

*See AO 2010-50(S)*

**Anchorage, Alaska  
AO No. 2010-50**

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS**  
2 **21.35.020 DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING**  
3 **DISTRICTS, 21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50**  
4 **STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE**  
5 **WIND ENERGY CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN**  
6 **CERTAIN ZONING DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE**  
7 **SITE PLAN REVIEW AND AS CONDITIONAL USES, TO SET GENERAL**  
8 **STANDARDS AND CONDITIONAL USE STANDARDS.**  
9

10  
11 THE ANCHORAGE ASSEMBLY ORDAINS:  
12

13 **Section 1.** Anchorage Municipal Code section 21.35.020 is hereby amended  
14 to read as follows: *(Other definitions in the referenced section are not affected*  
15 *and are therefore not set out unless for context.)*  
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17 **21.35.020 Definitions and rules of construction.**  
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19 \*\*\* \*\*

20 B. The following words, terms and phrases, when used in this title, shall  
21 have the meanings ascribed to them in this section, except where the  
22 context clearly indicates a different meaning:  
23

24 \*\*\* \*\*

25 *Watershed manager* means the executive director of the office of  
26 community planning and development or designee, who is the  
27 administrator of, and storm water program coordinator for, the National  
28 Pollutant Discharge Elimination System municipal separate storm sewer  
29 system permit required under federal law.  
30

31 Wind Energy Conversion System (WECS) means any device or  
32 assemblage which directly converts wind energy into usable thermal,  
33 mechanical, or electrical energy, including such devices as windmills and  
34 wind turbines, towers and supporting structures and such directly  
35 connected facilities as generators, alternators, inverters, batteries, and  
36 associated control equipment.  
37

38 A. A small WECS has a rated power capacity of not more than 25 kW  
39 and is intended to produce power primarily for on-site consumption,  
40 either instead of or as a supplement to utility power.  
41

1            B. A utility WECS has one or more WECS units with a rated capacity  
2            greater than 100 kW, and is intended primarily to provide  
3            distributed electric power as a public or private utility.

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6            (GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No.  
7            78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S);  
8            AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-  
9            91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO  
10            No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No.  
11            86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88;  
12            AO No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-  
13            35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-  
14            2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No. 92-129(S);  
15            AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94;  
16            AO No. 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No.  
17            96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1,  
18            7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO  
19            No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No.  
20            2001-80, § 1, 5-8-01; AO No. 2002-101(S), § 2, 4-9-02; AO No. 2002-109,  
21            § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3,  
22            10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03;  
23            AO No. 2003-124(S), § 1, 1-20-04; AO No. 2004-108(S), § 2, 10-26-04;  
24            AO No. 2005-9, § 1, 3-1-05; AO No. 2005-150(S-1), § 1, 2-28-06; AO No.  
25            2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No.  
26            2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06)

27  
28            **Section 2.** Anchorage Municipal Code subsection 21.40.020 is hereby  
29            amended to read as follows: (*Subsections not affected by this ordinance are not*  
30            *set out unless for context.*)

31  
32            **21.40.020    PLI public lands and institutions district.**

33            \*\*\*            \*\*\*            \*\*\*

34  
35            C.    *Permitted accessory uses and structures.* Permitted accessory  
36            uses and structures are as follows:

37  
38            \*\*\*            \*\*\*            \*\*\*

39            6. One free-standing small wind energy conversion system by  
40            administrative site plan review and subject to the  
41            requirements of section 21.45.410.

42  
43            7. Building-mounted small wind energy conversion systems by  
44            administrative site plan review and subject to the  
45            requirements of section 21.45.410.  
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2           C.     *Conditional uses.* Subject to the requirements of the conditional use  
3 standards and procedures of this title, the following uses may be  
4 permitted:

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6  
7           22. Two or three free-standing small wind energy conversion  
8           systems, subject to the requirements of section 21.50.470.

9  
10          23. Utility wind energy conversion systems, subject to the  
11          requirements of section 21.50.480.

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14           (GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO  
15           No. 81-178(S); AO No. 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-  
16           18; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85;  
17           AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO No. 90-152(S);  
18           AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-  
19           8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO  
20           No. 99-131, § 6, 10-26-99; AO No. 99-149, § 1, 12-14-99; AO No. 2002-  
21           109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03; AO No. 2005-9, § 2, 3-  
22           1-05; AO No. 2005-42(S), § 1, 5-31-05; AO No. 2005-150(S-1), § 2, 2-28-  
23           06; AO No. 2005-185(S), § 2, 2-28-06; AO No. 2005-124(S-1A), § 5, 4-18-  
24           06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

25  
26     **Section 3.** Anchorage Municipal Code subsection 21.40.030 is hereby  
27 amended to read as follows: (*Subsections not affected by this ordinance are not*  
28 *set out unless for context.*)

29  
30           **21.40.030 R-1 and R-1A single-family residential districts.**

31           \*\*\*           \*\*\*           \*\*\*

32  
33           C.     *Permitted accessory uses and structures.* Permitted accessory  
34 uses and structures are as follows:

35           \*\*\*           \*\*\*           \*\*\*

36  
37           9. One small wind energy conversion system by administrative  
38           site plan review and subject to the requirements of section  
39           21.45.410.

40           \*\*\*           \*\*\*           \*\*\*

41  
42           (GAAB 21.05.050.B; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
43           No. 82-54; AO No. 83-216; AO No. 85-21; AO No. 85-28; AO No. 85-78;  
44           AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
45           147(S-2); AO No. 92-114; AO No. 98-53(S), § 1, 6-9-98; AO No. 99-49, §  
46           1, 3-23-99; AO No. 99-62, § 4, 5-11-99; AO No 2002-109, § 3, 9-10-02;

1 AO No. 2005-175, § 1, 1-10-06; AO No. 2005-178, § 2, 1-24-06; AO No.  
2 2005-185(S), § 3, 2-28-06; AO No. 2005-124(S-1A), § 6, 4-18-06; AO No.  
3 2006-64(S-1), §§ 2, 3, 12-12-06

4  
5 **Section 4.** Anchorage Municipal Code subsection 21.40.040 is hereby  
6 amended to read as follows: (*Subsections not affected by this ordinance are not*  
7 *set out unless for context.*)

8  
9 **21.40.040 R-2A two-family residential district (large lot); R-2D two-**  
10 **family residential district.**

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12  
13 C. *Permitted accessory uses and structures.* Permitted accessory  
14 uses and structures are as follows:

15  
16 \*\*\* \*\*

17 9. One small wind energy conversion system by administrative  
18 site plan review and subject to the requirements of section  
19 21.45.410.

20  
21 \*\*\* \*\*

22 (GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO  
23 No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-  
24 52; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No.  
25 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-  
26 78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2);  
27 AO No. 92-114; AO No. 98-53(S), § 2, 6-9-98; AO No. 99-49, § 2, 3-23-99;  
28 AO No. 99-62, § 5, 5-11-99; AO No. 2005-175, § 2, 1-10-06; AO No.  
29 2005-178, § 3, 1-24-06; AO No. 2005-185(S), § 4, 2-28-06; AO No. 2005-  
30 124(S-1A), § 7, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

31  
32 **Section 5.** Anchorage Municipal Code subsection 21.40.045 is hereby  
33 amended to read as follows: (*Subsections not affected by this ordinance are not*  
34 *set out unless for context.*)

35  
36 **21.40.045 R-2M multiple-family residential district.**

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38  
39 C. *Permitted accessory uses and structures.* Permitted accessory  
40 uses and structures are as follows:

41  
42 \*\*\* \*\*

43 9. One small wind energy conversion system on lots with only  
44 one principal structure, by administrative site plan review  
45 and subject to the requirements of section 21.45.410.  
46

1 \*\*\* \*\*  
2 (GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO  
3 No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-  
4 52; AO No. 85-18; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No.  
5 85-23; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-  
6 78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2);  
7 AO No. 92-114; AO No. 98-53(S), § 3, 6-9-98; AO No. 99-49, § 3, 3-23-99;  
8 AO No. 99-62, § 6, 5-11-99; AO No. 2005-175, § 3, 1-10-06; AO No.  
9 2005-178, § 4, 1-24-06; AO No. 2005-185(S), § 5, 2-28-06; AO No. 2005-  
10 124(S-1A), § 8, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

11  
12 **Section 6.** Anchorage Municipal Code subsection 21.40.050 is hereby  
13 amended to read as follows: *(Subsections not affected by this ordinance are not*  
14 *set out unless for context.)*

15  
16 **21.40.050 R-3 multiple-family residential district.**

17  
18 \*\*\* \*\*  
19 C. *Permitted accessory uses and structures.* Permitted accessory  
20 uses and structures are as follows:

21  
22 \*\*\* \*\*  
23 8. One small wind energy conversion system on lots with only  
24 one principal structure, by administrative site plan review  
25 and subject to the requirements of section 21.45.410.

26  
27 \*\*\* \*\*  
28 (GAAB 21.05.050.D; AO No. 77-355; AO No. 80-27; AO No. 80-42; AO  
29 No. 81-67(S); AO No. 82-54; AO No. 83-218; AO No. 84-52; AO No. 85-  
30 18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No.  
31 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-  
32 90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114;  
33 AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 7, 5-11-99; AO No.  
34 2005-175, § 4, 1-10-06; AO No. 2005-178, § 5, 1-24-06; AO No. 2005-  
35 185(S), § 6, 2-28-06; AO No. 2005-124(S-1A), § 9, 4-18-06; AO No. 2006-  
36 64(S-1), §§ 2, 3, 12-12-06)

37  
38 **Section 7.** Anchorage Municipal Code subsection 21.40.060 is hereby  
39 amended to read as follows: *(Subsections not affected by this ordinance are not*  
40 *set out unless for context.)*

41  
42 **21.40.060 R-4 multiple-family residential district.**

43  
44 \*\*\* \*\*  
45 C. *Permitted accessory uses and structures.* Permitted accessory  
46 uses and structures are as follows:

1  
2 \*\*\* \*\*

3 9. One free-standing small wind energy conversion system on  
4 lots with only one principal structure, by administrative site  
5 plan review and subject to the requirements of section  
6 21.45.410.

7  
8 10. Building-mounted small wind energy conversion systems on  
9 lots with only one principal structure, by administrative site  
10 plan review and subject to the requirements of section  
11 21.45.410.

12  
13 \*\*\* \*\*

14 (GAAB 21.05.050.E; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
15 No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28;  
16 AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-  
17 1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 96-131(S), § 2,  
18 10-22-96; AO No. 99-62, § 8, 5-11-99; AO No. 2003-124(S), § 2, 1-20-04;  
19 AO No. 2005-175, § 5, 1-10-06; AO No. 2005-178, § 6, 1-24-06; AO No.  
20 2005-185(S), § 7, 2-28-06; AO No. 2005-124(S-1A), § 10, 4-18-06; AO  
21 No. 2006-64(S-1), §§ 2, 3, 12-12-06)

22  
23 **Section 8.** Anchorage Municipal Code subsection 21.40.070 is hereby  
24 amended to read as follows: *(Subsections not affected by this ordinance are not*  
25 *set out unless for context.)*

26  
27 **21.40.070 R-5 rural residential district; R-5A, rural residential**  
28 **district (large lot).**

29  
30 \*\*\* \*\*

31 C. *Permitted accessory uses and structures.* Permitted accessory  
32 uses and structures are as follows:

33  
34 \*\*\* \*\*

35 11. One small wind energy conversion system by administrative  
36 site plan review and subject to the requirements of section  
37 21.45.410.

38  
39 \*\*\* \*\*

40 (GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
41 No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78;  
42 AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
43 147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-  
44 63(S), § 1, 5-21-02; AO No. 2005-175, § 6, 1-10-06; AO No. 2005-178, §  
45 7, 1-24-06; AO No. 2005-185(S), § 8, 2-28-06; AO No. 2005-124(S-1A), §  
46 11, 4-18-06; AO No. 2006-121, § 2, 9-26-06; AO No. 2006-64(S-1), §§ 2,

1 3, 12-12-06)

2  
3 **Section 9.** Anchorage Municipal Code subsection 21.40.080 is hereby amended  
4 to read as follows: *(Subsections not affected by this ordinance are not set out*  
5 *unless for context.)*

6  
7 **21.40.080 R-6 suburban residential district (large lot).**

8  
9 \*\*\* \*\*

10 C. *Permitted accessory uses and structures.* Permitted accessory  
11 uses and structures are as follows:

12  
13 \*\*\* \*\*

14 11. One small wind energy conversion system by administrative  
15 site plan review and subject to the requirements of section  
16 21.45.410.

17  
18 \*\*\* \*\*

19 (GAAB 21.05.050.G; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
20 No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28;  
21 AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-  
22 1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-27, § 1, 2-  
23 23-99; AO No. 99-62, § 10, 5-11-99; AO No. 2005-175, § 7, 1-10-06; AO  
24 No. 2005-178, § 8, 1-24-06; AO No. 2005-185(S), § 9, 2-28-06; AO No.  
25 2005-124(S-1A), § 12, 4-18-06; AO No. 2006-121, § 3, 9-26-06; AO No.  
26 2006-64(S-1), §§ 2, 3, 12-12-06)

27  
28 **Section 10.** Anchorage Municipal Code subsection 21.40.090 is hereby  
29 amended to read as follows: *(Subsections not affected by this ordinance are not*  
30 *set out unless for context.)*

31  
32 **21.40.090 R-7 intermediate rural residential district.**

33  
34 \*\*\* \*\*

35 C. *Permitted accessory uses and structures.* Permitted accessory  
36 uses and structures are as follows:

37  
38 \*\*\* \*\*

39 11. One small wind energy conversion system by administrative  
40 site plan review and subject to the requirements of section  
41 21.45.410.

42  
43 \*\*\* \*\*

44 (GAAB 21.05.050.H; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
45 No. 82-54; AO No. 83-219; AO No. 85-21; AO No. 85-28; AO No. 85-78;  
46 AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-

1 147(S-2); AO No. 92-114; AO No. 99-62, § 11, 5-11-99; AO No. 2005-175,  
2 § 8, 1-10-06; AO No. 2005-178, § 9, 1-24-06; AO No. 2005-185(S), § 10,  
3 2-28-06; AO No. 2005-124(S-1A), § 13, 4-18-06; AO No. 2006-121, § 4, 9-  
4 26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

5  
6 **Section 11.** Anchorage Municipal Code subsection 21.40.100 is hereby  
7 amended to read as follows: (*Subsections not affected by this ordinance are not*  
8 *set out unless for context.*)

9  
10 **21.40.100 R-8 rural residential district (large lot).**

11 \*\*\* \*\*

12  
13 C. *Permitted accessory uses and structures.* Permitted accessory  
14 uses and structures are as follows:

15  
16 \*\*\* \*\*

17 12. One small wind energy conversion system by administrative  
18 site plan review and subject to the requirements of section  
19 21.45.410.

20  
21 \*\*\* \*\*

22 (GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
23 No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78;  
24 AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO  
25 No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99; AO No. 2005-175,  
26 § 9, 1-10-06; AO No. 2005-178, § 10, 1-24-06; AO No. 2005-185(S), § 11,  
27 2-28-06; AO No. 2005-124(S-1A), § 14, 4-18-06; AO No. 2006-121, § 5, 9-  
28 26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

29  
30 **Section 12.** Anchorage Municipal Code subsection 21.40.110 is hereby  
31 amended to read as follows: (*Subsections not affected by this ordinance are not*  
32 *set out unless for context.*)

33  
34 **21.40.110 R-9 rural residential district.**

35  
36 \*\*\* \*\*

37 C. *Permitted accessory uses and structures.* Permitted accessory  
38 uses and structures are as follows:

39  
40 \*\*\* \*\*

41 12. One small wind energy conversion system by administrative  
42 site plan review and subject to the requirements of section  
43 21.45.410.

44  
45 \*\*\* \*\*

46 (GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO



No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78;  
AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO  
No. 98-53(S), § 5, 6-9-98; AO No. 99-62, § 13, 5-11-99; AO No. 2005-175,  
§ 10, 1-10-06; AO No. 2005-178, § 11, 1-24-06; AO No. 2005-185(S), §  
12, 2-28-06; AO No. 2005-124(S-1A), § 15, 4-18-06; AO No. 2006-121, §  
6, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 13.** Anchorage Municipal Code subsection 21.40.115 is hereby  
amended to read as follows: *(Subsections not affected by this ordinance are not  
set out unless for context.)*

**21.40.115 R-10 residential alpine/slope district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory  
uses and structures are as follows:

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

11. One small wind energy conversion system by administrative  
site plan review and subject to the requirements of section  
21.45.410.

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

(AO No. 81-97; AO No. 81-217; AO No. 85-23; AO No. 85-28; AO No. 85-  
78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2);  
AO No. 98-53(S), § 6, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62,  
§ 14, 5-11-99; AO No. 2005-175, § 11, 1-10-06; AO No. 2005-178, § 12,  
1-24-06; AO No. 2005-185(S), § 13, 2-28-06; AO No. 2005-124(S-1A), §  
16, 4-18-06; AO No. 2006-121, § 7, 9-26-06; AO No. 2006-64(S-1), §§ 2,  
3, 12-12-06)

**Section 14.** Anchorage Municipal Code subsection 21.40.117 is hereby  
amended to read as follows: *(Subsections not affected by this ordinance are not  
set out unless for context.)*

**21.40.117 R-11 Turnagain Arm district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory  
uses and structures are as follows:

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

8. One small wind energy conversion system by administrative  
site plan review and subject to the requirements of section  
21.45.410.

