYDROLOGICAL CAPACITIES FOR SAFE AND HEALTHFUL MAINTENANCE OF HUMAN HABITATION.~~

~~P. R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.~~

~~1. PURPOSE. THE 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. CREATIVE SITE DESIGN AND SITE ENGINEERING ARE ESSENTIAL TO ENSURE THAT THE DEVELOPMENT OF THESE LANDS WILL:~~

~~a. PROTECT NATURAL FEATURES SUCH AS PONDS, STREAMS, WETLANDS, AND SPRINGS, AND INCORPORATE SUCH FEATURES INTO THE DEVELOPMENT OF THE SITE DESIGN;~~

~~b. ENSURE THE USE OF SITE DESIGN TECHNIQUES THAT TAKE INTO CONSIDERATION TOPOGRAPHIC CONSTRAINTS AND OTHER PHYSICAL FEATURES;~~

~~c. AVOID NATURAL HAZARDS INCLUDING SNOW AVALANCHE AND MASS WASTING AREAS;~~

~~d. DETAIN THE NATURAL FLOW AND STORAGE CAPACITY OF ANY WATERCOURSE AND WETLAND, TO MINIMIZE THE POSSIBILITY OF FLOODING OR ALTERATION OF WATER BOUNDARIES;~~

~~e. ASSURE THAT SOIL AND SUBSOIL CONDITIONS ARE SUITABLE FOR EXCAVATIONS, SITE PREPARATION, AND ON-SITE WASTE WATER DISPOSAL;~~

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~~f. PROVIDE ADEQUATE SITE DRAINAGE TO AVOID EROSION AND TO CONTROL THE SURFACE RUNOFF IN COMPLIANCE WITH THE FEDERAL CLEAN WATER ACT;~~

~~g. ASSURE AN ADEQUATE SUPPLY OF POTABLE WATER FOR THE SITE DEVELOPMENT; AND~~

~~h. MINIMIZE THE GRADING OPERATIONS, INCLUDING CUT AND FILL, CONSISTENT WITH THE RETENTION OF THE NATURAL CHARACTER OF THE SITE.~~

~~2. DISTRICT-SPECIFIC STANDARDS.~~

~~a. LOT AND SITE REQUIREMENTS. TABLE 21.04-2 PROVIDES THE LOT AND SITE REQUIREMENTS FOR THE R-10 DISTRICT. THIS TABLE APPLIES IN ADDITION TO THE DIMENSIONAL STANDARDS STATED IN TABLE 21.06-1.~~

~~TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT~~

AVERAGE SLOPE OF LOT (PERCENT)	MINIMUM LOT AREA (ACRES)	MINIMUM LOT WIDTH (FEET)	MAXIMUM LOT COVERAGE OF ALL BUILDINGS (PERCENT)	COVERAGE IMPERVIOUS SURFACES (PERCENT)
MORE THAN 30.00	7.50	300	3	8
25.01 – 30.00	5.00	300	5	10
20.01 – 25.00	2.50	180	8	14
20.00 OR LESS	1.25	100	10	20

~~AVERAGE SLOPE IS CALCULATED BY THE FOLLOWING FORMULA:~~

~~$S = \frac{I * L}{A} * 0.0023$~~

~~WHERE:~~

~~S = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT~~

~~I = CONTOUR INTERVAL (20 FEET OR LESS)~~

~~L = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET~~

~~A = AREA OF THE LOT OR TRACT IN ACRES~~

21
22
23
24
25

~~b. BEDROCK. WHEN ONE THIRD OR MORE OF REQUIRED SOILS BORINGS REVEAL BEDROCK AT A DEPTH OF LESS THAN 16 FEET ON THE LOT OR TRACT, LOT AND SITE REQUIREMENTS SHALL BE DETERMINED AS IF THE~~

~~AVERAGE SLOPE WERE IN THE NEXT STEEPER PERCENTAGE RANGE SHOWN ON THE TABLE IN THIS SUBSECTION. ANY REQUIRED SOIL BORING THAT DOES NOT EXTEND TO A DEPTH OF AT LEAST 16 FEET SHALL BE DEEMED FOR THE PURPOSES OF THIS SUBSECTION TO HAVE ENCOUNTERED BEDROCK.]~~