1           \*\*\*           \*\*\*           \*\*\*  
2           (AO No. 82-162; AO No. 84-34; AO No. 85-28; AO No. 85-78; AO No. 85-  
3           91, 10-1-85; AO No. 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-  
4           144, 11-26-88; AO No. 88-171(S-1), 12-31-88; AO No. 94-120, § 1, 8-23-  
5           94; AO No. 94-238(S), § 3, 2-28-94; AO No. 94-239, § 1, 2-14-95; AO No.  
6           96-118, § 1, 8-22-96; AO No. 96-118, § 1, 8-13-96; AO No. 99-62, § 15, 5-  
7           11-99; AO No. 2001-88, § 1, 6-5-01; AO No. 2005-175, § 12, 1-10-06; AO  
8           No. 2005-178, § 13, 1-24-06; AO No. 2005-185(S), § 14, 2-28-06; AO No.  
9           2005-124(S-1A), § 17, 4-18-06; AO No. 2006-121, § 8, 9-26-06; AO No.  
10          2006-64(S-1), §§ 2, 3, 12-12-06)

11  
12 **Section 15.** Anchorage Municipal Code subsection 21.40.130 is hereby  
13 amended to read as follows: *(Subsections not affected by this ordinance are not*  
14 *set out unless for context.)*

15  
16           **21.40.130    R-O residential-office district.**

17  
18           \*\*\*           \*\*\*           \*\*\*  
19           C.    *Permitted accessory uses and structures.* Permitted accessory  
20           uses and structures are as follows:

21  
22           \*\*\*           \*\*\*           \*\*\*  
23                    6.    One small wind energy conversion system by administrative  
24                    site plan review and subject to the requirements of section  
25                    21.45.410.

26  
27           \*\*\*           \*\*\*           \*\*\*  
28           (GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO  
29           No. 80-57; AO No. 81-67(S); AO No. 83-226; AO No. 85-18; AO No. 85-  
30           23; AO No. 85-69; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 86-171;  
31           AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 91-97; AO  
32           No. 92-114; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 16, 5-11-  
33           99; AO No. 2003-124(S), § 3, 1-20-04; AO No. 2005-175, § 13, 1-10-06;  
34           AO No. 2005-178, § 14, 1-24-06; AO No. 2005-185(S), § 15, 2-28-06; AO  
35           No. 2005-124(S-1A), § 18, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-  
36           06)

37  
38 **Section 16.** Anchorage Municipal Code subsection 21.40.140 is hereby  
39 amended to read as follows: *(Subsections not affected by this ordinance are not*  
40 *set out unless for context.)*

41  
42           **21.40.140    B-1A local and neighborhood business district.**

43  
44           \*\*\*           \*\*\*           \*\*\*  
45           C.    *Permitted accessory uses and structures.* Permitted accessory  
46           uses and structures are as follows:

1  
2 \*\*\* \*\*

3 6. Building-mounted small wind energy conversion systems by  
4 administrative site plan review and subject to the  
5 requirements of section 21.45.410.  
6

7 \*\*\* \*\*

8 (GAAB 21.05.050.J; AO No. 77-355; AO No. 78-28; AO No. 78-169; AO  
9 No. 81-67(S); AO No. 81-143; AO No. 83-210; AO No. 85-18; AO No. 85-  
10 23; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO  
11 No. 87-62; AO No. 88-49(S); AO No. 88-171(S-1), 12-31-88; AO No. 88-  
12 147(S-2); AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 17, 5-11-99;  
13 AO No. 2005-185(S), § 16, 2-28-06; AO No. 2005-124(S-1A), § 19, 4-18-  
14 06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)  
15

16 **Section 17.** Anchorage Municipal Code subsection 21.40.150 is hereby  
17 amended to read as follows: *(Subsections not affected by this ordinance are not*  
18 *set out unless for context.)*  
19

20 **21.40.150 B-2A central business district core.**

21 \*\*\* \*\*

22 C. *Permitted accessory uses and structures.* Permitted accessory  
23 uses and structures are as follows:  
24

25 \*\*\* \*\*

26  
27 4. Building-mounted small wind energy conversion systems on  
28 buildings over 60 feet in height, by administrative site plan  
29 review and subject to the requirements of section 21.45.410.  
30

31 \*\*\* \*\*

32 (GAAB 21.05.050.W; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO  
33 No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO  
34 No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 87-148; AO No.  
35 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1;  
36 AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 6, 8-  
37 8-95; AO No. 98-160, § 4, 12-8-98; AO No. 98-188, §§ 1--3, 1-12-99; AO  
38 No. 99-62, § 19, 5-11-99; AO No. 99-131, § 7, 10-26-99; AO No. 2001-80,  
39 § 3, 5-8-01; AO No. 2005-185(S), § 18, 2-28-06; AO No. 2005-124(S-1A),  
40 § 21, 4-18-06; AO No. 2006-49, § 1, 5-16-06; AO No. 2006-64(S-1), §§ 2,  
41 3, 12-12-06; AO No. 2007-121(S-1), § 5, 10-23-07)  
42

43 **Section 18.** Anchorage Municipal Code subsection 21.40.160 is hereby  
44 amended to read as follows: *(Subsections not affected by this ordinance are not*  
45 *set out unless for context.)*  
46

**21.40.160 B-2B central business district, intermediate.**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\* \*\*

4. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\* \*\*

(GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4-6, 1-12-99; AO No. 99-62, § 20, 5-11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80, § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06; AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 6, 10-23-07)

**Section 19.** Anchorage Municipal Code subsection 21.40.170 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.170 B-2C central business district, periphery.**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\* \*\*

5. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\* \*\*

(GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 8, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98;

1 AO No. 98-188, §§ 7--9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No.  
2 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99; AO No. 2001-80, §  
3 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), §  
4 23, 4-18-06; AO No. 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3,  
5 12-12-06; AO No. 2007-121(S-1), § 7, 10-23-07)

6  
7 **Section 20.** Anchorage Municipal Code subsection 21.40.180 is hereby  
8 amended to read as follows: *(Subsections not affected by this ordinance are not*  
9 *set out unless for context.)*

10  
11 **21.40.180 B-3 general business district.**

12 \*\*\* \*\*

13  
14 C. *Permitted accessory uses and structures.* Permitted accessory  
15 uses and structures are as follows:

16  
17 \*\*\* \*\*

18 3. Building-mounted small wind energy conversion systems by  
19 administrative site plan review and subject to the  
20 requirements of section 21.45.410.

21  
22 \*\*\* \*\*

23 (GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO  
24 No. 80-132; AO No. 81-67(S); AO No. 83-209; AO No. 85-18; AO No. 85-  
25 91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 86-182; AO  
26 No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
27 147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95;  
28 AO No. 96-107, § 1, 7-30-96; AO No. 96-131(S), § 3, 10-22-96; AO No.  
29 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-99; AO No. 2001-80, § 6,  
30 5-8-01; AO No. 2004-108(S), § 3, 10-26-04; AO No. 2005-185(S), § 21, 2-  
31 28-06; AO No. 2005-124(S-1A), § 24, 4-18-06; AO No. 2006-64(S-1), §§  
32 2, 3, 12-12-06)

33  
34 **Section 21.** Anchorage Municipal Code subsection 21.40.200 is hereby  
35 amended to read as follows: *(Subsections not affected by this ordinance are not*  
36 *set out unless for context.)*

37  
38 **21.40.200 I-1 light industrial district.**

39 \*\*\* \*\*

40  
41 C. *Permitted accessory uses and structures.* Permitted accessory  
42 uses and structures are as follows:

43  
44 \*\*\* \*\*

45 4. One free-standing small wind energy conversion system by  
46 administrative site plan review and subject to the

1 requirements of section 21.45.410.

2  
3 5. Building-mounted small wind energy conversion systems by  
4 administrative site plan review and subject to the  
5 requirements of section 21.45.410.

6  
7 \*\*\* \*\*

8 D. *Conditional uses.* Subject to the requirements of the conditional use  
9 standards and procedures of this title, the following uses may be  
10 permitted:

11  
12 \*\*\* \*\*

13 17. Two or three free-standing small wind energy conversion  
14 systems, subject to the requirements of section 21.50.470.

15  
16 \*\*\* \*\*

17 (GAAB 21.05.050.O; AO No. 77-355; AO No. 79-95; AO No. 81-67(S);  
18 AO No. 82-105; AO No. 84-57; AO No. 85-91, 10-1-85; AO No. 85-95; AO  
19 No. 86-50; AO No. 86-90; AO No. 87-32; AO No. 88-147(S-2); AO No. 90-  
20 50(S); AO No. 92-114; AO No. 95-68(S-1), § 11, 8-8-95; AO No. 95-76, §  
21 1, 4-4-95; AO No. 95-194, § 1, 1-2-96; AO No. 98-160, § 9, 12-8-98; AO  
22 No. 98-173, § 5, 11-3-98; AO No. 99-62, § 24, 5-11-99; AO No. 2001-80, §  
23 8, 5-8-01; AO No. 2004-5, § 1, 1-20-04; AO No. 2004-108(S), § 5, 10-26-  
24 04; AO No. 2004-178(am), § 1, 1-25-05; AO No. 2005-9, § 3, 3-1-05; AO  
25 No. 2005-185(S), § 23, 2-28-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

26  
27 **Section 22.** Anchorage Municipal Code subsection 21.40.210 is hereby  
28 amended to read as follows: (*Subsections not affected by this ordinance are not*  
29 *set out unless for context.*)

30  
31 **21.40.210 I-2 heavy industrial district.**

32  
33 \*\*\* \*\*

34 C. *Permitted accessory uses and structures.* Permitted accessory  
35 uses and structures are as follows:

36  
37 \*\*\* \*\*

38 4. One free-standing small wind energy conversion system by  
39 administrative site plan review and subject to the  
40 requirements of section 21.45.410.

41  
42 5. Building-mounted small wind energy conversion systems by  
43 administrative site plan review and subject to the  
44 requirements of section 21.45.410.

45  
46 \*\*\* \*\*

1 D. *Conditional uses.* Subject to the requirements of the conditional  
2 use standards and procedures of this title, the following uses may  
3 be permitted:

4 \*\*\* \*\*

5  
6 8. Two or three free-standing small wind energy conversion  
7 systems, subject to the requirements of section 21.50.470.

8  
9 9. Utility wind energy conversion systems, subject to the  
10 requirements of section 21.50.480.

11  
12 \*\*\* \*\*

13 (GAAB 21.05.050.P; AO No. 77-355; AO No. 85-91, 10-1-85; AO No. 87-  
14 32; AO No. 91-184; AO No. 93-148, § 4, 11-16-93; AO No. 96-60, § 1, 8-  
15 6-96; AO No. 96-125, § 1, 11-12-96; AO No. 97-78, § 2, 6-3-97; AO No.  
16 99-62, § 25, 5-11-99; AO No. 2001-80, § 9, 5-8-01; AO No. 2005-185(S),  
17 § 24, 2-28-06; AO No. 2005-124(S-1A), § 26, 4-18-06; AO No. 2006-64(S-  
18 1), §§ 2, 3, 12-12-06)

19  
20 **Section 23.** Anchorage Municipal Code subsection 21.40.240 is hereby  
21 amended to read as follows: (*Subsections not affected by this ordinance are not*  
22 *set out unless for context.*)

23  
24 **21.40.240 T transition district.**

25  
26 \*\*\* \*\*

27 D. *Conditional uses.* Subject to the requirements of the conditional use  
28 and site plan standards and procedures of this title, the following  
29 uses may be permitted only as a conditional use:

30  
31 \*\*\* \*\*

32 12. Small wind energy conversion systems, subject to the  
33 requirements of section 21.50.470.

34  
35 13. Utility wind energy conversion systems, subject to the  
36 requirements of section 21.50.480.

37  
38 \*\*\* \*\*

39 (GAAB 21.05.050.S; AO No. 77-355; AO No. 79-25; AO No. 85-23; AO  
40 No. 85-91, 10-1-85; AO No. 88-59(S); AO No. 88-171(S-1), 12-31-88; AO  
41 No. 98-160, § 10, 12-8-98; AO No. 99-62, § 28, 5-11-99; AO No. 2005-  
42 185(S), § 26, 2-28-06; AO No. 2005-124(S-1A), § 28, 4-18-06; AO No.  
43 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 12, 10-23-07)

44  
45 **Section 24.** Anchorage Municipal Code subsection 21.40.260 is hereby  
46 amended to read as follows: (*Subsections not affected by this ordinance are not*

1 | *set out unless for context.)*

2 |  
3 | **21.40.260 AF antenna farm district.**

4 |  
5 | \*\*\* \*\*

6 | D. *Conditional uses.* Subject to the requirements of the conditional use  
7 | standards and procedures of this title, the following uses may be  
8 | permitted:

9 |  
10 | \*\*\* \*\*

11 | 4. Utility wind energy conversion systems, subject to the  
12 | requirements of section 21.50.480.

13 |  
14 | \*\*\* \*\*

15 | (AO No. 88-147(S-2); AO No. 99-62, § 29, 5-11-99; AO No. 2006-64(S-1),  
16 | §§ 2, 3, 12-12-06)

17 |  
18 | **Section 25.** Anchorage Municipal Code subsection 21.40.270 is hereby  
19 | amended to read as follows: (*Subsections not affected by this ordinance are not*  
20 | *set out unless for context.)*

21 |  
22 | **21.40.270 MC marine commercial district.**

23 |  
24 | \*\*\* \*\*

25 | C. *Permitted accessory uses and structures.* Permitted accessory  
26 | uses and structures are as follows:

27 |  
28 | \*\*\* \*\*

29 | 4. One free-standing small wind energy conversion system by  
30 | administrative site plan review and subject to the  
31 | requirements of 21.45.410.

32 |  
33 | 5. Building-mounted small wind energy conversion systems by  
34 | administrative site plan review and subject to the  
35 | requirements of 21.45.410.

36 |  
37 | \*\*\* \*\*

38 | E. *Conditional uses.* Subject to the requirements of the conditional use  
39 | and site plan standards and procedures of Sections 21.15.030 and  
40 | 21.50.020, the following uses may be permitted:

41 |  
42 | \*\*\* \*\*

43 | 2. Conditional uses with general standards in Section Chapter  
44 | 21.50:

45 |  
46 | \*\*\* \*\*



1                                    f. Two or three free-standing small wind energy  
2                                    conversion systems, subject to the requirements of  
3                                    section 21.50.470.

4  
5                    \*\*\*                    \*\*\*                    \*\*\*

6                    (AO No. 98-160, § 11, 12-8-98; AO No. 99-62, § 30, 5-11-99; AO No.  
7                    2006-64(S-1), §§ 2, 3, 12-12-06)

8  
9                    **Section 26.** Anchorage Municipal Code subsection 21.40.280 is hereby  
10                    amended to read as follows: *(Subsections not affected by this ordinance are not*  
11                    *set out unless for context.)*

12  
13                    **21.40.280    MI marine industrial district.**

14  
15                    \*\*\*                    \*\*\*                    \*\*\*

16                    C.    Permitted accessory uses and structures. Permitted accessory  
17                    uses and structures are as follows:

18  
19                    \*\*\*                    \*\*\*                    \*\*\*

20                    4.    One free-standing small wind energy conversion system by  
21                    administrative site plan review and subject to the  
22                    requirements of 21.45.410.

23  
24                    5.    Building-mounted small wind energy conversion systems by  
25                    administrative site plan review and subject to the  
26                    requirements of 21.45.410.

27  
28                    \*\*\*                    \*\*\*                    \*\*\*

29                    F.    Conditional uses. Subject to the requirements of the conditional  
30                    use standards and procedures of sections 21.15.030 and  
31                    21.50.020, the following uses may be permitted:

32  
33                    \*\*\*                    \*\*\*                    \*\*\*

34                    6.    Two or three small wind energy conversion systems, subject  
35                    to the requirements of section 21.50.470.

36  
37                    7.    Utility wind energy conversion systems, subject to the  
38                    requirements of section 21.50.480.

39  
40                    \*\*\*                    \*\*\*                    \*\*\*

41                    (AO No. 99-62, § 31, 5-11-99; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

42  
43                    **Section 27.** Anchorage Municipal Code chapter 21.45 is hereby amended to  
44                    add a new section to read as follows:

45  
46                    **21.45.410    Small wind energy conversion systems.**

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- A. *Purpose.* The purpose of this section is to regulate and provide standards for small wind energy conversion systems (WECS) as defined in this Code, and to encourage the development of small wind energy systems.
  
- B. *Approval Process.* Small WECS are subject to an administrative site plan review. Sufficient information shall be provided with the application to show that the standards below have been met. The planning director shall grant approval if the standards of this section have been met, and that the applicant has sized and sited the system to reduce impacts on surrounding properties to the maximum extent feasible. Structural stability of the foundation will be assured through the building permit process.
  
- C. *Submittal Requirements.*
  - 1. A description of the project, including the maximum rated power output capacity of the WECS.
  - 2. The make, model, an illustrative photograph or brochure, manufacturer's specifications including noise decibels data for the proposed WECS, the support structure, and method of attachment to the ground and/or structure.
  - 3. Elevation drawing of the WECS showing total height, turbine dimensions, tower and turbine colors, distance between ground and lowest point of any blade, and if proposed, the location of ladders, climbing pegs, and access doors.
  - 4. If the WECS is not certified as meeting the IEEE 1547 standard (Institute of Electrical and Electronic Engineers), then an assessment of potential electromagnetic interference with microwave, radio, television, personal communication systems and other wireless communication is required.
  - 5. Applications shall include a visual impact analysis of the proposed WECS as installed, which shall include color photographs of the proposed site from at least two locations accurately depicting the existing conditions. A computerized photographic simulation, demonstrating any visual impacts from strategic vantage points, is desirable and may be required at the director's discretion. The applicant shall indicate any visual screening proposed to be incorporated into the project that is intended to lessen the system's visual

1 prominence.

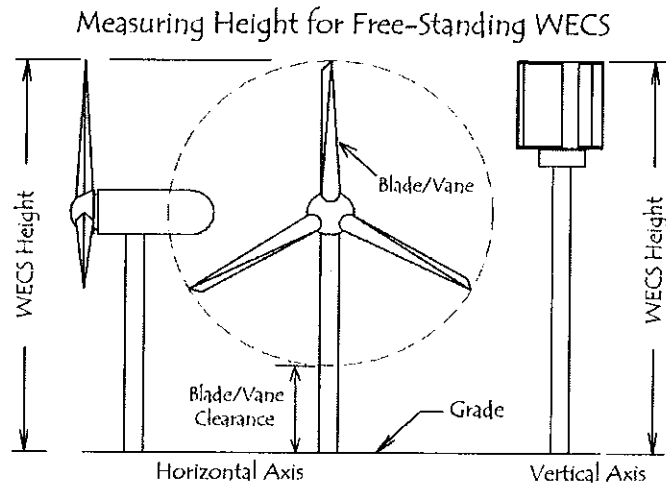
2  
3 D. *Building-Mounted WECS.*

- 4  
5 1. Small WECS in residential zoning districts shall have a rated  
6 power capacity of not more than 10 kW. Small WECS in  
7 nonresidential zoning districts shall have a rated power  
8 capacity of not more than 25 kW.  
9  
10 2. In residential districts on lots less than 20,000 square feet, a  
11 building mounted WECS shall not exceed the maximum  
12 height for principal structures of the underlying zoning district  
13 by more than 10 feet.  
14  
15 3. On buildings of 60 feet or less in height, building mounted  
16 WECS shall be no taller than 10 feet.  
17  
18 4. On buildings over 60 feet in height, building mounted WECS  
19 shall be set back from the structure edge by at least two feet  
20 for every one foot of height greater than 10 feet.  
21  
22 5. Building-mounted WECS shall meet the design standards for  
23 free-standing WECS in subsection E.6. below, with the  
24 exception of E.6.e.  
25

26 E. *Free-Standing WECS.*

- 27  
28 1. *Number of WECS.* Only one small WECS per lot is allowed  
29 in residential zoning districts. Adjoining lots under the same  
30 ownership shall be treated as one lot for purposes of this  
31 limitation.  
32  
33 2. *Power Capacity.* Small WECS in residential zoning districts  
34 shall have a rated power capacity of not more than 10 kW.  
35 Small WECS in nonresidential zoning districts shall have a  
36 rated power capacity of not more than 25 kW.  
37  
38 3. *Minimum Lot Area and Maximum Height.*  
39  
40 a. The minimum lot area for a small WECS is 40,000  
41 square feet.  
42  
43 b. The height of a small WECS shall be determined by  
44 compliance with the setback provisions of subsection  
45 E.4. below. In no instance shall a small WECS  
46 exceed 95 feet in height.

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9
- c. Height shall be measured as depicted in the illustration. Structures shall not interfere with Federal Aviation Administration Regulations on airport approaches. In no case shall the height exceed manufacturer's specifications.



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4. **Blade or Vane Clearance.** Lowest point of moving elements, such as blades or vanes, shall be at least 25 feet above grade. No blades may extend over public sidewalks/trails.
5. **Setbacks.**
- a. Except as allowed in 5.b. below, all WECS shall be setback from all property lines at least 1.1 times the height of system
- b. On lots abutting water bodies such as lakes or ponds, the WECS shall be setback at least 15 feet from the water body edge, but the setback distance required in 5.a. above may extend into the water body, provided that the full extent of the setback distance falls within the water body.
- c. All systems shall be setback at least 1.1 times the height of the system from all overhead power and telecommunication lines, and any telecommunication towers.
6. **Design Standards.**

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- a. Operational noise shall not exceed 50dBH at property line except for short-term high wind speed events such as storms.
- b. All systems shall be equipped with manual and automatic (mechanical or electrical) over-speed controls to limit the blade rotation speed to within the design limits of the system.
- c. The rotating turbine shall not produce vibrations that are humanly perceptible beyond the property lines of the site.
- d. Lattice type towers and towers using guy wires are prohibited.
- e. All power transmission and telemetry lines from the tower to any building or other structure shall be placed underground.
- f. No tower shall be illuminated unless required by a state or federal agency, such as the FAA.
- g. All structures in a project shall be finished in a single, non-reflective, matte finished, neutral color.
- h. No commercial or non-commercial advertisements, signs, or other messages shall be placed or painted on the tower, rotor, generator or tail vane, except that a system or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner.

F. *Abandoned or unsafe wind energy conversion systems.* Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

**Section 28.** Anchorage Municipal Code chapter 21.50 is hereby amended to add new sections to read as follows:

**21.50.470 Small wind energy conversion systems—multiple free-standing towers.**

A. *Purpose.* The purpose of this section is to provide standards for multiple free-standing small WECS in industrial districts and in the

1 PLI district.  
2

- 3 B. *Submittal Requirements.* Multiple free-standing small WECS in  
4 industrial districts and in the PLI districts shall provide the minimum  
5 application information required by section 21.50.480B.  
6  
7 C. *Maximum number of WECS.* No more than three WECS shall be  
8 allowed on any one lot. Adjoining lots under the same ownership  
9 shall be treated as one lot for purposes of this limitation.  
10  
11 D. *Standards.* Multiple free-standing small WECS shall meet the  
12 standards of section 21.45.410E.  
13  
14 E. *Abandoned or unsafe wind energy conversion systems.* Any  
15 system that is not operated for a continuous period of 12 months  
16 shall be considered abandoned and shall be dismantled and  
17 removed from the property at the expense of the property owner.  
18

19 **21.50.480 Utility wind energy conversion systems.**  
20

- 21 A. *Purpose.* The purpose of this section is to provide standards for  
22 utility scale wind energy conversion systems (WECS) generally  
23 utilizing multiple towers designed to produce electric power as a  
24 public or private utility.  
25  
26 B. *Submittal Requirements.* In addition to the minimum application  
27 information set forth in 21.15.030.C, the following shall be provided:  
28  
29 1. For each WECS model proposed, the make, model, an  
30 illustrative photograph or brochure, manufacturer's  
31 specifications including noise decibels data for the proposed  
32 WECS, and drawings of the support structure stamped by a  
33 structural engineer registered in the State of Alaska.  
34  
35 2. Elevation drawing of each WECS model showing total  
36 height, turbine dimensions, tower and turbine colors,  
37 distance between ground and lowest point of any blade, and  
38 if proposed, the location of ladders, climbing pegs, and  
39 access doors.  
40  
41 3. An assessment of potential electromagnetic interference with  
42 microwave, radio, television, personal communication  
43 systems and other wireless communication.  
44  
45 4. An analysis of impacts on local wildlife shall be prepared,  
46 regarding impacts anticipated during construction,

1 reconstruction, modification or operation of WECS. Wildlife  
2 impacts to be considered shall include, at a minimum,  
3 anticipated impacts on birds.  
4

5 5. If any habitable building is located within 1,300 feet of any  
6 proposed Utility WECS unit, then the applicant shall conduct  
7 a study on potential shadow flicker. The study shall identify  
8 locations where shadow flicker may be caused by the WECS  
9 and the expected durations of the flicker at these locations.  
10 The study shall identify areas where shadow flicker may  
11 interfere with habitable buildings and describe measures that  
12 shall be taken to eliminate or mitigate the problems. The  
13 applicant has the burden of proving that shadow flicker will  
14 not negatively impact neighboring uses.  
15

16 6. Applications shall include a visual impact analysis of the  
17 proposed WECS as installed, which may include a  
18 computerized photographic simulation, demonstrating any  
19 visual impacts from strategic vantage points. Color  
20 photographs of the proposed site from at least two locations  
21 accurately depicting the existing conditions shall be included.  
22 The visual analysis shall also indicate the color treatment of  
23 the system's components and any visual screening  
24 incorporated into the project that is intended to lessen the  
25 system's visual prominence.  
26

27 7. A noise analysis by a competent acoustical consultant  
28 documenting the noise levels associated with the proposed  
29 WECS. The study shall document projected noise levels at  
30 property lines. The noise analysis shall include low  
31 frequency noise.  
32

33 C. *Height.* The height as measured from grade to the highest point of  
34 the fully operational system, including the turbine vane(s), shall not  
35 exceed 450 feet in the AF, W, T, and PLI zoning districts, or 200  
36 feet in any other district in which a Utility WECS may be approved.  
37 A Utility WECS shall not interfere with Federal Aviation  
38 Administration Regulations in the vicinity of an airport. In no case  
39 shall the height exceed manufacturer's specifications.  
40

41 D. *Blade or Vane Clearance.* Lowest point of moving elements, such  
42 as blades or vanes, shall be at least 30 feet above grade.  
43

44 E. *Setbacks.*

45 1. All WECS shall setback from all residential property lines at  
46

1 least 3.0 times the height of system, and from all non-  
2 residential property lines a minimum of 2.0 times the height  
3 of the system.  
4

5 2. All systems shall be at least 325 feet from any  
6 telecommunications towers.  
7

8 3. The tower shall maintain a minimum separation distance  
9 equal to 1.1 times the height of system from all overhead  
10 power and telecommunication lines.  
11

12 F. *Design Standards.*  
13

14 1. Except for short-term high wind speed events such as  
15 storms, operational noise shall not exceed 50dBH at any  
16 property line adjacent to a residential zoning district, and  
17 60dBH at any property line adjacent to a nonresidential  
18 zoning district.  
19

20 2. The rotating turbine shall not produce vibrations that are  
21 humanly perceptible beyond the property lines of the site.  
22

23 3. Lattice type towers and towers using guy wires are  
24 prohibited.  
25

26 4. All power transmission and telemetry lines from the tower to  
27 any building or other structure shall be placed underground,  
28 unless otherwise allowed by the planning and zoning  
29 commission.  
30

31 5. No tower shall be illuminated unless required by a state or  
32 federal agency, such as the FAA.  
33

34 6. All structures in a project shall be finished in a single, non-  
35 reflective, matte finished, neutral color.  
36

37 7. No commercial or non-commercial advertisements, signs, or  
38 other messages shall be placed or painted on the tower,  
39 rotor, generator or tail vane, except that a system or tower's  
40 manufacturer's logo may be displayed on a system  
41 generator housing in an unobtrusive manner, as approved  
42 by the planning and zoning commission.  
43

44 8. WECS structure shall be designed to prevent unauthorized  
45 external access to electrical and mechanical components  
46 and shall have access doors that are kept securely locked.





**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2010-50

Title: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020 DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING DISTRICTS, 21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50 STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE WIND ENERGY CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN CERTAIN ZONING DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE SITE PLAN REVIEW AND AS CONDITIONAL USES, TO SET GENERAL STANDARDS AND CONDITIONAL USE STANDARDS.  
(PZC Case No. 2010-038)

Sponsor: Mayor  
Preparing Agency: Planning Department  
Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>						(In Thousands of Dollars)
	FY10	FY11	FY12	FY13	FY14	
<b>Operating Expenditures</b>						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
<b>TOTAL DIRECT COSTS:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	-
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
<b>FUNCTION COST:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>REVENUES:</b>						
<b>CAPITAL:</b>						
<b>POSITIONS: FT/PT and Temp</b>						

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance should have no significant impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance should have no significant economic impact on the private sector. The ordinance facilitates the installation of Wind Energy Conversion Systems (WECS) for on-site and utility-scale renewable energy production.

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Prepared by: Tyler Robinson, Physical Planning Supervisor      Telephone: 343-7920

**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**

**No. AM 378-2010**

**Meeting Date: June 22, 2010**

**1 From: MAYOR**

**2**  
**3 Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**  
**4 SECTIONS 21.35.020 DEFINITIONS AND RULES OF**  
**5 CONSTRUCTION, 21.40 ZONING DISTRICTS, 21.45**  
**6 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50**  
**7 STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO**  
**8 DEFINE WIND ENERGY CONVERSION SYSTEMS (WECS), TO**  
**9 ALLOW WECS IN CERTAIN ZONING DISTRICTS AS ACCESSORY**  
**10 USES BY ADMINISTRATIVE SITE PLAN REVIEW AND AS**  
**11 CONDITIONAL USES, TO SET GENERAL STANDARDS AND**  
**12 CONDITIONAL USE STANDARDS.**  
**13**

**14** This ordinance would amend sections of Title 21 of the Anchorage Municipal Code  
**15** to define WECS and establish the standards and criteria by which WECS may be  
**16** erected.  
**17**

**18** The ordinance addresses both utility-scale and small-scale WECS, the latter of  
**19** which is intended for on-site use. Utility-scale WECS are often sited in "wind farms,"  
**20** where turbines can be mounted up to 300 feet high in order to harvest steady winds.  
**21** Small WECS are designed for homes and businesses, and can either be pole- or  
**22** building-mounted. Manufacturers also offer both traditional horizontal axis turbines  
**23** as well as vertical axis turbines, which resemble a revolving DNA helix. As a  
**24** response to market and regulatory demands in urban areas, manufacturers are  
**25** designing WECS to be "architecturally integrated" to the buildings on which they are  
**26** mounted.  
**27**

**28** The Department of Energy's (DOE's) Wind Program and National Renewable  
**29** Laboratory indicates that "good" and "superb" potential for wind power exists in the  
**30** state of Alaska, especially in western and coastal regions. For the most part, the  
**31** potential for wind power in Anchorage is poor to fair. Exceptions include off-shore  
**32** areas such as Fire Island and areas along the Turnagain Arm, as well as some of  
**33** the prominent Chugach ridgelines. DOE's wind resource map is intended to show  
**34** areas with the greatest potential for utility-scale production. Smaller scale wind  
**35** energy may be viable in parts of the Municipality, and ultimately regardless of the  
**36** energy payback, the investment is an individual decision.  
**37**

**38** The Assembly Title 21 Subcommittee reviewed an initial PZC recommendation and  
**39** proposed ordinance in early 2009 and directed staff to make several changes to the  
**40** ordinance prior to approval. Those changes included increasing the minimum lot  
**41** size for small, free-standing WECS and requiring proof of wind. Staff proposes

1 increasing the minimum lot size; however, we do not propose requiring proof of wind  
2 prior to approval. While most WECS distributors will perform a wind assessment  
3 prior to sale and installation, generally the amount of wind (which translates into  
4 energy produced and investment payback) acceptable varies by individual.

5  
6 Staff brought forward a second WECS ordinance to PZC for recommendation and  
7 public hearing April 5, 2010. The proposed ordinance includes the following  
8 changes from the 2008 ordinance:

- 9
- 10 • Incorporates changes recommended by PZC in Resolution 2008-073;
  - 11
  - 12 • Reduces small WECS permitted on residential lots to no greater than  
13 10kW;
  - 14
  - 15 • Reduces small WECS permitted on nonresidential lots to no greater  
16 than 25kW;
  - 17
  - 18 • Increases minimum lot size on which small, free-standing WECS is  
19 permitted to 40,000 s.f.;
  - 20
  - 21 • Eliminates requirement of free-standing WECS to be placed in the  
22 backyard.
  - 23

24 It is worth noting that since 2008 the cities of Homer and Soldotna have passed  
25 WECS ordinances. Furthermore, in October 2009 the Regulatory Commission of  
26 Alaska (RCA) voted to adopt new regulations establishing net metering  
27 requirements for economically regulated utilities. The regulations are anticipated to  
28 become effective during the first half of 2010.

29  
30 Potential land use impacts associated with WECS include noise, aesthetic, safety,  
31 and property values. Additional considerations include flicker shadows, vibrations,  
32 and wildlife impacts. The following is a summary of the proposed ordinance:

33  
34 *Definitions*

- 35 • "Small Wind Energy Conversion System (WECS)" defined as intended to  
36 produce power for on-site consumption with power capacity no greater than  
37 25 kW.
- 38
- 39 • "Utility WECS" defined as intended to provide distributed electric power as a  
40 utility with power capacity greater than 100kW.
- 41

42 *By administrative site plan review*

- 43 • One small WECS no greater than 10 kW (free-standing or building-mounted)  
44 allowed as accessory use in R-1, R-1A, R-2A, R-2D, R-5, R-5A, R-6, R-7, R-  
45 8, R-9, R-10, R-11, R-O.
- 46

- 1 • One small WECS no greater than 10 kW (free-standing or building-mounted)  
2 allowed as accessory use on lots with only one principal structure in R-2M,  
3 R-3, R-4 (R-4 can have multiple building-mounted small WECS).  
4
- 5 • Building-mounted small WECS no greater than 25 kW (no limit on number)  
6 allowed as accessory use in PLI, B-1A, B-3.  
7
- 8 • Building-mounted small WECS no greater than 25 kW (no limit on number)  
9 allowed on buildings over 60 feet high, as accessory use in B-2A, B-2B, B-  
10 2C.  
11
- 12 • One free-standing and multiple building-mounted small WECS no greater  
13 than 25 kW allowed as accessory use in PLI, I-1, I-2, MC, MI.  
14

15 *By conditional use*

- 16 • Two or three free-standing small WECS in PLI, I-1, I-2, MC, MI.  
17
- 18 • One to three free-standing small WECS in T.  
19
- 20 • Any WECS in W.  
21
- 22 • Utility WECS in PLI, I-2, AF, MI, T.  
23

24 *Standards for building-mounted small WECS*

- 25 • WECS height limited to 10 feet on buildings 60 feet high or less.  
26
- 27 • Setback (2 feet for every 1 foot of WECS height over 10 feet) from building  
28 edge required for WECS on buildings taller than 60 feet.  
29
- 30 • Same design standards as for free-standing small WECS below, except for  
31 undergrounding of power lines.  
32

33 *Standards for free-standing small WECS*

- 34 • Minimum lot size is 40,000 square feet.  
35
- 36 • WECS must be setback 1.1 times height from all property lines (except  
37 property line abutting lake or pond—some relief for that situation)  
38
- 39 • Maximum height is 95 feet.  
40
- 41 • Only monopoles allowed—no lattice towers or guyed towers.  
42
- 43 • Design standards for noise, vibration, blade clearance from ground,  
44 undergrounding of power lines, color, illumination, and signs.  
45
- 46 • Maximum of three on any lot, if multiple are allowed in district.  
47

1 *Standards for utility WECS*

- 2 • Maximum height is 450 feet in PLI, AF, T, and W districts, and 200 in I-2 and  
3 MI.
- 4
- 5 • Utility WECS must be setback 3 times height from residential districts and 2  
6 times height from nonresidential districts.
- 7
- 8 • Assessment of electromagnetic interference, analysis of wildlife impacts,  
9 analysis of visual impacts, noise analysis, and shadow flicker study (if near  
10 habitable building) required with application submittal.
- 11
- 12 • Design standards for noise, vibration, blade clearance, undergrounding of  
13 power lines, color, illumination, signs, and access.
- 14
- 15 • Only monopoles allowed—no lattice towers or guyed towers.
- 16

17 This proposed ordinance was heard by the Planning and Zoning Commission on  
18 April 5 and approved on April 12, 2010.