~~(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; AO No. 2022-80(S), § 1, 11-22-22)]~~

Section 5. Anchorage Municipal Code section 21.05.030 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

[NOTE: current text of subsection 21.05.030, which was omitted from the original AO and AO(S), is inserted in the (S-1) version without markup and then amended as indicated]

21.05.030 Residential uses: Definitions and use-specific standards.

This section defines the general residential use categories and specific residential use types listed in Table 21.05-1. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, or subject to a site plan or conditional use review process.

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

*** *** ***

6. Dwelling, two-family.

a. Definition. Two detached buildings on a single lot, each constituting one dwelling unit, or o[Ø]ne detached building on one lot designed for and constituting two dwelling units. The definition includes the term "duplex."

b. Use-specific standard. Two-family dwellings constructed after January 1, 2014 shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.

*** *** ***

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

AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24)

~~[Upon passage of this ordinance by the Assembly, the Planning Department shall initiate the procedure under AMC 21.03.070. to amend the comprehensive plan **and the 2040 Land Use Plan** to be consistent with this ordinance, if the Department determines there are any inconsistencies of this ordinance with the comprehensive plan **or the 2040 Land Use Plan**.]~~

Section 6. Anchorage Municipal Code section 21.06.020 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

[NOTE: current text of subsection 21.06.020, which was omitted from the original AO and AO(S), is inserted in the (S-1) version without markup and then amended as indicated]

21.06.020 Dimensional standards tables.

*** *** ***

B. These general standards may be further limited or modified by other applicable sections of this title. In particular, some uses have use-specific standards in Chapter 21.05 that impose stricter requirements than set forth in these tables.

1[A]. Table of Dimensional Standards: Residential Districts

[See Exhibit C for amendments to the Table]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 9, 2-15-22; AO No. 2022-36, § 3, 4-26-22; AO No. 2023-77, § 9, 7-25-23; AO No. 2023-42, § 3, 8-22-23; AO No. 2023-103(S), § 4(Exh. B.Rev1), 1-1-24)

~~[The Assembly hereby petitions the Planning Department to initiate **[AND EXPEDITE]** a **concurrent** text amendment ordinance to Title 21 under AMC section 21.03.210 by evaluating what amendments are needed to the dimensional standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal Code necessary to give effect to Sections 1 and 2 of this ordinance; drafting an ordinance or ordinances that do so; and providing it and a staff report to the Planning and Zoning Commission for its review and recommendation to be forwarded to the Assembly for action.]~~

Section 7. This ordinance shall be effective immediately upon passage and approval by the Assembly. [THE PLANNING DEPARTMENT SHALL REPORT TO THE ASSEMBLY BY INFORMATION MEMORANDUM AT THE SEPTEMBER 26, 2023 REGULAR MEETING THE STATUS OF ITS REVIEW, ITS

1 DETERMINATION, AND THE TIMELINE FOR A COMPREHENSIVE PLAN
2 AMENDMENT IF SUCH IS NEEDED, AND TEXT AMENDMENT ORDINANCE(S),
3 PURSUANT TO SECTIONS 5 AND 6 OF THIS ORDINANCE.
4

5 **SECTION 8.]** *[It is the intent of the Assembly that it shall, through subsequent*
6 *ordinance(s), make any additional amendments to the Anchorage Municipal Code*
7 *necessary to give effect to Sections 3 and 4 of this ordinance by the effective dates*
8 *for those respective sections, after the Planning Department staff report and*
9 *Planning and Zoning Commission’s review and recommendation in accordance with*
10 *AMC section 21.03.210.]*

11
12 **[SECTION 9. NOTWITHSTANDING AMC SECTION 21.03.210, THIS**
13 **ORDINANCE SHALL NOT REQUIRE PLANNING AND ZONING COMMISSION**
14 **REVIEW PRIOR TO ASSEMBLY ACTION, AND THE 21-DAY PUBLISHED**
15 **NOTICE REQUIREMENT OF AMC SUBSECTION 21.03.020H.4. IS WAIVED;**
16 **THIS ORDINANCE SHALL COMPLY WITH CHARTER § 10.01(B) NOTICE**
17 **REQUIREMENTS.]**