19  
20 The Administration feels that the ordinance facilitates the development of small- and  
21 utility-scale WECS while establishing standards to mitigate their impacts. This  
22 ordinance merits the consideration of the Assembly.

23  
24 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**  
25 **AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020**  
26 **DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING DISTRICTS,**  
27 **21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50 STANDARDS**  
28 **FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE WIND ENERGY**  
29 **CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN CERTAIN ZONING**  
30 **DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE SITE PLAN REVIEW**  
31 **AND AS CONDITIONAL USES, TO SET GENERAL STANDARDS AND**  
32 **CONDITIONAL USE STANDARDS.**

33  
34  
35 Prepared by: Tyler Robinson, Planning Department  
36 Approved by: Jerry T. Weaver, Jr., Planning Director  
37 Concur: Greg Jones, Executive Director  
38 Office of Community Planning and Development  
39 Concur: Dennis A. Wheeler, Municipal Attorney  
40 Concur: George J. Vakalis, Municipal Manager  
41 Respectfully submitted: Daniel A. Sullivan, Mayor

42  
43  
44 Attachments: A. Planning and Zoning Commission Resolution No. 2010-019  
45 B. Planning Department Staff Packet for PZC Case 2010-038,  
46 dated April 5, 2010

# ATTACHMENT A

## MUNICIPALITY OF ANCHORAGE

### PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-019

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020 DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING DISTRICTS, 21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50 STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE WIND ENERGY CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN CERTAIN ZONING DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE SITE PLAN REVIEW AND AS CONDITIONAL USES, TO SET GENERAL STANDARDS AND CONDITIONAL USE STANDARDS.

(Case 2010-038)

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WHEREAS, wind energy has one of the highest payback ratios of any power technologies, and Wind Energy Conversion Systems (WECS) are available for both utility-scale and smaller scale production for on-site use; and

WHEREAS, the Planning Department has received several inquiries from Anchorage citizens and business owners to install WECS; however, Title 21 currently does not clearly or adequately deal with this emerging technology; and

WHEREAS, in response to these issues, the Planning Department has drafted an ordinance which provides regulations and standards to allow WECS in certain zoning districts; and

WHEREAS, the Planning and Zoning Commission initially held a public hearing and passed a resolution to approve a WECS ordinance in 2008; and

WHEREAS, after review of the previous draft ordinance the Assembly Title 21 Subcommittee asked Planning staff to modify the ordinance and re-submit to the Planning and Zoning Commission for review; and

WHEREAS, on October 14, 2009 the Regulatory Commission of Alaska voted to adopt new regulations establishing net metering requirements. Net metering will allow owners of small WECS to "sell" power back to their electric utilities; and

WHEREAS, the Planning and Zoning Commission held a public hearing on April 5, 2010; and

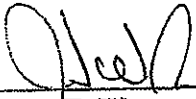
WHEREAS, the Commission deliberated on the WECS ordinance at its meeting of April 12, 2010.

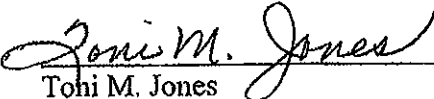
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. Since proposing the initial WECS ordinance in 2008 Planning Department staff has continued to research the issues of the ordinance and this version represents a more thorough understanding of wind energy related issues in Anchorage.
  2. The ordinance allowing WECS and providing standards for siting of WECS should balance the need to pursue new technologies for energy production with protection against potential impacts of the technology.
  3. As WECS are installed in Anchorage and as innovation continues in the wind energy industry, it is likely that the ordinance will undergo revisions.
- B. The Commission recommends to the Anchorage Assembly approval of the draft ordinance prepared by the Planning Department staff dated April 5, 2010

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 12th day of April 2010.

ADOPTED by the Anchorage Planning and Zoning Commission this 3rd day of May 2010.

  
\_\_\_\_\_  
Jerry T. Weaver, Jr.  
Secretary

  
\_\_\_\_\_  
Tohi M. Jones  
Chair



## ATTACHMENT B

# G.7.

### *Municipality of Anchorage*

Planning Department

#### MEMORANDUM

---

**DATE:** April 5, 2010

**TO:** Planning and Zoning Commission

**THRU:** *JW* Jerry T. Weaver, Jr., Planning Director

**FROM:** *TR* Tyler Robinson, Planning Supervisor  
*EM* Erika McConnell, Senior Planner  
Physical Planning Division

**SUBJECT:** Case No. 2010-038, An Ordinance Amending Various Sections of Anchorage Municipal Code Title 21 to Define Wind Energy Conversion Systems (WECS) and Allow WECS in Certain Zoning Districts as Accessory Uses

**ATTACHMENTS:**

1. Draft Ordinance
2. Permitted WECS and Approval Process by Zoning District
3. PZC Resolution 2008-073
4. Comments Received

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On October 6, 2008, the Planning and Zoning Commission passed Resolution No. 2008-073 (Attachment 3) recommending Assembly approval of an ordinance defining and adopting standards for installation of Wind Energy Conversion Systems (WECS). The ordinance included regulations and standards for both small systems intended primarily for on-site power consumption as well as utility WECS to provide distributed electric power as a utility.

The Assembly Title 21 Subcommittee reviewed the PZC recommendation and proposed ordinance and directed staff to make several changes to the ordinance prior to approval. Those changes included increasing the minimum lot size for small, free-standing WECS and requiring proof of wind. Staff proposes increasing the minimum lot size; however, we do not propose requiring proof of wind prior to approval. While most WECS distributors will perform a wind assessment prior to sale and installation, generally the amount of wind (which translates into energy produced and investment payback) acceptable varies by individual.

Staff is bringing forth the WECS ordinance to PZC for recommendation and public hearing. The proposed ordinance includes the following changes from the 2008 ordinance:

- Incorporates changes recommended by PZC in Resolution 2008-073;
- Reduces small WECS permitted on residential lots to no greater than 10kW;

- Reduces small WECS permitted on nonresidential lots to no greater than 25kW;
- Increases minimum lot size on which small, free-standing WECS is permitted to 40,000 s.f.;
- Eliminates requirement of free-standing WECS to be placed in the backyard.

It is worth noting that since 2008 the cities of Homer and Soldotna have passed WECS ordinances. Furthermore, in October 2009 the Regulatory Commission of Alaska (RCA) voted to adopt new regulations establishing net metering requirements for economically regulated utilities. The regulations are anticipated to become effective during the first half of 2010.

This ordinance, introduced by the Planning Department, regulates and provides standards for wind energy conversion systems (WECS), and facilitates the development of small WECS intended for on-site consumption as well as utility WECS to provide distributed electric power as a utility.

## **DISCUSSION:**

### Background

Wind power is emerging as the worldwide leader in renewable energy production; the Global Wind Energy Council reported a 31 percent increase in production from 2006 to 2007 (Urban Land, June 2008). In addition to being a readily available and renewable source of energy in the U.S., wind energy has one of the “highest energy payback ratios of any power technology” (AWEA Fact Sheet). Furthermore, the industry shows significant promise in terms of job growth and new technology development.

Generally speaking, there are two basic scales of wind energy production: utility-scale production, intended for either land or off-shore application, and smaller scale production for on-site use, intended for both remote and urban locations. Utility-scale wind turbines are often sited in “wind farms” which often have up to 100 turbines; the leading states in wind energy capacity are Texas, California, and Minnesota. Small wind systems are designed for homes and businesses, and can either be pole or building mounted. Manufacturers also offer both the traditional horizontal axis turbine as well as vertical axis turbines, which resemble a revolving DNA helix. As a response to market and regulatory demands, manufacturers are designing wind turbines to be “architecturally integrated” to the buildings.

According to the American Wind Energy Association (AWEA) Small Wind Turbine Global Market Study (2008), urban and rooftop turbine sales represented only 1% of 2007 sales in the U.S. In the U.K., growth of urban and building-integrated turbines is largely attributed to greenhouse gas reduction targets for buildings. Despite the relatively small share of the small turbine market, rising energy costs and quickly developing technology are increasing the demand for small wind systems.

### Conditions for Wind Energy

Wind farms are generally located in areas that have average annual wind speed of 16 miles per hour or greater. Wind energy systems work best in areas with steady, non-turbulent wind. And while utility turbines are mounted up to 300 feet high in order to harvest steady winds, local cities and more urbanized counties tend to establish regulations to reduce the visual and noise impacts caused by wind turbines.

The Department of Energy's Wind Program and National Renewable Laboratory publishes a wind resource map for every state. In many parts of Alaska, "good" to "superb" potential for wind power exists; the greatest potential exists in western and coastal areas of the State.

For the most part, the potential for wind power in Anchorage is poor to fair. Exceptions include off-shore areas such as Fire Island and areas along the Turnagain Arm, as well as some of the prominent Chugach ridgelines. The wind resource map is intended to show areas with the greatest potential for utility-scale production. Smaller scale wind energy may be viable in parts of the Municipality, and ultimately, regardless of the energy payback, the investment is an individual decision.

### The Proposed Ordinance

The ordinance defines a Wind Energy Conversion System (WECS) as:

"any device or assemblage which directly converts wind energy into useable thermal, mechanical, or electrical energy, including such devices as windmills and wind turbines, towers and supporting structures and such directly connected facilities as generators, alternators, inverters, batteries, and associated control equipment."

Small WECS are defined as those rated with a power capacity of not more than 25 kW and intended for on-site consumption, and utility WECS greater than 100 kW and intended to provide distributed electric power as a public or private utility.

The Planning Department relied on several sources in compiling the proposed wind energy ordinance:

- American Planning Association inquiry service
- Consultant with Clarion Associates
- Research of existing local zoning codes
- Conversations with residents and distributors interested in pursuing wind energy options in Anchorage

Potential land use impacts associated with WECS include noise, aesthetics, safety, and property values. Most existing zoning ordinances establish height and setback standards; the setback standards, commonly 1.1 to 1.5 times the height of the WECS, are designed to accommodate

noise impacts and to also allow sufficient setback so that in the event of the structure failure it will fall on the subject property.

Many jurisdictions permit WECS only on large lots, or primarily in its rural or suburban zoning districts. Height limits of freestanding WECS range from 60 feet to 200 feet. Typically only self-supporting towers are permitted. The APA recommends neutral colors, the prohibition of advertising or signage on wind systems, and restrictions in historic districts or scenic by-ways. And the approval processes range from administrative reviews to special or conditional use approvals, often with larger systems requiring a more stringent review process. Minneapolis, Chicago, and San Francisco require WECS to be building mounted unless lots are large (e.g., Minneapolis permits freestanding WECS on lots 1 acre or greater).

Additional considerations include flicker shadows, vibrations, and wildlife impacts. Considerations of these potential impacts are considered in the proposed ordinance, though these are more likely to be impacts associated with utility versus small WECS. The summary of the attached ordinance follows.

#### Summary of Proposed Ordinance

A summary of permitted WECS and approval processes by zoning district is included as Attachment 2.

#### *Definitions*

- “Small Wind Energy Conversion System (WECS)” defined as intended to produce power for on-site consumption with power capacity no greater than 25 kW.
- “Utility WECS” defined as intended to provide distributed electric power as a utility.

#### *By administrative site plan review*

- One Small WECS no greater than 10 kW (free-standing or building-mounted) allowed as accessory use in R-1, R-1A, R-2A, R-2D, R-5, R-5A, R-6, R-7, R-8, R-9, R-10, R-11, and R-O.
- One Small WECS no greater than 10 kW (free-standing or building-mounted) allowed as accessory use on lots with only one principal structure in R-2M, R-3, R-4 (R-4 can have multiple building-mounted Small WECS).
- Building-mounted Small WECS no greater than 25 kW (no limit on number) allowed as accessory use in PLI, B-1A, B-3.
- Building-mounted Small WECS no greater than 25 kW (no limit on number) allowed on buildings over 60 feet high, as accessory use in B-2A, B-2B, B-2C.
- One free-standing and multiple building-mounted Small WECS no greater than 25 kW allowed as accessory use in PLI, I-1, I-2, MC, MI.

#### *By conditional use*

- Two or three free-standing Small WECS in PLI, I-1, I-2, MC, MI.
- One to three free-standing Small WECS in T.

- Any WECS in W.
- Utility WECS in PLI, I-2, AF, MI, T.

*Standards for Building-mounted Small WECS*

- WECS height limited to 10 feet on buildings 60 feet high or less.
- Setback (2 feet for every 1 foot of WECS height over 10 feet) from building edge required for WECS on buildings taller than 60 feet.
- Same design standards as for Free-standing Small WECS below, except for undergrounding of power lines.

*Standards for Free-standing Small WECS*

- Minimum lot size is 40,000 square feet.
- WECS must be setback 1.1 times height from all property lines (except property line abutting lake or pond—some relief for that situation)
- Maximum height is 95 feet.
- Only monopoles allowed—no lattice towers or guyed towers.
- Design standards for noise, vibration, blade clearance from ground, undergrounding of power lines, color, illumination, and signs.
- Maximum of three on any lot, if multiple are allowed in district.

*Standards for Utility WECS*

- Maximum height is 450 feet in PLI, AF, T, and W districts, and 200 in I-2 and MI.
- Utility WECS must be setback 3 times height from residential districts and 2 times height from nonresidential districts.
- Assessment of electromagnetic interference, analysis of wildlife impacts, analysis of visual impacts, noise analysis, and shadow flicker study (if near habitable building) required with application submittal.
- Design standards for noise, vibration, blade clearance, undergrounding of power lines, color, illumination, signs, and access.
- Only monopoles allowed—no lattice towers or guyed towers.

**AGENCY COMMENTS:**

Agency comments have not resulted in changes to the proposed ordinance.

**GENERAL PUBLIC COMMENTS:**

At the time of the writing of the staff report, no general comments had been received.

**DEPARTMENT RECOMMENDATION:**

The Department recommends the following amendments by the Planning and Zoning Commission:

**Page 20, Lines 5-19**

“2. [IN RESIDENTIAL DISTRICTS ON LOTS LESS THAN 20,000 SQUARE FEET, A BUILDING MOUNTED WECS SHALL NOT EXCEED THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES OF THE UNDERLYING ZONING DISTRICT BY MORE THAN 10 FEET.]

[3.] On buildings of 60 feet or less in height, building mounted WECS shall be no taller than 10 feet.

3. [4.] On buildings over 60 feet in height, building mounted WECS shall be set back from the structure edge by at least two feet for every one foot of height greater than 10 feet.

4. [5.] Building-mounted WECS shall meet the designs standards for free-standing WECS in subsection E.6.[5.] below, with the exception of E.6.[5.]e.”

**Page 21, Line 24**

“a. Except as allowed in 5.[4.]b. below, all WECS shall be...”

**Line 31**

“...5.[4.]a. above may extend into the water body, provided...”

The Department recommends approval of the proposed ordinance amending various sections of Anchorage Municipal Code Title 21 to define Wind Energy Conversion Systems (WECS) and allow WECS in certain zoning districts as accessory uses.

# Draft Ordinance

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA  
AO NO. \_\_\_\_**

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS**  
2 **21.35.020 DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING**  
3 **DISTRICTS, 21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50**  
4 **STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE**  
5 **WIND ENERGY CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN**  
6 **CERTAIN ZONING DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE**  
7 **SITE PLAN REVIEW AND AS CONDITIONAL USES, TO SET GENERAL**  
8 **STANDARDS AND CONDITIONAL USE STANDARDS.**  
9

10  
11 THE ANCHORAGE ASSEMBLY ORDAINS:

12  
13 **Section 1.** Anchorage Municipal Code section 21.35.020 is hereby amended  
14 to read as follows: *(Other definitions in the referenced section are not affected*  
15 *and are therefore not set out unless for context.)*  
16

17 **21.35.020 Definitions and rules of construction.**

18 B. The following words, terms and phrases, when used in this title, shall  
19 have the meanings ascribed to them in this section, except where the  
20 context clearly indicates a different meaning:

21 \*\*\*            \*\*\*            \*\*\*

22  
23 *Watershed manager* means the executive director of the office of  
24 planning, development, and public works or designee, who is the  
25 administrator of, and storm water program coordinator for, the National  
26 Pollutant Discharge Elimination System municipal separate storm sewer  
27 system permit required under federal law.

28  
29 Wind Energy Conversion System (WECS) means any device or  
30 assemblage which directly converts wind energy into usable thermal,  
31 mechanical, or electrical energy, including such devices as windmills and  
32 wind turbines, towers and supporting structures and such directly  
33 connected facilities as generators, alternators, inverters, batteries, and  
34 associated control equipment.