18
19 ~~**[Section 8[10].** This ordinance and the subsequent ordinance and legislation~~
20 ~~necessary to implement it shall be known as the Housing Opportunities in the~~
21 ~~Municipality for Everyone (HOME) Initiative.~~

22
23 ~~**Section 9[11].** This ordinance shall have the following effective dates:~~
24 ~~• Sections 1 and 2 of this ordinance shall be effective immediately upon~~
25 ~~passage and approval by the Assembly[ON JANUARY 1, 2024.~~
26 ~~• SECTION 3 OF THIS ORDINANCE SHALL BE EFFECTIVE ON JUNE 1,~~
27 ~~2024].~~
28 ~~• Sections 3 and 4 of this ordinance shall be effective on January 1, 2025.~~
29 ~~• The remainder of this ordinance shall be effective upon passage and~~
30 ~~approval by the Assembly.]~~

31
32
33 PASSED AND APPROVED by the Anchorage Assembly this _____ day
34 of _____, 2024.

35
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39 _____
Chair

40 ATTEST:

41
42
43 _____
44 Municipal Clerk
45



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM XXX-2024

Meeting Date: Month Day, 2024

From: Assembly Chair Zaletel, and Assembly Members Brawley and Volland.

Subject: AO 2023-87(S-1) AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, AND 21.05[, ~~21.06 AND 21.07~~] TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN[, ~~AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS~~], AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

The proposed S-1 version of the AO 2023-87 makes several substantive changes that are the product of extensive research and public outreach by the sponsors and legislative staff.

To preface, the American Community Survey data shows that household sizes in the Municipality decreased between 2000 and 2022,¹ as the result of a combination of local conditions and larger demographic trends, including: a large aging population cohort (Baby Boomers), smaller family households, a larger proportion of people living alone, and a continuing outflow of working-age adults and families leaving Anchorage and Alaska, particularly over the last decade. Additionally, the Municipality’s own 2012 *Anchorage Housing Market Analysis* found that “given the historic density of development and rate of redevelopment, the Anchorage Bowl does not have sufficient vacant buildable residential land to accommodate the demand for housing units forecasted over the next 20 years,” and that “building mid-rise residential and mid-rise mixed-use rental developments is not financially feasible in the current market.”²

These findings continue to be applicable today, as the rate of new housing production has slowed further in the last decade, and the real estate development community has demonstrated the infeasibility of most housing developments without subsidies through multiple real-world projects, feasibility tests on a variety of properties, and proposed projects that ultimately do not get built.³ This fact is

¹ <https://live.laborstats.alaska.gov/cen/profiles/anch.PDF>, <https://data.census.gov/table/ACSDP1Y2022.DP04?q=Household%20Size%20and%20Type&g=160XX00US0203000>

² Municipality of Anchorage, *Anchorage Housing Market Analysis*, 2012, prepared by McDowell Group and ECONorthwest, page 4.

³ One example: the Housing Anchorage presentation “Does It Pencil?” to the Municipality and key

1 reflected in the Planning Department's May 2023 *Housing White Paper*, which
2 identifies a persistent lack of housing production per year, documented through
3 counts of new building permits and completed units, and inability to meet prior or
4 revised (lower) targets for number of additional housing units needed. This analysis
5 was conducted through comparison of projections from the 2020 Comprehensive
6 Plan, 2040 Land Use Plan, 2012 housing analysis, and various neighborhood and
7 district plans with localized housing needs projections.⁴ These challenges to
8 developing are compounded by steep housing price increases year over year, with
9 both 2022 and 2023 data demonstrating rapidly-rising rent and housing purchase
10 prices.⁵

11
12 Unsurprisingly, statements emphasizing the need to plan for additional housing in
13 the Anchorage Bowl to accommodate future growth have been a consistent theme
14 in the broad intent and policies of the Municipality's comprehensive plans. This is
15 evidenced in language in the Land Use and Housing objectives from the 1982 plan
16 which states:

17
18 "The Municipality should encourage a range in choices of housing
19 within neighborhoods";

20
21 "Residentially zoned land should be brought into balance with
22 housing needs"; "Higher residential development densities should be
23 permitted and encouraged in those areas where amenities can be
24 provided, where the land is suited to such development, where
25 access may be provided without constituting a hazard or overloading
26 of residential streets, and where the development can be designed
27 to minimize conflicts with other uses"; and

28
29 "Zoning, subdivision and building requirements should be reviewed
30 to determine if changes in these requirements could be made which
31 would lower housing costs while maintaining housing quality."⁶

32
33 The *Anchorage 2020 Comprehensive Plan* identified Anchorage's preferred growth
34 scenario as "Urban Transition" and includes the following goals: "General Land Use:

organizations, June 6, 2014: <https://mtviewpost.com/2014/06/07/coalition-seeks-assembly-support-easing-housing-crunch/>

⁴ Municipality of Anchorage Planning Department, *Housing White Paper*, May 2023, pages 6-8.

⁵ Alaska's New Source, "Anchorage sees record breaking jump in rental prices, up 14%," September 13, 2022. <https://www.alaskanewssource.com/2022/09/14/anchorage-sees-record-breaking-jump-rental-prices-up-14/>

Anchorage Daily News, "Alaska home prices jumped again last year as high interest rates also hurt affordability," May 9, 2023. <https://www.adn.com/business-economy/2023/05/08/alaska-home-prices-jumped-again-last-year-as-high-interest-rates-also-hurt-affordability/>

Anchorage Daily News, "Alaska rents just saw their highest increase in over a decade," September 7, 2023. <https://www.adn.com/business-economy/2023/09/07/alaska-rents-just-saw-their-highest-increase-in-over-a-decade/>

⁶ The Comprehensive Plan was published in Title 21 as of July 1982, quoted above are AMC 21.05.050 Land Use Objectives and 21.05.055 Housing Objectives:

<https://www.muni.org/Departments/OCPD/Planning/Publications/SiteAssets/Pages/default/July%201982%20Zoning.pdf>

1 A forward-looking approach to community growth and redevelopment;” “Residential
2 Uses: A variety of housing types and densities in safe, attractive neighborhoods that
3 offer a choice of urban, suburban, and rural lifestyles that are appropriate for
4 northern conditions and in harmony with our natural setting”; “Neighborhood Identity
5 and Vitality: A variety of safe, pleasant, and distinctive neighborhoods responsive to
6 the diverse needs of residents, with good access to schools, recreation, natural
7 areas, and community facilities”; and “Housing: A balanced, diverse supply of
8 affordable, quality housing, located in safe and livable neighborhoods with amenities
9 and infrastructure, that reflects Anchorage’s varied social, cultural, and physical
10 environment.”⁷

11
12 The *Plan* goes on to re-affirm this policy direction in its stated goals:

13
14 “Goal 1: Plan for Growth and Livability, Anchorage achieves residential
15 and commercial growth, which improves community resiliency and
16 citizens’ quality of life as it supports their vision for the future expressed
17 in the Comprehensive Plan;”

18
19 “Goal 2: Infill and Redevelopment, Infill and redevelopment meet the
20 housing and employment needs of residents and businesses in
21 Anchorage”; and

22
23 “Goal 4: Neighborhood Housing: Anchorage’s neighborhoods provide a
24 range of places to live, meeting the housing needs of residents of all
25 income levels, household sizes, interests, ages, abilities, races and
26 ethnicities.”⁸

27
28 Given this clear policy direction, and the public feedback to the HOME Initiative
29 documented in the accompanying AIM to this substitute version, the proposed
30 S-1 dramatically pares down the originally proposed ordinance to accomplish
31 two key changes to code:

- 32
33 1. Amending AMC 21.05.010 to permit two-family dwellings (duplexes) in
34 all residential zones; and
35
36 2. Amending AMC 21.05.030 to redefine two-family dwellings to include
37 two detached structures on one lot.
38

39 These changes are specifically targeted to help achieve the stated policy goals of
40 the Municipality stated above. All the remaining amendments originally proposed in
41 the original and S version of the ordinance have been removed, leaving the code
42 largely unchanged. In the interest of clarity, a sample “clean” version of the proposed
43 S-1, with all legislative drafting removed has been submitted as an AIM for the
44 members consideration.
45

46 **We request your support for the ordinance.**

⁷ Anchorage 2020 Comprehensive Plan, adopted 2001, pages 37-38.

⁸ Anchorage 2040 Land Use Plan, adopted 2017, pages 16-19.

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Prepared by: Assembly Counsel's Office

Respectfully submitted: Meg Zaletel, Assembly Vice Chair
District 4, Midtown Anchorage

Daniel Volland, Assembly Member
District 1, North Anchorage

Anna Brawley, Assembly Member
District 3, West Anchorage



MUNICIPALITY OF ANCHORAGE
Assembly Information Memorandum

No. AIM - 2024

Meeting Date: _____, 2024

From: Assembly Vice Chair Zaletel and Members Brawley and Volland

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, AND 21.06 [~~AND 21.07~~] TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN[, AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS], AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

For the Assembly’s consideration, please see the attached “SAMPLE - Clean” draft version of AO 2023-87(S-1) with legislative drafting markup implemented and removed, for ease of reading. It’s marked as a “SAMPLE,” provided for the convenience of Members and the public.

Prepared by: Assembly Counsel’s Office

Respectfully submitted: Meg Zaletel, Assembly Vice Chair
District 4, Midtown Anchorage

Daniel Volland, Assembly Member
District 1, North Anchorage

Anna Brawley, Assembly Member
District 3, West Anchorage

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Submitted by: Assembly Vice Chair Zaletel,
Assembly Member Volland and
Assembly Member Brawley
Prepared by: Assembly Counsel's Office
For reading:

ANCHORAGE, ALASKA
AO No. 2023-87(S-1)

SAMPLE – Clean version without Legislative Markup

1 AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE
2 "HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE"
3 (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF
4 ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, AND 21.06 TO
5 REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE
6 ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE
7 COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN.
8

9
10 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase
11 housing availability within the Municipality of Anchorage; and
12

13 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the
14 Anchorage 2040 Land Use Plan ("2040 LUP") and both guide the implementation of
15 and changes to Title 21 of the Anchorage Municipal Code; and
16

17 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development
18 within the Anchorage Bowl; and
19

20 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to
21 alleviate costs; and
22

23 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan
24 and provides a baseline from which land use decisions can proceed, by: providing
25 greater land use predictability and clearer policy direction, coordinating
26 recommended land uses from various adopted area-specific plans, and clarifying
27 the framework for making zoning and development decisions; and
28

29 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential
30 intensities of use, however, it is zoning that regulates and sets the rules for the use
31 of property, lot size, setbacks, building heights, and other site attributes; and
32

33 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use
34 regulations are separate public processes that include community input; and
35

36 **WHEREAS**, the 2040 Land Use Plan Map is the "blueprint that guides future use,
37 intensity, and character of growth" and Title 21 Land Use Code is the "action that
38 carries out the plan by regulating use of property" (2040 LUP, p. 7); and
39

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

- 1
- 2 • Accelerated growth in aging households and smaller households with fewer
- 3 children.
- 4 • Continued evolution into one of the most racially and ethnically diverse
- 5 communities in the U.S.
- 6 • Diverse households and income levels that need more affordable housing
- 7 options and more transportation choices.
- 8 • Talented professionals from all fields that are attracted to Anchorage’s
- 9 unique setting.
- 10 • A growing number of multigenerational families and less transient
- 11 population (2040 LUP, p. 10); and
- 12

13 **WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will
14 be in “starter home,” moderate income, or downsizing households and that, as a
15 result, people will be looking for smaller, more urban residences with walkable
16 neighborhood amenities nearby; and