35  
36 A. A small WECS has a rated power capacity of not more than 25 kW  
37 and is intended to produce power primarily for on-site consumption,  
38 either instead of or as a supplement to utility power.

39  
40 B. A utility WECS has one or more WECS units with a rated capacity  
41 greater than 100 kW, and is intended primarily to provide



distributed electric power as a public or private utility.

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

(GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No. 92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No. 2002-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05; AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No. 2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06)

**Section 2.** Anchorage Municipal Code subsection 21.40.020 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.020    PLI public lands and institutions district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

6. One free-standing small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

7. Building-mounted small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

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

C. *Conditional uses.* Subject to the requirements of the conditional use

standards and procedures of this title, the following uses may be permitted:

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

22. Two or three free-standing small wind energy conversion systems, subject to the requirements of section 21.50.470.

23. Utility wind energy conversion systems.

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(GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO No. 81-178(S); AO No. 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO No. 90-152(S); AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO No. 99-131, § 6, 10-26-99; AO No. 99-149, § 1, 12-14-99; AO No. 2002-109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03; AO No. 2005-9, § 2, 3-1-05; AO No. 2005-42(S), § 1, 5-31-05; AO No. 2005-150(S-1), § 2, 2-28-06; AO No. 2005-185(S), § 2, 2-28-06; AO No. 2005-124(S-1A), § 5, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 3.** Anchorage Municipal Code subsection 21.40.030 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.030 R-1 and R-1A single-family residential districts.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

9. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

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(GAAB 21.05.050.B; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-216; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 1, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 4, 5-11-99; AO No 2002-109, § 3, 9-10-02; AO No. 2005-175, § 1, 1-10-06; AO No. 2005-178, § 2, 1-24-06; AO No. 2005-185(S), § 3, 2-28-06; AO No. 2005-124(S-1A), § 6, 4-18-06; AO No.

2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 4.** Anchorage Municipal Code subsection 21.40.040 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.040 R-2A two-family residential district (large lot); R-2D two-family residential district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

9. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

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

(GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 2, 6-9-98; AO No. 99-49, § 2, 3-23-99; AO No. 99-62, § 5, 5-11-99; AO No. 2005-175, § 2, 1-10-06; AO No. 2005-178, § 3, 1-24-06; AO No. 2005-185(S), § 4, 2-28-06; AO No. 2005-124(S-1A), § 7, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 5.** Anchorage Municipal Code subsection 21.40.045 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.045 R-2M multiple-family residential district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

9. One small wind energy conversion systems on lots with only one principal structure, by administrative site plan review and subject to the requirements of section 21.45.410.

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

(GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 3, 6-9-98; AO No. 99-49, § 3, 3-23-99; AO No. 99-62, § 6, 5-11-99; AO No. 2005-175, § 3, 1-10-06; AO No. 2005-178, § 4, 1-24-06; AO No. 2005-185(S), § 5, 2-28-06; AO No. 2005-124(S-1A), § 8, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 6.** Anchorage Municipal Code subsection 21.40.050 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.050 R-3 multiple-family residential district.**

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C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\* \*\*

8. One small wind energy conversion systems on lots with only one principal structure, by administrative site plan review and subject to the requirements of section 21.45.410.

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(GAAB 21.05.050.D; AO No. 77-355; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-218; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 7, 5-11-99; AO No. 2005-175, § 4, 1-10-06; AO No. 2005-178, § 5, 1-24-06; AO No. 2005-185(S), § 6, 2-28-06; AO No. 2005-124(S-1A), § 9, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 7.** Anchorage Municipal Code subsection 21.40.060 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.060 R-4 multiple-family residential district.**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1           \*\*\*           \*\*\*           \*\*\*

2           9. One free-standing small wind energy conversion systems on  
3           lots with only one principal structure, by administrative site  
4           plan review and subject to the requirements of section  
5           21.45.410.

6  
7           10. Building-mounted small wind energy conversion systems on  
8           lots with only one principal structure, by administrative site  
9           plan review and subject to the requirements of section  
10           21.45.410.

11           \*\*\*           \*\*\*           \*\*\*

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14           (GAAB 21.05.050.E; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
15           No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28;  
16           AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-  
17           1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 96-131(S), § 2,  
18           10-22-96; AO No. 99-62, § 8, 5-11-99; AO No. 2003-124(S), § 2, 1-20-04;  
19           AO No. 2005-175, § 5, 1-10-06; AO No. 2005-178, § 6, 1-24-06; AO No.  
20           2005-185(S), § 7, 2-28-06; AO No. 2005-124(S-1A), § 10, 4-18-06; AO  
21           No. 2006-64(S-1), §§ 2, 3, 12-12-06)

22  
23           **Section 8.** Anchorage Municipal Code subsection 21.40.070 is hereby  
24           amended to read as follows: *(Subsections not affected by this ordinance are not*  
25           *set out unless for context.)*

26  
27           **21.40.070 R-5 rural residential district; R-5A, rural residential**  
28           **district (large lot).**

29           \*\*\*           \*\*\*           \*\*\*

30  
31           C. *Permitted accessory uses and structures.* Permitted accessory  
32           uses and structures are as follows:

33           \*\*\*           \*\*\*           \*\*\*

34  
35           11. One small wind energy conversion systems by  
36           administrative site plan review and subject to the  
37           requirements of section 21.45.410.

38           \*\*\*           \*\*\*           \*\*\*

39  
40  
41           (GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
42           No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78;  
43           AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
44           147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-  
45           63(S), § 1, 5-21-02; AO No. 2005-175, § 6, 1-10-06; AO No. 2005-178, §  
46           7, 1-24-06; AO No. 2005-185(S), § 8, 2-28-06; AO No. 2005-124(S-1A), §  
47           11, 4-18-06; AO No. 2006-121, § 2, 9-26-06; AO No. 2006-64(S-1), §§ 2,

1 3, 12-12-06)  
2

3 **Section 9.** Anchorage Municipal Code subsection 21.40.080 is hereby amended  
4 to read as follows: *(Subsections not affected by this ordinance are not set out*  
5 *unless for context.)*  
6

7 **21.40.080 R-6 suburban residential district (large lot).**  
8

9 \*\*\* \*\*

10 C. *Permitted accessory uses and structures.* Permitted accessory  
11 uses and structures are as follows:  
12

13 \*\*\* \*\*

14 11. One small wind energy conversion systems by  
15 administrative site plan review and subject to the  
16 requirements of section 21.45.410.  
17

18 \*\*\* \*\*

19  
20 (GAAB 21.05.050.G; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
21 No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28;  
22 AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-  
23 1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-27, § 1, 2-  
24 23-99; AO No. 99-62, § 10, 5-11-99; AO No. 2005-175, § 7, 1-10-06; AO  
25 No. 2005-178, § 8, 1-24-06; AO No. 2005-185(S), § 9, 2-28-06; AO No.  
26 2005-124(S-1A), § 12, 4-18-06; AO No. 2006-121, § 3, 9-26-06; AO No.  
27 2006-64(S-1), §§ 2, 3, 12-12-06)  
28

29 **Section 10.** Anchorage Municipal Code subsection 21.40.090 is hereby  
30 amended to read as follows: *(Subsections not affected by this ordinance are not*  
31 *set out unless for context.)*  
32

33 **21.40.090 R-7 intermediate rural residential district.**  
34

35 \*\*\* \*\*

36 C. *Permitted accessory uses and structures.* Permitted accessory  
37 uses and structures are as follows:  
38

39 \*\*\* \*\*

40 11. One small wind energy conversion systems by  
41 administrative site plan review and subject to the  
42 requirements of section 21.45.410.  
43

44 \*\*\* \*\*

45  
46 (GAAB 21.05.050.H; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
47 No. 82-54; AO No. 83-219; AO No. 85-21; AO No. 85-28; AO No. 85-78;

1 AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
2 147(S-2); AO No. 92-114; AO No. 99-62, § 11, 5-11-99; AO No. 2005-175,  
3 § 8, 1-10-06; AO No. 2005-178, § 9, 1-24-06; AO No. 2005-185(S), § 10,  
4 2-28-06; AO No. 2005-124(S-1A), § 13, 4-18-06; AO No. 2006-121, § 4, 9-  
5 26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

6  
7 **Section 11.** Anchorage Municipal Code subsection 21.40.100 is hereby  
8 amended to read as follows: (*Subsections not affected by this ordinance are not*  
9 *set out unless for context.*)

10  
11 **21.40.100 R-8 rural residential district (large lot).**

12  
13 \*\*\* \*\*

14 C. *Permitted accessory uses and structures.* Permitted accessory  
15 uses and structures are as follows:

16  
17 \*\*\* \*\*

18 12. One small wind energy conversion systems by  
19 administrative site plan review and subject to the  
20 requirements of section 21.45.410.

21  
22 \*\*\* \*\*

23  
24 (GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
25 No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78;  
26 AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO  
27 No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99; AO No. 2005-175,  
28 § 9, 1-10-06; AO No. 2005-178, § 10, 1-24-06; AO No. 2005-185(S), § 11,  
29 2-28-06; AO No. 2005-124(S-1A), § 14, 4-18-06; AO No. 2006-121, § 5, 9-  
30 26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

31  
32  
33 **Section 12.** Anchorage Municipal Code subsection 21.40.110 is hereby  
34 amended to read as follows: (*Subsections not affected by this ordinance are not*  
35 *set out unless for context.*)

36  
37 **21.40.110 R-9 rural residential district.**

38  
39 \*\*\* \*\*

40 C. *Permitted accessory uses and structures.* Permitted accessory  
41 uses and structures are as follows:

42  
43 \*\*\* \*\*

44 12. One small wind energy conversion systems by  
45 administrative site plan review and subject to the  
46 requirements of section 21.45.410.

47

1           \*\*\*           \*\*\*           \*\*\*

2  
3           (GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
4           No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78;  
5           AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO  
6           No. 98-53(S), § 5, 6-9-98; AO No. 99-62, § 13, 5-11-99; AO No. 2005-175,  
7           § 10, 1-10-06; AO No. 2005-178, § 11, 1-24-06; AO No. 2005-185(S), §  
8           12, 2-28-06; AO No. 2005-124(S-1A), § 15, 4-18-06; AO No. 2006-121, §  
9           6, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

10  
11       **Section 13.** Anchorage Municipal Code subsection 21.40.115 is hereby  
12       amended to read as follows: *(Subsections not affected by this ordinance are not*  
13       *set out unless for context.)*

14  
15           **21.40.115    R-10 residential alpine/slope district.**

16           \*\*\*           \*\*\*           \*\*\*

17  
18       C.    *Permitted accessory uses and structures.* Permitted accessory  
19       uses and structures are as follows:

20           \*\*\*           \*\*\*           \*\*\*

21  
22           11.   One small wind energy conversion systems by  
23           administrative site plan review and subject to the  
24           requirements of section 21.45.410.

25           \*\*\*           \*\*\*           \*\*\*

26  
27  
28           (AO No. 81-97; AO No. 81-217; AO No. 85-23; AO No. 85-28; AO No. 85-  
29           78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2);  
30           AO No. 98-53(S), § 6, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62,  
31           § 14, 5-11-99; AO No. 2005-175, § 11, 1-10-06; AO No. 2005-178, § 12,  
32           1-24-06; AO No. 2005-185(S), § 13, 2-28-06; AO No. 2005-124(S-1A), §  
33           16, 4-18-06; AO No. 2006-121, § 7, 9-26-06; AO No. 2006-64(S-1), §§ 2,  
34           3, 12-12-06)

35  
36       **Section 14.** Anchorage Municipal Code subsection 21.40.117 is hereby  
37       amended to read as follows: *(Subsections not affected by this ordinance are not*  
38       *set out unless for context.)*

39  
40           **21.40.117    R-11 Turnagain Arm district.**

41           \*\*\*           \*\*\*           \*\*\*

42  
43       C.    *Permitted accessory uses and structures.* Permitted accessory  
44       uses and structures are as follows:

45           \*\*\*           \*\*\*           \*\*\*

46  
47



1                    8. One small wind energy conversion systems by  
2                    administrative site plan review and subject to the  
3                    requirements of section 21.45.410.

4  
5                    \*\*\*                    \*\*\*                    \*\*\*

6  
7                    (AO No. 82-162; AO No. 84-34; AO No. 85-28; AO No. 85-78; AO No. 85-  
8                    91, 10-1-85; AO No. 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-  
9                    144, 11-26-88; AO No. 88-171(S-1), 12-31-88; AO No. 94-120, § 1, 8-23-  
10                    94; AO No. 94-238(S), § 3, 2-28-94; AO No. 94-239, § 1, 2-14-95; AO No.  
11                    96-118, § 1, 8-22-96; AO No. 96-118, § 1, 8-13-96; AO No. 99-62, § 15, 5-  
12                    11-99; AO No. 2001-88, § 1, 6-5-01; AO No. 2005-175, § 12, 1-10-06; AO  
13                    No. 2005-178, § 13, 1-24-06; AO No. 2005-185(S), § 14, 2-28-06; AO No.  
14                    2005-124(S-1A), § 17, 4-18-06; AO No. 2006-121, § 8, 9-26-06; AO No.  
15                    2006-64(S-1), §§ 2, 3, 12-12-06)

16  
17 **Section 15.** Anchorage Municipal Code subsection 21.40.130 is hereby  
18 amended to read as follows: (*Subsections not affected by this ordinance are not*  
19 *set out unless for context.*)

20  
21                    **21.40.130 R-O residential-office district.**

22  
23                    \*\*\*                    \*\*\*                    \*\*\*

24  
25                    C. *Permitted accessory uses and structures.* Permitted accessory  
26                    uses and structures are as follows:

27  
28                    \*\*\*                    \*\*\*                    \*\*\*

29  
30                    6. One small wind energy conversion systems by  
31                    administrative site plan review and subject to the  
32                    requirements of section 21.45.410.

33  
34                    \*\*\*                    \*\*\*                    \*\*\*

35  
36                    (GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO  
37                    No. 80-57; AO No. 81-67(S); AO No. 83-226; AO No. 85-18; AO No. 85-  
38                    23; AO No. 85-69; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 86-171;  
39                    AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 91-97; AO  
40                    No. 92-114; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 16, 5-11-  
41                    99; AO No. 2003-124(S), § 3, 1-20-04; AO No. 2005-175, § 13, 1-10-06;  
42                    AO No. 2005-178, § 14, 1-24-06; AO No. 2005-185(S), § 15, 2-28-06; AO  
43                    No. 2005-124(S-1A), § 18, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-  
44                    06)

45  
46 **Section 16.** Anchorage Municipal Code subsection 21.40.140 is hereby  
47 amended to read as follows: (*Subsections not affected by this ordinance are not*

1 set out unless for context.)

2  
3 **21.40.140 B-1A local and neighborhood business district.**

4  
5 \*\*\* \*\*

6  
7 C. *Permitted accessory uses and structures.* Permitted accessory  
8 uses and structures are as follows:

9  
10 \*\*\* \*\*

11  
12 6. Building-mounted small wind energy conversion systems by  
13 administrative site plan review and subject to the  
14 requirements of section 21.45.410.

15  
16 \*\*\* \*\*

17  
18 (GAAB 21.05.050.J; AO No. 77-355; AO No. 78-28; AO No. 78-169; AO  
19 No. 81-67(S); AO No. 81-143; AO No. 83-210; AO No. 85-18; AO No. 85-  
20 23; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO  
21 No. 87-62; AO No. 88-49(S); AO No. 88-171(S-1), 12-31-88; AO No. 88-  
22 147(S-2); AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 17, 5-11-99;  
23 AO No. 2005-185(S), § 16, 2-28-06; AO No. 2005-124(S-1A), § 19, 4-18-  
24 06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

25  
26 **Section 17.** Anchorage Municipal Code subsection 21.40.150 is hereby  
27 amended to read as follows: (*Subsections not affected by this ordinance are not*  
28 *set out unless for context.*)

29  
30 **21.40.150 B-2A central business district core.**

31  
32 \*\*\* \*\*

33  
34 C. *Permitted accessory uses and structures.* Permitted accessory  
35 uses and structures are as follows:

36  
37 \*\*\* \*\*

38  
39 4. Building-mounted small wind energy conversion systems on  
40 buildings over 60 feet in height, by administrative site plan  
41 review and subject to the requirements of section 21.45.410.

42  
43 \*\*\* \*\*

44  
45 (GAAB 21.05.050.W; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO  
46 No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO  
47 No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 87-148; AO No.

1 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1;  
2 AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 6, 8-  
3 8-95; AO No. 98-160, § 4, 12-8-98; AO No. 98-188, §§ 1--3, 1-12-99; AO  
4 No. 99-62, § 19, 5-11-99; AO No. 99-131, § 7, 10-26-99; AO No. 2001-80,  
5 § 3, 5-8-01; AO No. 2005-185(S), § 18, 2-28-06; AO No. 2005-124(S-1A),  
6 § 21, 4-18-06; AO No. 2006-49, § 1, 5-16-06; AO No. 2006-64(S-1), §§ 2,  
7 3, 12-12-06; AO No. 2007-121(S-1), § 5, 10-23-07)

8  
9 **Section 18.** Anchorage Municipal Code subsection 21.40.160 is hereby  
10 amended to read as follows: (*Subsections not affected by this ordinance are not*  
11 *set out unless for context.*)

12  
13 **21.40.160 B-2B central business district, intermediate.**

14  
15 \*\*\* \*\*

16  
17 C. *Permitted accessory uses and structures.* Permitted accessory  
18 uses and structures are as follows:

19  
20 \*\*\* \*\*

21  
22 4. Building-mounted small wind energy conversion systems on  
23 buildings over 60 feet in height, by administrative site plan  
24 review and subject to the requirements of section 21.45.410.

25  
26 \*\*\* \*\*

27  
28 (GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO  
29 No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO  
30 No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1),  
31 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-  
32 39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO  
33 No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-  
34 188, §§ 4--6, 1-12-99; AO No. 99-62, § 20, 5-11-99; AO No. 99-131, § 8,  
35 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80, § 4, 5-8-01; AO  
36 No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06;  
37 AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06;  
38 AO No. 2007-121(S-1), § 6, 10-23-07)

39  
40 **Section 19.** Anchorage Municipal Code subsection 21.40.170 is hereby  
41 amended to read as follows: (*Subsections not affected by this ordinance are not*  
42 *set out unless for context.*)

43  
44 **21.40.170 B-2C central business district, periphery.**

45  
46 \*\*\* \*\*

1 C. *Permitted accessory uses and structures.* Permitted accessory  
2 uses and structures are as follows:

3  
4 \*\*\* \*\*

5  
6 5. Building-mounted small wind energy conversion systems on  
7 buildings over 60 feet in height, by administrative site plan  
8 review and subject to the requirements of section 21.45.410.  
9

10 \*\*\* \*\*

11  
12 (GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO  
13 No. 81-67(S); AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-  
14 1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO  
15 No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-  
16 144; AO No. 92-57; AO No. 95-68(S-1), § 8, 8-8-95; AO No. 96-131(S), §  
17 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98;  
18 AO No. 98-188, §§ 7--9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No.  
19 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99; AO No. 2001-80, §  
20 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), §  
21 23, 4-18-06; AO No. 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3,  
22 12-12-06; AO No. 2007-121(S-1), § 7, 10-23-07)

23  
24 **Section 20.** Anchorage Municipal Code subsection 21.40.180 is hereby  
25 amended to read as follows: (*Subsections not affected by this ordinance are not*  
26 *set out unless for context.*)

27  
28 **21.40.180 B-3 general business district.**

29  
30 \*\*\* \*\*

31  
32 C. *Permitted accessory uses and structures.* Permitted accessory  
33 uses and structures are as follows:

34  
35 \*\*\* \*\*

36  
37 3. Building-mounted small wind energy conversion systems by  
38 administrative site plan review and subject to the  
39 requirements of section 21.45.410.  
40

41 \*\*\* \*\*

42  
43 (GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO  
44 No. 80-132; AO No. 81-67(S); AO No. 83-209; AO No. 85-18; AO No. 85-  
45 91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 86-182; AO  
46 No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
47 147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95;

1 AO No. 96-107, § 1, 7-30-96; AO No. 96-131(S), § 3, 10-22-96; AO No.  
2 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-99; AO No. 2001-80, § 6,  
3 5-8-01; AO No. 2004-108(S), § 3, 10-26-04; AO No. 2005-185(S), § 21, 2-  
4 28-06; AO No. 2005-124(S-1A), § 24, 4-18-06; AO No. 2006-64(S-1), §§  
5 2, 3, 12-12-06)

6  
7 **Section 21.** Anchorage Municipal Code subsection 21.40.200 is hereby  
8 amended to read as follows: (*Subsections not affected by this ordinance are not*  
9 *set out unless for context.*)

10  
11 **21.40.200 I-1 light industrial district.**

12  
13 \*\*\* \*\*

14  
15 C. *Permitted accessory uses and structures.* Permitted accessory  
16 uses and structures are as follows:

17  
18 \*\*\* \*\*

19  
20 4. One free-standing small wind energy conversion system by  
21 administrative site plan review and subject to the  
22 requirements of section 21.45.410.

23  
24 5. Building-mounted small wind energy conversion systems by  
25 administrative site plan review and subject to the  
26 requirements of section 21.45.410.

27  
28 \*\*\* \*\*

29  
30 D. *Conditional uses.* Subject to the requirements of the conditional use  
31 standards and procedures of this title, the following uses may be  
32 permitted:

33  
34 \*\*\* \*\*

35  
36 17. Two or three free-standing small wind energy conversion  
37 systems, subject to the requirements of section 21.50.470.

38  
39 \*\*\* \*\*

40  
41 (GAAB 21.05.050.O; AO No. 77-355; AO No. 79-95; AO No. 81-67(S);  
42 AO No. 82-105; AO No. 84-57; AO No. 85-91, 10-1-85; AO No. 85-95; AO  
43 No. 86-50; AO No. 86-90; AO No. 87-32; AO No. 88-147(S-2); AO No. 90-  
44 50(S); AO No. 92-114; AO No. 95-68(S-1), § 11, 8-8-95; AO No. 95-76, §  
45 1, 4-4-95; AO No. 95-194, § 1, 1-2-96; AO No. 98-160, § 9, 12-8-98; AO  
46 No. 98-173, § 5, 11-3-98; AO No. 99-62, § 24, 5-11-99; AO No. 2001-80, §  
47 8, 5-8-01; AO No. 2004-5, § 1, 1-20-04; AO No. 2004-108(S), § 5, 10-26-

04; AO No. 2004-178(am), § 1, 1-25-05; AO No. 2005-9, § 3, 3-1-05; AO  
No. 2005-185(S), § 23, 2-28-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 22.** Anchorage Municipal Code subsection 21.40.210 is hereby  
amended to read as follows: (*Subsections not affected by this ordinance are not  
set out unless for context.*)

**21.40.210 I-2 heavy industrial district.**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory  
uses and structures are as follows:

\*\*\* \*\*

4. One free-standing small wind energy conversion system by  
administrative site plan review and subject to the  
requirements of section 21.45.410.

5. Building-mounted small wind energy conversion systems by  
administrative site plan review and subject to the  
requirements of section 21.45.410.

\*\*\* \*\*

D. *Conditional uses.* Subject to the requirements of the conditional  
use standards and procedures of this title, the following uses may  
be permitted:

\*\*\* \*\*

8. Two or three free-standing small wind energy conversion  
systems, subject to the requirements of section 21.50.470.

9. Utility wind energy conversion systems.

\*\*\* \*\*

(GAAB 21.05.050.P; AO No. 77-355; AO No. 85-91, 10-1-85; AO No. 87-  
32; AO No. 91-184; AO No. 93-148, § 4, 11-16-93; AO No. 96-60, § 1, 8-  
6-96; AO No. 96-125, § 1, 11-12-96; AO No. 97-78, § 2, 6-3-97; AO No.  
99-62, § 25, 5-11-99; AO No. 2001-80, § 9, 5-8-01; AO No. 2005-185(S),  
§ 24, 2-28-06; AO No. 2005-124(S-1A), § 26, 4-18-06; AO No. 2006-64(S-  
1), §§ 2, 3, 12-12-06)

**Section 23.** Anchorage Municipal Code subsection 21.40.240 is hereby  
amended to read as follows: (*Subsections not affected by this ordinance are not*

1 set out unless for context.)

2  
3 **21.40.240 T transition district.**

4  
5 \*\*\* \*\*

6  
7 D. *Conditional uses.* Subject to the requirements of the conditional use  
8 and site plan standards and procedures of this title, the following  
9 uses may be permitted only as a conditional use:

10  
11 \*\*\* \*\*

12 12. Small wind energy conversion systems, subject to the  
13 requirements of section 21.50.470.

14  
15 13. Utility wind energy conversion systems.

16  
17 \*\*\* \*\*

18  
19 (GAAB 21.05.050.S; AO No. 77-355; AO No. 79-25; AO No. 85-23; AO  
20 No. 85-91, 10-1-85; AO No. 88-59(S); AO No. 88-171(S-1), 12-31-88; AO  
21 No. 98-160, § 10, 12-8-98; AO No. 99-62, § 28, 5-11-99; AO No. 2005-  
22 185(S), § 26, 2-28-06; AO No. 2005-124(S-1A), § 28, 4-18-06; AO No.  
23 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 12, 10-23-07)

24  
25 **Section 24.** Anchorage Municipal Code subsection 21.40.260 is hereby  
26 amended to read as follows: (*Subsections not affected by this ordinance are not*  
27 *set out unless for context.*)

28  
29 **21.40.260 AF antenna farm district.**

30  
31 \*\*\* \*\*

32 D. *Conditional uses.* Subject to the requirements of the conditional use  
33 standards and procedures of this title, the following uses may be  
34 permitted:

35  
36 \*\*\* \*\*

37 4. Utility wind energy conversion systems.

38  
39 \*\*\* \*\*

40  
41 (AO No. 88-147(S-2); AO No. 99-62, § 29, 5-11-99; AO No. 2006-64(S-1),  
42 §§ 2, 3, 12-12-06)

43  
44 **Section 25.** Anchorage Municipal Code subsection 21.40.270 is hereby  
45 amended to read as follows: (*Subsections not affected by this ordinance are not*  
46 *set out unless for context.*)

1       **21.40.270   MC marine commercial district.**

2  
3       \*\*\*           \*\*\*           \*\*\*

4       C.   *Permitted accessory uses and structures.* Permitted accessory  
5       uses and structures are as follows:

6  
7       \*\*\*           \*\*\*           \*\*\*

8           4.   One free-standing small wind energy conversion system by  
9           administrative site plan review and subject to the  
10          requirements of 21.45.410.

11  
12          5.   Building-mounted small wind energy conversion systems by  
13          administrative site plan review and subject to the  
14          requirements of 21.45.410.

15  
16       \*\*\*           \*\*\*           \*\*\*

17       E.   *Conditional uses.* Subject to the requirements of the conditional use  
18       and site plan standards and procedures of Sections 21.15.030 and  
19       21.50.020, the following uses may be permitted:

20  
21       \*\*\*           \*\*\*           \*\*\*

22           2.   Conditional uses with general standards in Section Chapter  
23           21.50:

24  
25       \*\*\*           \*\*\*           \*\*\*

26           f.   Two or three free-standing small wind energy  
27           conversion systems, subject to the requirements of  
28           section 21.50.470.

29  
30       \*\*\*           \*\*\*           \*\*\*

31  
32       (*AO No. 98-160, § 11, 12-8-98; AO No. 99-62, § 30, 5-11-99; AO No.*  
33       *2006-64(S-1), §§ 2, 3, 12-12-06*)

34  
35       **Section 26.** Anchorage Municipal Code subsection 21.40.280 is hereby  
36       amended to read as follows: (*Subsections not affected by this ordinance are not*  
37       *set out unless for context.*)

38  
39       **21.40.280   MI marine industrial district.**

40  
41       \*\*\*           \*\*\*           \*\*\*

42       C.   Permitted accessory uses and structures. Permitted accessory  
43       uses and structures are as follows:

44  
45       \*\*\*           \*\*\*           \*\*\*

46           4.   One free-standing small wind energy conversion system by  
47           administrative site plan review and subject to the



1                                    requirements of 21.45.410.

2  
3                                    5. Building-mounted small wind energy conversion systems by  
4                                    administrative site plan review and subject to the  
5                                    requirements of 21.45.410.

6  
7                    \*\*\*                    \*\*\*                    \*\*\*

8                    F.                    Conditional uses. Subject to the requirements of the conditional  
9                                    use standards and procedures of sections 21.15.030 and  
10                                    21.50.020, the following uses may be permitted:

11  
12                    \*\*\*                    \*\*\*                    \*\*\*

13                                    6. Two or three small wind energy conversion systems, subject  
14                                    to the requirements of section 21.50.470.

15  
16                                    7. Utility wind energy conversion systems.

17  
18                    \*\*\*                    \*\*\*                    \*\*\*

19  
20                    (AO No. 99-62, § 31, 5-11-99; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

21  
22                    **Section 27.** Anchorage Municipal Code chapter 21.45 is hereby amended to  
23                    add a new section to read as follows:

24  
25                    **21.45.410    Small wind energy conversion systems.**

26  
27                    A.                    *Purpose.* The purpose of this section is to regulate and provide  
28                                    standards for small wind energy conversion systems (WECS) as  
29                                    defined in this Code, and to encourage the development of small  
30                                    wind energy systems.

31  
32                    B.                    *Approval Process.* Small WECS are subject to an administrative  
33                                    site plan review. Sufficient information shall be provided with the  
34                                    application to show that the standards below have been met. The  
35                                    planning director shall grant approval if the standards of this section  
36                                    have been met, and that the applicant has sized and sited the  
37                                    system to reduce impacts on surrounding properties to the  
38                                    maximum extent feasible. Structural stability of the foundation will  
39                                    be assured through the building permit process.

40  
41                    C.                    *Submittal Requirements.*

42  
43                                    1.                    A description of the project, including the maximum rated  
44                                    power output capacity of the WECS.

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46                                    2.                    The make, model, an illustrative photograph or brochure,  
47                                    manufacturer's specifications including noise decibels data

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for the proposed WECS, the support structure, and method of attachment to the ground and/or structure.

3. Elevation drawing of the WECS showing total height, turbine dimensions, tower and turbine colors, distance between ground and lowest point of any blade, and if proposed, the location of ladders, climbing pegs, and access doors.
4. If the WECS is not certified as meeting the IEEE 1547 standard (Institute of Electrical and Electronic Engineers), then an assessment of potential electromagnetic interference with microwave, radio, television, personal communication systems and other wireless communication is required.
5. Applications shall include a visual impact analysis of the proposed WECS as installed, which shall include color photographs of the proposed site from at least two locations accurately depicting the existing conditions. A computerized photographic simulation, demonstrating any visual impacts from strategic vantage points, is desirable and may be required at the Director's discretion. The applicant shall indicate any visual screening proposed to be incorporated into the project that is intended to lessen the system's visual prominence.

D. *Building-Mounted WECS.*

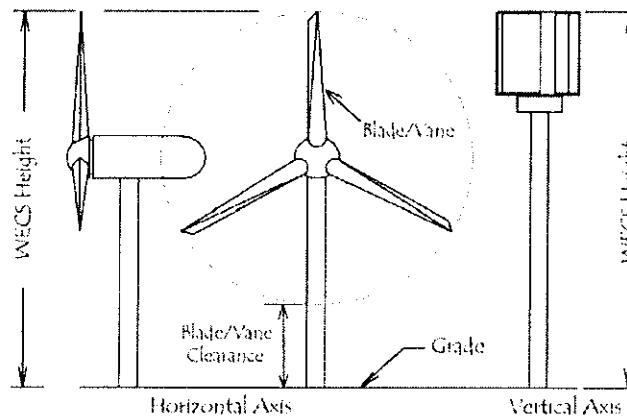
1. Small WECS in residential zoning districts shall have a rated power capacity of not more than 10 kW. Small WECS in nonresidential zoning districts shall have a rated power capacity of not more than 25 kW.
2. In residential districts on lots less than 20,000 square feet, a building mounted WECS shall not exceed the maximum height for principal structures of the underlying zoning district by more than 10 feet.
3. On buildings of 60 feet or less in height, building mounted WECS shall be no taller than 10 feet.
4. On buildings over 60 feet in height, building mounted WECS shall be set back from the structure edge by at least two feet for every one foot of height greater than 10 feet.
5. Building-mounted WECS shall meet the design standards for free-standing WECS in subsection E.5. below, with the

exception of E.5.e.

E. *Free-Standing WECS.*

1. *Number of WECS.* Only one small WECS per lot is allowed in residential zoning districts. Adjoining lots under the same ownership shall be treated as one lot for purposes of this limitation.
2. *Power Capacity.* Small WECS in residential zoning districts shall have a rated power capacity of not more than 10 kW. Small WECS in nonresidential zoning districts shall have a rated power capacity of not more than 25 kW.
3. *Minimum Lot Area and Maximum Height.*
  - a. The minimum lot area for a small WECS is 40,000 square feet.
  - b. The height of a small WECS shall be determined by compliance with the setback provisions of subsection E.4. below. In no instance shall a small WECS exceed 95 feet in height.
  - c. Height shall be measured as depicted in the illustration. Structures shall not interfere with Federal Aviation Administration Regulations on airport approaches. In no case shall the height exceed manufacturer's specifications.

Measuring Height for Free-Standing WECS



4. *Blade or Vane Clearance.* Lowest point of moving elements, such as blades or vanes, shall be at least 25 feet above

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grade. No blades may extend over public sidewalks/trails.

5. *Setbacks.*

- a. Except as allowed in 4.b. below, all WECS shall be setback from all property lines at least 1.1 times the height of system
- b. On lots abutting water bodies such as lakes or ponds, the WECS shall be setback at least 15 feet from the water body edge, but the setback distance required in 4.a. above may extend into the water body, provided that the full extent of the setback distance falls within the water body.
- c. All systems shall be setback at least 1.1 times the height of the system from all overhead power and telecommunication lines, and any telecommunications towers.

6. *Design Standards.*

- a. Operational noise shall not exceed 50dBH at property line except for short-term high wind speed events such as storms.
- b. All systems shall be equipped with manual and automatic (mechanical or electrical) over-speed controls to limit the blade rotation speed to within the design limits of the system.
- c. The rotating turbine shall not produce vibrations that are humanly perceptible beyond the property lines of the site.
- d. Lattice type towers and towers using guy wires are prohibited.
- e. All power transmission and telemetry lines from the tower to any building or other structure shall be placed underground.
- f. No tower shall be illuminated unless required by a state or federal agency, such as the FAA.
- g. All structures in a project shall be finished in a single, non-reflective, matte finished, neutral color.

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h. No commercial or non-commercial advertisements, signs, or other messages shall be placed or painted on the tower, rotor, generator or tail vane, except that a system or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner.

F. *Abandoned or unsafe wind energy conversion systems.* Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

**Section 28.** Anchorage Municipal Code chapter 21.50 is hereby amended to add new sections to read as follows:

**21.50.470 Small wind energy conversion systems—multiple free-standing towers.**

A. *Purpose.* The purpose of this section is to provide standards for multiple free-standing small WECS in industrial districts and in the PLI district.