17
18 **WHEREAS**, the majority of the 2040 LUP policies support simplifying and
19 streamlining zoning, it is the intent of the Assembly to do so through this ordinance
20 and subsequent implementing legislation which may be known as the HOME
21 Initiative – Housing Opportunities in the Municipality for Everyone; and

22
23 **WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the
24 growing housing demand in Anchorage and provide more affordable housing
25 options for residents while still retaining predictability and continuity with existing
26 neighborhood characteristics; and

27
28 **WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing
29 infrastructure, reducing urban sprawl, and minimizing the need for extensive new
30 infrastructure development; and

31
32 **WHEREAS**, allowing simplified zoning in residential areas can create diverse and
33 vibrant neighborhoods with a greater mix of housing types, promoting social
34 interaction and community cohesion, support public transit systems by providing a
35 larger customer base, making public transportation more economically viable and
36 accessible, enhance access to amenities such as parks, schools, healthcare
37 facilities, and shopping centers, as these amenities can be located closer to where
38 people live, help preserve natural areas and open spaces by minimizing the need
39 for new development on undeveloped land, help reduce the environmental impact
40 associated with suburban sprawl, including carbon emissions from transportation
41 and the loss of natural habitats; and

42
43 **WHEREAS**, allowing for the possibility of more density in residential zoning
44 consistent with the 2040 LUP can encourage the development of mixed-use
45 neighborhoods, where residents have easy access to a variety of services,
46 employment opportunities, and recreational amenities; and

47
48 **WHEREAS**, allowing for the possibility of more density in residential zoning
49 consistent with the 2040 LUP aligns with the goals of creating a more inclusive and
50 equitable city by providing housing options for people of different income levels and
51 lifestyles and can foster a sense of belonging and community pride, as residents

1 have more opportunities to engage with their neighbors and participate in local
2 activities; and

3
4 **WHEREAS**, simplifying residential zoning to allow for predictable development in a
5 streamlined manner is a proactive and forward-thinking approach that supports the
6 long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040
7 Land Use Plan; and

8
9 **WHEREAS**, the Planning and Zoning Commission is granted specific advisory
10 powers and duties in AMC 21.10.015 regarding the comprehensive plan and Title
11 21, including to “1. Develop, review and make recommendations to the assembly
12 regarding policies, plans and ordinances to implement the municipal function of
13 planning for the economic, social and land use needs of the community” and “2.
14 Develop, review and make recommendations to the assembly regarding the
15 comprehensive development plan and amendments”; now, therefore;

16
17 **THE ANCHORAGE ASSEMBLY ORDAINS:**

18
19 **Section 1.** Deleted.

20
21 **Section 2.** Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table
22 of Allowed Uses is hereby amended as shown in Exhibit B (*the remainder of the*
23 *section is not affected and therefore not set out*):

24
25 **21.05.010 Table of allowed uses.**

26
27 Table 21.05-1 below lists the uses allowed within all base zoning districts in
28 the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters
29 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle
30 River, and the Downtown (DT) Districts, respectively.) Each of the listed uses
31 is defined in Sections 21.05.030 through 21.05.060.

32
33 *** *** ***

34 E. Table of Allowed Uses - Residential, Commercial, Industrial, and
35 Other Districts

36
37 *[See Exhibit B for amendments to the Table]*

38
39 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-
40 28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh.
41 A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-
42 3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-
43 136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 ,
44 § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17;
45 AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18;
46 AO No. 2020-38 , § 6, 5-28-20; AO No. 2020-56 , § 2, 6-23-20; AO No. 2021-
47 54 , § 1, 6-22-21)]

48
49 **Section 3.** Deleted.

50
51 **Section 4.** Deleted.

1
2 **Section 5.** Anchorage Municipal Code section 21.05.030 is hereby amended to
3 read as follows (the remainder of the section is not affected and therefore not set
4 out):

5
6 **21.05.030 Residential uses: Definitions and use-specific standards.**

7
8 This section defines the general residential use categories and specific
9 residential use types listed in Table 21.05-1. This section also contains use-
10 specific standards that apply to specific use types. The use-specific
11 standards apply regardless of whether the use type is permitted as a matter
12 of right, or subject to a site plan or conditional use review process.

- 13
14 A. Household living. This category is characterized by residential
15 occupancy of a dwelling unit by a "household," which is defined in
16 Chapter 21.15. Tenancy is arranged on a month-to-month or longer
17 basis. Common accessory uses include recreational activities, raising
18 of pets, gardens, personal storage buildings, hobbies, and parking of
19 the occupants' vehicles. Specific use types include:

20
21 *** **

22 6. Dwelling, two-family.

- 23
24 a. Definition. Two detached buildings on a single lot, each
25 constituting one dwelling unit, or o[ne] detached
26 building on one lot designed for and constituting two
27 dwelling units. The definition includes the term "duplex."
28
29 b. Use-specific standard. Two-family dwellings constructed
30 after January 1, 2014 shall comply with the applicable
31 residential design standards in Section 21.07.110,
32 Residential Design Standards.

33
34 *** **

35 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-
36 20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17;
37 AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-
38 24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24)

39
40 **Section 6.** Anchorage Municipal Code section 21.06.020 is hereby amended to
41 read as follows (*the remainder of the section is not affected and therefore not set*
42 *out*):

43
44 **21.06.020 Dimensional standards tables.**

45
46 *** **

- 47 B. These general standards may be further limited or modified by other
48 applicable sections of this title. In particular, some uses have use-
49 specific standards in Chapter 21.05 that impose stricter requirements
50 than set forth in these tables.
51

1[A]. Table of Dimensional Standards: Residential Districts

[See Exhibit C for amendments to the Table]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 9, 2-15-22; AO No. 2022-36, § 3, 4-26-22; AO No. 2023-77, § 9, 7-25-23; AO No. 2023-42, § 3, 8-22-23; AO No. 2023-103(S), § 4(Exh. B.Rev1), 1-1-24)

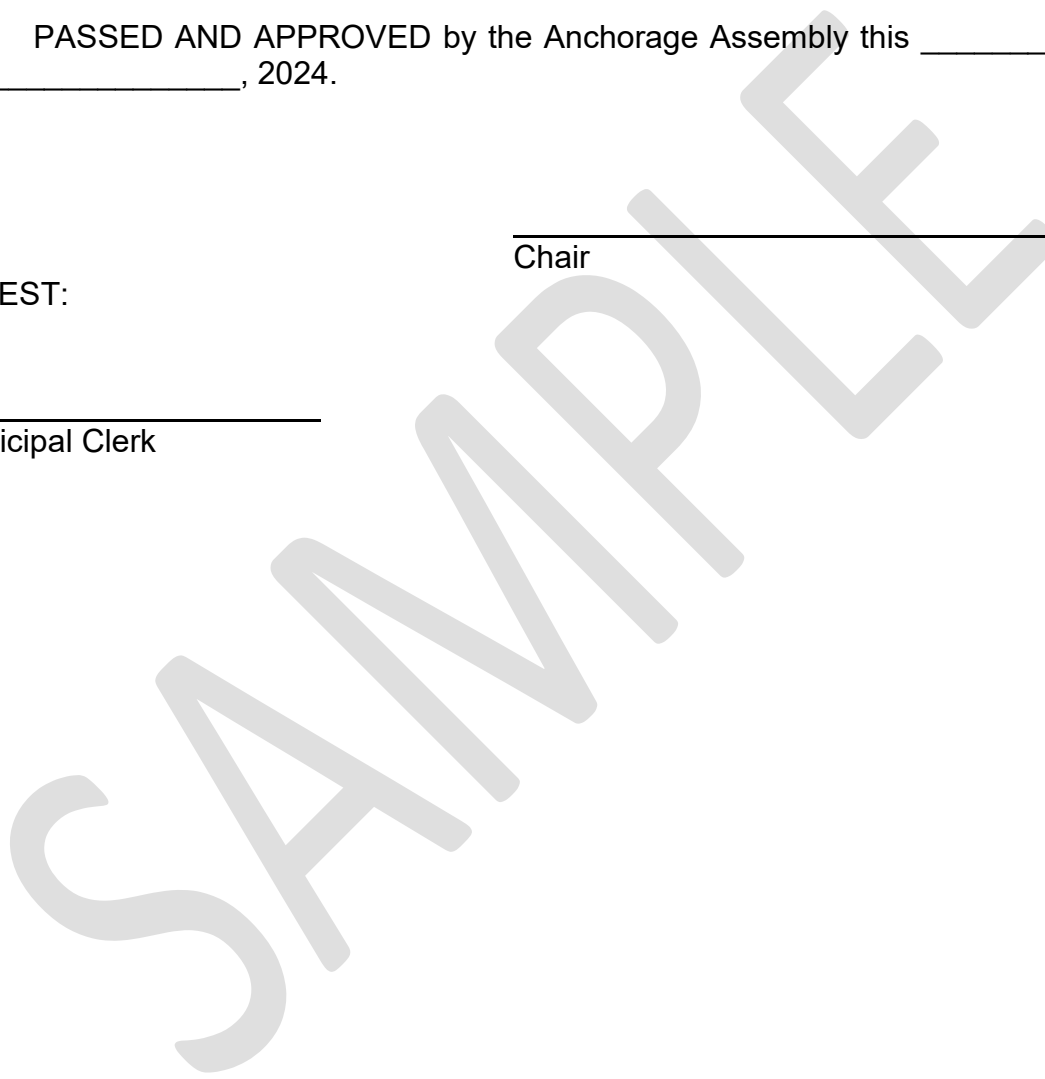
Section 7. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2024.