B. *Submittal Requirements.* Multiple free-standing small WECS in industrial districts and in the PLI districts shall provide the minimum application information required by section 21.50.480B.

C. *Maximum number of WECS.* No more than three WECS shall be allowed on any one lot. Adjoining lots under the same ownership shall be treated as one lot for purposes of this limitation.

D. *Standards.* Multiple free-standing small WECS shall meet the standards of section 21.45.410E.

E. *Abandoned or unsafe wind energy conversion systems.* Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

**21.50.480 Utility wind energy conversion systems.**

A. *Purpose.* The purpose of this section is to provide standards for utility scale wind energy conversion systems (WECS) generally utilizing multiple towers designed to produce electric power as a public or private utility.

B. *Submittal Requirements.* In addition to the minimum application

1 information set forth in 21.15.030.C, the following shall be provided:  
2

- 3 1. For each WECS model proposed, the make, model, an  
4 illustrative photograph or brochure, manufacturer's  
5 specifications including noise decibels data for the proposed  
6 WECS, and drawings of the support structure stamped by a  
7 structural engineer registered in the State of Alaska.  
8
- 9 2. Elevation drawing of each WECS model showing total  
10 height, turbine dimensions, tower and turbine colors,  
11 distance between ground and lowest point of any blade, and  
12 if proposed, the location of ladders, climbing pegs, and  
13 access doors.  
14
- 15 3. An assessment of potential electromagnetic interference with  
16 microwave, radio, television, personal communication  
17 systems and other wireless communication.  
18
- 19 4. An analysis of impacts on local wildlife shall be prepared,  
20 regarding impacts anticipated during construction,  
21 reconstruction, modification or operation of WECS. Wildlife  
22 impacts to be considered shall include, at a minimum,  
23 anticipated impacts on birds.  
24
- 25 5. If any habitable building is located within 1,300 feet of any  
26 proposed Utility WECS unit, then the applicant shall conduct  
27 a study on potential shadow flicker. The study shall identify  
28 locations where shadow flicker may be caused by the WECS  
29 and the expected durations of the flicker at these locations.  
30 The study shall identify areas where shadow flicker may  
31 interfere with habitable buildings and describe measures that  
32 shall be taken to eliminate or mitigate the problems. The  
33 applicant has the burden of proving that shadow flicker will  
34 not negatively impact neighboring uses.  
35
- 36 6. Applications shall include a visual impact analysis of the  
37 proposed WECS as installed, which may include a  
38 computerized photographic simulation, demonstrating any  
39 visual impacts from strategic vantage points. Color  
40 photographs of the proposed site from at least two locations  
41 accurately depicting the existing conditions shall be included.  
42 The visual analysis shall also indicate the color treatment of  
43 the system's components and any visual screening  
44 incorporated into the project that is intended to lessen the  
45 system's visual prominence.  
46
- 47 7. A noise analysis by a competent acoustical consultant

1 documenting the noise levels associated with the proposed  
2 WECS. The study shall document projected noise levels at  
3 property lines. The noise analysis shall include low  
4 frequency noise.  
5

6 C. *Height.* The height as measured from grade to the highest point of  
7 the fully operational system, including the turbine vane(s), shall not  
8 exceed 450 feet in the AF, W, T, and PLI zoning districts, or 200  
9 feet in any other district in which a Utility WECS may be approved.  
10 A Utility WECS shall not interfere with Federal Aviation  
11 Administration Regulations in the vicinity of an airport. In no case  
12 shall the height exceed manufacturer's specifications.  
13

14 D. *Blade or Vane Clearance.* Lowest point of moving elements, such  
15 as blades or vanes, shall be at least 30 feet above grade.  
16

17 E. *Setbacks.*

18  
19 1. All WECS shall setback from all residential property lines at  
20 least 3.0 times the height of system, and from all non-  
21 residential property lines a minimum of 2.0 times the height  
22 of the system.  
23

24 2. All systems shall be at least 325 feet from any  
25 telecommunications towers.  
26

27 3. The tower shall maintain a minimum separation distance  
28 equal to 1.1 times the height of system from all overhead  
29 power and telecommunication lines.  
30

31 F. *Design Standards.*

32  
33 1. Except for short-term high wind speed events such as  
34 storms, operational noise shall not exceed 50dBH at any  
35 property line adjacent to a residential zoning district, and  
36 60dBH at any property line adjacent to a nonresidential  
37 zoning district.  
38

39 2. The rotating turbine shall not produce vibrations that are  
40 humanly perceptible beyond the property lines of the site.  
41

42 3. Lattice type towers and towers using guy wires are  
43 prohibited.  
44

45 4. All power transmission and telemetry lines from the tower to  
46 any building or other structure shall be placed underground,  
47 unless otherwise allowed by the planning and zoning

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commission.

- 5. No tower shall be illuminated unless required by a state or federal agency, such as the FAA.
- 6. All structures in a project shall be finished in a single, non-reflective, matte finished, neutral color.
- 7. No commercial or non-commercial advertisements, signs, or other messages shall be placed or painted on the tower, rotor, generator or tail vane, except that a system or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner, as approved by the planning and zoning commission.
- 8. WECS structure shall be designed to prevent unauthorized external access to electrical and mechanical components and shall have access doors that are kept securely locked. No climbing pegs or tower ladders shall be located closer than 12 feet to the ground level at the base of the structure. A fence with a locking portal may be required by the planning and zoning commission to enclose the entire WECS tower site.

G. *Abandoned or unsafe wind energy conversion systems.* Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

**Section 29.** This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chair

ATTEST:

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



# Table

## Permitted WECS and Approval Process by Zoning District

**Permitted WECS and Approval Process by Zoning District**

<b>District</b>	<b>1 Small WECS</b>	<b>2-3 Small WECS</b>	<b>1 Small Building</b>	<b>Multiple Building</b>	<b>Utility</b>
<b>R-1, R-1A, R-2A, R-2D, R-5, R-5A, R-6, R-7, R-8, R-9, R-10, R-11, R-O</b>	Admin Site Plan Review		Admin Site Plan Review		
<b>R-2M, R-3, lots with one principal structure only</b>	Admin Site Plan Review		Admin Site Plan Review		
<b>R-4, lots with one principal structure only</b>	Admin Site Plan Review		Admin Site Plan Review	Admin Site Plan Review	
<b>B-1A, B-3</b>				Admin Site Plan Review	
<b>B-2A, B-2B, B-2C, buildings over 60 feet only</b>				Admin Site Plan Review	
<b>PLI</b>	Admin Site Plan Review	Conditional Use		Admin Site Plan Review	Conditional Use
<b>I-1, MC</b>	Admin Site Plan Review	Conditional Use		Admin Site Plan Review	
<b>I-2, MI</b>	Admin Site Plan Review	Conditional Use		Admin Site Plan Review	Conditional Use
<b>T</b>	Conditional Use	Conditional Use			Conditional Use
<b>W</b>	Conditional Use	Conditional Use	Conditional Use	Conditional Use	Conditional Use
<b>AF</b>					Conditional Use

# PZC Resolution 2008-073

**MUNICIPALITY OF ANCHORAGE**

**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-073**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020 DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING DISTRICTS, 21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50 STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE WIND ENERGY CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN CERTAIN ZONING DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE SITE PLAN REVIEW AND AS CONDITIONAL USES, TO SET GENERAL STANDARDS AND CONDITIONAL USE STANDARDS.

(Case 2008-127)

---

WHEREAS, wind energy has one of the highest payback ratios of any power technologies, and Wind Energy Conversion Systems (WECS) are available for both utility-scale and smaller scale production for on-site use; and

WHEREAS, the Planning Department has received several inquiries from Anchorage citizens and business owners to install WECS; however, Title 21 currently does not clearly or adequately deal with this emerging technology; and

WHEREAS, in response to these issues, the Planning Department has drafted an ordinance which provides regulations and standards to allow WECS in certain zoning districts; and

WHEREAS, the Planning and Zoning Commission held a public hearing on October 6, 2008; and

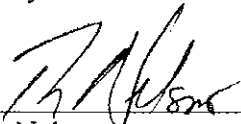
WHEREAS, the Commission deliberated on the WECS ordinance at its meeting of October 6, 2008.

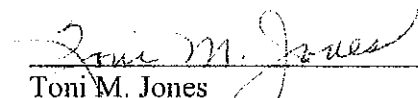
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
  1. Title 21 should provide clear regulation and guidelines regarding the installation of both utility- and small-scale WECS.
  2. The ordinance allowing WECS and providing standards for siting of WECS should balance the need to pursue new technologies for energy production with protection against potential impacts of the technology.
  3. As WECS are installed in Anchorage and as innovation continues in the wind energy industry, it is likely that the ordinance will undergo revisions.

4. Planning Department staff thoroughly researched the issues of the ordinance, the Commission had a full and free discussion of the issues, and resolution was reached.
- B. The Commission recommends to the Anchorage Assembly approval of the draft ordinance prepared by the Planning Department staff dated September 29, 2008, with the following amendments:
1. In Subsection 21.45.410B., page 14, line 31, add line: "Structural stability of the foundation will be assured through the building permit process."
  2. In Subsection 21.45.410D.1., page 15, line 23, add: "by more than 10 feet."
  3. In Subsection 21.50.480B.1., page 18, lines 11-13, change to: "For each WECS model proposed, [T]he make, model, an illustrative photograph or brochure, manufacturer's specifications including noise decibels data for the proposed WECS, and drawings of the support structure stamped by a structural engineer registered in the State of Alaska [FOR EACH WECS MODEL PROPOSED]."
  4. In Subsection 21.50.480F. Design Standards, page 19, lines 23-24, replace with: "Except for short-term high wind speed events such as storms, operational noise shall not exceed 50dBH at any property line adjacent to a residential zoning district, and 60dBH at any property line adjacent to a nonresidential zoning district."

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 6th day of October 2008.

  
\_\_\_\_\_  
Tom Nelson  
Secretary

  
\_\_\_\_\_  
Toni M. Jones  
Chair

Attachment A: Amended Draft Ordinance

(2008-127)

Attachment A  
To Planning and Zoning Commission Resolution No. 2008-073

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading:

ANCHORAGE, ALASKA  
AO NO.

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020 DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING DISTRICTS, 21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50 STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE WIND ENERGY CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN CERTAIN ZONING DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE SITE PLAN REVIEW AND AS CONDITIONAL USES, TO SET GENERAL STANDARDS AND CONDITIONAL USE STANDARDS.

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code section 21.35.020 is hereby amended to read as follows: *(Other definitions in the referenced section are not affected and are therefore not set out unless for context.)*

**21.35.020 Definitions and rules of construction.**

B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

\*\*\*

*Watershed manager* means the executive director of the office of planning, development, and public works or designee, who is the administrator of, and storm water program coordinator for, the National Pollutant Discharge Elimination System municipal separate storm sewer system permit required under federal law.

*Wind Energy Conversion System (WECS)* means any device or assemblage which directly converts wind energy into usable thermal, mechanical, or electrical energy, including such devices as windmills and wind turbines, towers and supporting structures and such directly connected facilities as generators, alternators, inverters, batteries, and associated control equipment.

A. A small WECS has a rated power capacity of not more than 100 kW and is intended to produce power primarily for on-site consumption, either instead of or as a supplement to utility power.

B. A utility WECS has one or more WECS units with a rated capacity greater than 100 kW, and is intended primarily to provide distributed electric power as a public or private utility.

\*\*\*

(GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-231;

1 AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54;  
2 AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159;  
3 AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-  
4 171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89; AO No. 88-147(S-2);  
5 AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No.  
6 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No. 92-129(S); AO No. 93-58;  
7 AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), §§ 2, 3, 8-8-95;  
8 AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO  
9 No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO No.  
10 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No.  
11 2002-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO  
12 No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03;  
13 AO No. 2003-124(S), § 1, 1-20-04; AO No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-  
14 05; AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-  
15 1A), § 4, 4-18-06; AO No. 2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06

16

17 **Section 2.** Anchorage Municipal Code subsection 21.40.020 is hereby amended to  
18 read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

19 **21.40.020 PLI public lands and institutions district.**

20 \*\*\* \*\*

21 C. *Permitted accessory uses and structures.* Permitted accessory uses and  
22 structures are as follows:

23 \*\*\* \*\*

24 6. One free-standing small wind energy conversion systems by  
25 administrative site plan review and subject to the requirements of section  
26 21.45.410.

27 7. Building-mounted small wind energy conversion systems by administrative  
28 site plan review and subject to the requirements of section 21.45.410.

29 \*\*\* \*\*

30 D. *Conditional uses.* Subject to the requirements of the conditional use  
31 standards and procedures of this title, the following uses may be permitted:

32 \*\*\* \*\*

33 22. Two or three free-standing small wind energy conversion systems,  
34 subject to the requirements of section 21.50.470.

35 23. Utility wind energy conversion systems.

36 \*\*\* \*\*

37 (GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO No. 81-178(S); AO No.  
38 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-23;  
39 AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO No. 90-152(S);  
40 AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-8-95; AO No. 96-131(S),  
41 § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO No. 99-131, § 6, 10-26-99; AO No. 99-149, § 1,  
42 12-14-99; AO No. 2002-109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03; AO No. 2005-9, § 2, 3-  
43 1-05; AO No. 2005-42(S), § 1, 5-31-05; AO No. 2005-150(S-1), § 2, 2-28-06; AO No. 2005-  
44 185(S), § 2, 2-28-06; AO No. 2005-124(S-1A), § 5, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-

06)

**Section 3.** Anchorage Municipal Code subsection 21.40.030 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.030 R-1 and R-1A single-family residential districts.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

9. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

*(GAAB 21.05.050.B; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-216; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 1, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 4, 5-11-99; AO No 2002-109, § 3, 9-10-02; AO No. 2005-175, § 1, 1-10-06; AO No. 2005-178, § 2, 1-24-06; AO No. 2005-185(S), § 3, 2-28-06; AO No. 2005-124(S-1A), § 6, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)*

**Section 4.** Anchorage Municipal Code subsection 21.40.040 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.040 R-2A two-family residential district (large lot); R-2D two-family residential district.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

9. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

*(GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 2, 6-9-98; AO No. 99-49, § 2, 3-23-99; AO No. 99-62, § 5, 5-11-99; AO No. 2005-175, § 2, 1-10-06; AO No. 2005-178, § 3, 1-24-06; AO No. 2005-185(S), § 4, 2-28-06; AO No. 2005-124(S-1A), § 7, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)*

**Section 5.** Anchorage Municipal Code subsection 21.40.045 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*



**21.40.045 R-2M multiple-family residential district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

9. One small wind energy conversion systems on lots with only one principal structure, by administrative site plan review and subject to the requirements of section 21.45.410.

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

(GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 3, 6-9-98; AO No. 99-49, § 3, 3-23-99; AO No. 99-62, § 6, 5-11-99; AO No. 2005-175, § 3, 1-10-06; AO No. 2005-178, § 4, 1-24-06; AO No. 2005-185(S), § 5, 2-28-06; AO No. 2005-124(S-1A), § 8, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 6.** Anchorage Municipal Code subsection 21.40.050 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.050 R-3 multiple-family residential district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

8. One small wind energy conversion systems on lots with only one principal structure, by administrative site plan review and subject to the requirements of section 21.45.410.

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

(GAAB 21.05.050.D; AO No. 77-355; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-218; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 7, 5-11-99; AO No. 2005-175, § 4, 1-10-06; AO No. 2005-178, § 5, 1-24-06; AO No. 2005-185(S), § 6, 2-28-06; AO No. 2005-124(S-1A), § 9, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 7.** Anchorage Municipal Code subsection 21.40.060 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.060 R-4 multiple-family residential district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

9. One free-standing small wind energy conversion systems on lots with only one principal structure, by administrative site plan review and subject to the requirements of section 21.45.410.

10. Building-mounted small wind energy conversion systems on lots with only one principal structure, by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(GAAB 21.05.050.E; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 8, 5-11-99; AO No. 2003-124(S), § 2, 1-20-04; AO No. 2005-175, § 5, 1-10-06; AO No. 2005-178, § 6, 1-24-06; AO No. 2005-185(S), § 7, 2-28-06; AO No. 2005-124(S-1A), § 10, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 8.** Anchorage Municipal Code subsection 21.40.070 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.070 R-5 rural residential district; R-5A, rural residential district (large lot).**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

11. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-63(S), § 1, 5-21-02; AO No. 2005-175, § 6, 1-10-06; AO No. 2005-178, § 7, 1-24-06; AO No. 2005-185(S), § 8, 2-28-06; AO No. 2005-124(S-1A), § 11, 4-18-06; AO No. 2006-121, § 2, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 9.** Anchorage Municipal Code subsection 21.40.080 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.080 R-6 suburban residential district (large lot).**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and

structures are as follows:

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

11. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

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

(GAAB 21.05.050.G; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-27, § 1, 2-23-99; AO No. 99-62, § 10, 5-11-99; AO No. 2005-175, § 7, 1-10-06; AO No. 2005-178, § 8, 1-24-06; AO No. 2005-185(S), § 9, 2-28-06; AO No. 2005-124(S-1A), § 12, 4-18-06; AO No. 2006-121, § 3, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 10.** Anchorage Municipal Code subsection 21.40.090 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.090 R-7 intermediate rural residential district.**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

11. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

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

(GAAB 21.05.050.H; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-219; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 11, 5-11-99; AO No. 2005-175, § 8, 1-10-06; AO No. 2005-178, § 9, 1-24-06; AO No. 2005-185(S), § 10, 2-28-06; AO No. 2005-124(S-1A), § 13, 4-18-06; AO No. 2006-121, § 4, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 11.** Anchorage Municipal Code subsection 21.40.100 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.100 R-8 rural residential district (large lot).**

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

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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

12. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

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

(GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99; AO No. 2005-175, § 9, 1-10-06; AO No. 2005-178, § 10, 1-24-06; AO No. 2005-185(S), § 11, 2-28-06; AO No. 2005-124(S-1A), § 14, 4-18-06; AO No. 2006-121, § 5, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 12.** Anchorage Municipal Code subsection 21.40.110 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.110 R-9 rural residential district.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

12. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 5, 6-9-98; AO No. 99-62, § 13, 5-11-99; AO No. 2005-175, § 10, 1-10-06; AO No. 2005-178, § 11, 1-24-06; AO No. 2005-185(S), § 12, 2-28-06; AO No. 2005-124(S-1A), § 15, 4-18-06; AO No. 2006-121, § 6, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 13.** Anchorage Municipal Code subsection 21.40.115 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.115 R-10 residential alpine/slope district.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

11. One small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(AO No. 81-97; AO No. 81-217; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 6, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 14, 5-11-99; AO No. 2005-175, § 11, 1-10-06; AO No. 2005-178, § 12, 1-24-06; AO No. 2005-185(S), § 13, 2-28-06; AO No. 2005-124(S-1A), § 16, 4-18-06; AO No. 2006-121, § 7, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 14.** Anchorage Municipal Code subsection 21.40.117 is hereby amended to

1 read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

2 **21.40.117 R-11 Turnagain Arm district.**

3 \*\*\* \*\*\* \*\*\*

4 C. *Permitted accessory uses and structures.* Permitted accessory uses and  
5 structures are as follows:

6 \*\*\* \*\*\* \*\*\*

7 8. One small wind energy conversion systems by administrative site plan  
8 review and subject to the requirements of section 21.45.410.