Chair

ATTEST:

Municipal Clerk



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TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review
[For uses allowed in the A, TA, and TR districts, see section 21.04.060.](#)
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards										
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	MI		AF	DR	PR	PLI	W					
RESIDENTIAL USES																																			
Household Living	Dwelling, mixed-use							P	P	P							P	P	P	P	C												21.05.030A.1.		
	Dwelling, multifamily					P/S	P	P	P	P								P	P	P													21.05.030A.2.		
	Dwelling, single-family, attached			P	P	P	P	P	P	P																							21.05.030A.3.		
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P															P			21.05.030A.4.		
	Dwelling, townhouse					S	S	S	S	P									S	S														21.05.030A.5.	
	Dwelling, two-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																		21.05.030A.6.	
	Dwelling, mobile home																																		21.05.030A.7.
	Manufactured home community					C	C		C		C																								21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														21.05.030B.1.	
	Assisted living facility (9 or more residents)	C	C	C	C	P	P	P	P	P	P	C	C				P	P	P	P	C										C			21.05.030B.1.	
	Correctional community residential center																		C	C			C	C								C			21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P											P			21.05.030B.3.	
	Habilitative care facility, medium (9-25 residents)	C	C	C	C	C	P	P	P	P	C	C	C					P	P	P												C			21.05.030B.3.
	Habilitative care facility, large (26+ residents)						P	P	P	P								P	P	P												C			21.05.030B.3.
	Rooming-house					C	P	P	P	P	C	C	C	C	C		P	P	P	P															21.05.030B.4.
Transitional living facility						P	P	P	P								P	P													C			21.05.030B.5.	
COMMUNITY USES																																			
Adult Care	Adult care facility (3 to 8 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P												P			21.05.040A.	
	Adult care facility (9 or more persons)	C	C	C	C	C	C	C	C	C								P	P	P															21.05.040 A.
Child Care	Child care center (9 or more children)	C	C	C	C	S	S	S	S	S	S	S	S	S	S	P	P	P	P												P			21.05.040B.1.	
	Child care home (up to 8 children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															21.05.040B.2.	
Community Service	Cemetery or mausoleum																															P			21.05.040C.1.
	Community center						S	S	S	S								S	S	S												C	S		21.05.040C.2.
	Crematorium																		P				P	P								C			21.05.040C.3.
	Government administration and civic facility																P/S/M	P/S/M	P/S/M	P/S/M	P/S/M	C			P/S/M					M	P/S/M			21.05.040C.4.	
	Homeless and transient shelter																		C													C			21.05.040C.5.
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P	P												S			21.05.040C.6.
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P			P	P								P			21.05.040C.7.