9 \*\*\* \*\*\* \*\*\*

10 (AO No. 82-162; AO No. 84-34; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No.  
11 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-144, 11-26-88; AO No. 88-171(S-1), 12-31-  
12 88; AO No. 94-120, § 1, 8-23-94; AO No. 94-238(S), § 3, 2-28-94; AO No. 94-239, § 1, 2-14-95;  
13 AO No. 96-118, § 1, 8-22-96; AO No. 96-118, § 1, 8-13-96; AO No. 99-62, § 15, 5-11-99; AO No.  
14 2001-88, § 1, 6-5-01; AO No. 2005-175, § 12, 1-10-06; AO No. 2005-178, § 13, 1-24-06; AO No.  
15 2005-185(S), § 14, 2-28-06; AO No. 2005-124(S-1A), § 17, 4-18-06; AO No. 2006-121, § 8, 9-26-  
16 06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

17  
18 **Section 15.** Anchorage Municipal Code subsection 21.40.130 is hereby amended to  
19 read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

20 **21.40.130 R-O residential-office district.**

21 \*\*\* \*\*\* \*\*\*

22 C. *Permitted accessory uses and structures.* Permitted accessory uses and  
23 structures are as follows:

24 \*\*\* \*\*\* \*\*\*

25 6. One small wind energy conversion systems by administrative site plan  
26 review and subject to the requirements of section 21.45.410.

27 \*\*\* \*\*\* \*\*\*

28 (GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO No. 80-57; AO No. 81-  
29 67(S); AO No. 83-226; AO No. 85-18; AO No. 85-23; AO No. 85-69; AO No. 85-91, 10-1-85; AO  
30 No. 86-90; AO No. 86-171; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 91-97;  
31 AO No. 92-114; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 16, 5-11-99; AO No. 2003-  
32 124(S), § 3, 1-20-04; AO No. 2005-175, § 13, 1-10-06; AO No. 2005-178, § 14, 1-24-06; AO No.  
33 2005-185(S), § 15, 2-28-06; AO No. 2005-124(S-1A), § 18, 4-18-06; AO No. 2006-64(S-1), §§ 2,  
34 3, 12-12-06)

35  
36 **Section 16.** Anchorage Municipal Code subsection 21.40.140 is hereby amended to  
37 read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

38 **21.40.140 B-1A local and neighborhood business district.**

39 \*\*\* \*\*\* \*\*\*

40 C. *Permitted accessory uses and structures.* Permitted accessory uses and

structures are as follows:

\*\*\*

6. Building-mounted small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(GAAB 21.05.050.J; AO No. 77-355; AO No. 78-28; AO No. 78-169; AO No. 81-67(S); AO No. 81-143; AO No. 83-210; AO No. 85-18; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 87-62; AO No. 88-49(S); AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 17, 5-11-99; AO No. 2005-185(S), § 16, 2-28-06; AO No. 2005-124(S-1A), § 19, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 17.** Anchorage Municipal Code subsection 21.40.150 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.150 B-2A central business district core.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

4. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(GAAB 21.05.050.W; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 87-148; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 6, 8-8-95; AO No. 98-160, § 4, 12-8-98; AO No. 98-188, §§ 1--3, 1-12-99; AO No. 99-62, § 19, 5-11-99; AO No. 99-131, § 7, 10-26-99; AO No. 2001-80, § 3, 5-8-01; AO No. 2005-185(S), § 18, 2-28-06; AO No. 2005-124(S-1A), § 21, 4-18-06; AO No. 2006-49, § 1, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 5, 10-23-07)

**Section 18.** Anchorage Municipal Code subsection 21.40.160 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.160 B-2B central business district, intermediate.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

4. Building-mounted small wind energy conversion systems on buildings over

60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4-6, 1-12-99; AO No. 99-62, § 20, 5-11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80, § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06; AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 6, 10-23-07)

**Section 19.** Anchorage Municipal Code subsection 21.40.170 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.170 B-2C central business district, periphery.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

5. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.

\*\*\*

(GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 8, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98; AO No. 98-188, §§ 7-9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No. 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99; AO No. 2001-80, § 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), § 23, 4-18-06; AO No. 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 7, 10-23-07)

**Section 20.** Anchorage Municipal Code subsection 21.40.180 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.180 B-3 general business district.**

\*\*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\*

3. Building-mounted small wind energy conversion systems by administrative site plan review and subject to the requirements of section 21.45.410.

1 \*\*\* \*\*

2 (GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO No. 80-132; AO No. 81-  
3 67(S); AO No. 83-209; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No.  
4 86-90; AO No. 86-182; AO No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
5 147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95; AO No. 96-107, § 1, 7-  
6 30-96; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-  
7 99; AO No. 2001-80, § 6, 5-8-01; AO No. 2004-108(S), § 3, 10-26-04; AO No. 2005-185(S), § 21,  
8 2-28-06; AO No. 2005-124(S-1A), § 24, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

9

10 **Section 21.** Anchorage Municipal Code subsection 21.40.200 is hereby amended to  
11 read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

12 **21.40.200 I-1 light industrial district.**

13 \*\*\* \*\*

14 C. *Permitted accessory uses and structures.* Permitted accessory uses and  
15 structures are as follows:

- 16 \*\*\* \*\*
- 17 4. One free-standing small wind energy conversion system by administrative  
18 site plan review and subject to the requirements of section 21.45.410.
- 19 5. Building-mounted small wind energy conversion systems by administrative  
20 site plan review and subject to the requirements of section 21.45.410.

21 \*\*\* \*\*

22 D. *Conditional uses.* Subject to the requirements of the conditional use  
23 standards and procedures of this title, the following uses may be permitted:

- 24 \*\*\* \*\*
- 25 17. Two or three free-standing small wind energy conversion systems, subject  
26 to the requirements of section 21.50.470.

27 \*\*\* \*\*

28 (GAAB 21.05.050.O; AO No. 77-355; AO No. 79-95; AO No. 81-67(S); AO No. 82-105; AO No.  
29 84-57; AO No. 85-91, 10-1-85; AO No. 85-95; AO No. 86-50; AO No. 86-90; AO No. 87-32; AO  
30 No. 88-147(S-2); AO No. 90-50(S); AO No. 92-114; AO No. 95-68(S-1), § 11, 8-8-95; AO No. 95-  
31 76, § 1, 4-4-95; AO No. 95-194, § 1, 1-2-96; AO No. 98-160, § 9, 12-8-98; AO No. 98-173, § 5,  
32 11-3-98; AO No. 99-62, § 24, 5-11-99; AO No. 2001-80, § 8, 5-8-01; AO No. 2004-5, § 1, 1-20-  
33 04; AO No. 2004-108(S), § 5, 10-26-04; AO No. 2004-178(am), § 1, 1-25-05; AO No. 2005-9, §  
34 3, 3-1-05; AO No. 2005-185(S), § 23, 2-28-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

35

36 **Section 22.** Anchorage Municipal Code subsection 21.40.210 is hereby amended to  
37 read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

38 **21.40.210 I-2 heavy industrial district.**

39 \*\*\* \*\*

40 C. *Permitted accessory uses and structures.* Permitted accessory uses and









- 1 specifications including noise decibels data for the proposed WECS, the  
2 support structure, and method of attachment to the ground and/or  
3 structure.
- 4 3. Elevation drawing of the WECS showing total height, turbine dimensions,  
5 tower and turbine colors, distance between ground and lowest point of any  
6 blade, and if proposed, the location of ladders, climbing pegs, and access  
7 doors.
- 8 4. If the WECS is not certified as meeting the IEEE 1547 standard (Institute  
9 of Electrical and Electronic Engineers), then an assessment of potential  
10 electromagnetic interference with microwave, radio, television, personal  
11 communication systems and other wireless communication is required.
- 12 5. Applications shall include a visual impact analysis of the proposed WECS  
13 as installed, which shall include color photographs of the proposed site  
14 from at least two locations accurately depicting the existing conditions. A  
15 computerized photographic simulation, demonstrating any visual impacts  
16 from strategic vantage points, is desirable and may be required at the  
17 Director's discretion. The applicant shall indicate any visual screening  
18 proposed to be incorporated into the project that is intended to lessen the  
19 system's visual prominence.

20 *D. Building-Mounted WECS.*

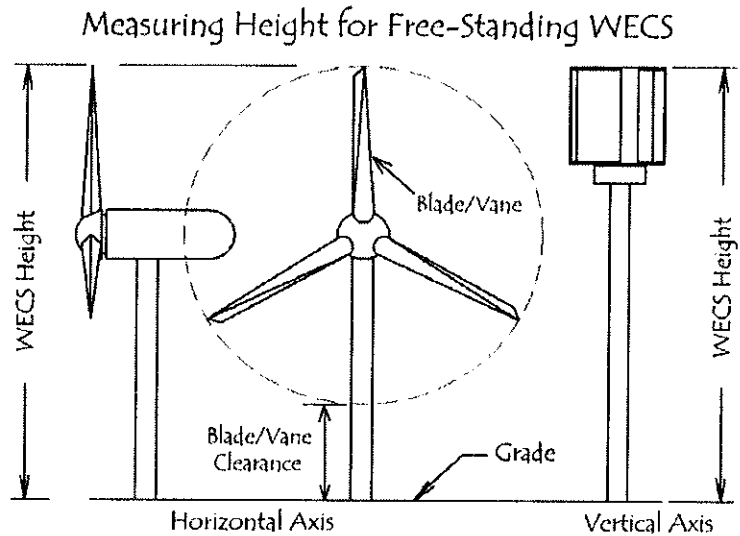
- 21 1. In residential districts on lots less than 20,000 square feet, a building  
22 mounted WECS shall not exceed the maximum height for principal  
23 structures of the underlying zoning district by more than 10 feet.
- 24 2. On buildings of 60 feet or less in height, building mounted WECS shall be  
25 no taller than 10 feet.
- 26 3. On buildings over 60 feet in height, building mounted WECS shall be set  
27 back from the structure edge by at least two feet for every one foot of  
28 height greater than 10 feet.
- 29 4. Building-mounted WECS shall meet the design standards for free-standing  
30 WECS in subsection E.5. below, with the exception of E.5.e.

31 *E. Free-Standing WECS.*

- 32 1. Number of WECS. Only one small WECS per lot is allowed in residential  
33 zoning districts. Adjoining lots under the same ownership shall be treated  
34 as one lot for purposes of this limitation.
- 35 2. Minimum Lot Area and Maximum Height.
- 36 a. The minimum lot area for a small WECS is 20,000 square feet.

b. The height of a small WECS shall be determined by compliance with the setback provisions of subsection E.4. below. In no instance shall a small WECS exceed 95 feet in height.

c. Height shall be measured as depicted in the illustration. Structures shall not interfere with Federal Aviation Administration Regulations on airport approaches. In no case shall the height exceed manufacturer's specifications.



3. *Blade or Vane*

*Clearance.* Lowest point of moving elements, such as blades or vanes, shall be at least 25 feet above grade. No blades may extend over public sidewalks/trails.

4. *Setbacks.*

a. Except as allowed in 4.b. below, all WECS shall be setback from all property lines at least 1.1 times the height of system

b. On lots abutting water bodies such as lakes or ponds, the WECS shall be setback at least 15 feet from the water body edge, but the setback distance required in 4.a. above may extend into the water body, provided that the full extent of the setback distance falls within the water body.

c. All WECS shall be located so that the principal structure is between the WECS and the front property line.

d. All systems shall be setback at least 1.1 times the height of the system from all overhead power and telecommunication lines, and any telecommunications towers.

5. *Design Standards.*

a. Operational noise shall not exceed 50dBH at property line except for short-term high wind speed events such as storms.

- 1           b. All systems shall be equipped with manual and automatic (mechanical  
2           or electrical) over-speed controls to limit the blade rotation speed to  
3           within the design limits of the system.
  - 4           c. The rotating turbine shall not produce vibrations that are humanly  
5           perceptible beyond the property lines of the site.
  - 6           d. Lattice type towers and towers using guy wires are prohibited.
  - 7           e. All power transmission and telemetry lines from the tower to any  
8           building or other structure shall be placed underground.
  - 9           f. No tower shall be illuminated unless required by a state or federal  
10          agency, such as the FAA.
  - 11          g. All structures in a project shall be finished in a single, non-reflective,  
12          matte finished, neutral color.
  - 13          h. No commercial or non-commercial advertisements, signs, or other  
14          messages shall be placed or painted on the tower, rotor, generator or  
15          tail vane, except that a system or tower's manufacturer's logo may be  
16          displayed on a system generator housing in an unobtrusive manner.
- 17          F. *Abandoned or unsafe wind energy conversion systems.* Any system that is  
18          not operated for a continuous period of 12 months shall be considered  
19          abandoned and shall be dismantled and removed from the property at the  
20          expense of the property owner.

21          **Section 28.** Anchorage Municipal Code chapter 21.50 is hereby amended to add new  
22          sections to read as follows:

23                   **21.50.470 Small wind energy conversion systems—multiple free-**  
24                   **standing towers.**

25                   A. *Purpose.* The purpose of this section is to provide standards for multiple free-  
26                   standing small WECS in industrial districts and in the PLI district.

27                   B. *Submittal Requirements.* Multiple free-standing small WECS in industrial  
28                   districts and in the PLI districts shall provide the minimum application information  
29                   required by section 21.50.480B.

30                   C. *Maximum number of WECS.* No more than three WECS shall be allowed on  
31                   any one lot. Adjoining lots under the same ownership shall be treated as one lot  
32                   for purposes of this limitation.

33                   D. *Standards.* Multiple free-standing small WECS shall meet the standards of  
34                   section 21.45.410E.

1 E. *Abandoned or unsafe wind energy conversion systems.* Any system that is  
2 not operated for a continuous period of 12 months shall be considered  
3 abandoned and shall be dismantled and removed from the property at the  
4 expense of the property owner.

5 **21.50.480 Utility wind energy conversion systems.**

6 A. *Purpose.* The purpose of this section is to provide standards for utility scale  
7 wind energy conversion systems (WECS) generally utilizing multiple towers  
8 designed to produce electric power as a public or private utility.

9 B. *Submittal Requirements.* In addition to the minimum application information  
10 set forth in 21.15.030.C, the following shall be provided:

11 1. For each WECS model proposed, [T]he make, model, an illustrative  
12 photograph or brochure, manufacturer's specifications including noise  
13 decibels data for the proposed WECS, and drawings of the support  
14 structure stamped by a structural engineer registered in the State of  
15 Alaska[FOR EACH WECS MODEL PROPOSED].

16 2. Elevation drawing of each WECS model showing total height, turbine  
17 dimensions, tower and turbine colors, distance between ground and  
18 lowest point of any blade, and if proposed, the location of ladders,  
19 climbing pegs, and access doors.

20 3. An assessment of potential electromagnetic interference with microwave,  
21 radio, television, personal communication systems and other wireless  
22 communication.

23 4. An analysis of impacts on local wildlife shall be prepared, regarding  
24 impacts anticipated during construction, reconstruction, modification or  
25 operation of WECS. Wildlife impacts to be considered shall include, at a  
26 minimum, anticipated impacts on birds.

27 5. If any habitable building is located within 1,300 feet of any proposed Utility  
28 WECS unit, then the applicant shall conduct a study on potential shadow  
29 flicker. The study shall identify locations where shadow flicker may be  
30 caused by the WECS and the expected durations of the flicker at these  
31 locations. The study shall identify areas where shadow flicker may  
32 interfere with habitable buildings and describe measures that shall be  
33 taken to eliminate or mitigate the problems. The applicant has the burden  
34 of proving that shadow flicker will not negatively impact neighboring uses.

35 6. Applications shall include a visual impact analysis of the proposed WECS  
36 as installed, which may include a computerized photographic simulation,  
37 demonstrating any visual impacts from strategic vantage points. Color  
38 photographs of the proposed site from at least two locations accurately  
39 depicting the existing conditions shall be included. The visual analysis

1 shall also indicate the color treatment of the system's components and  
2 any visual screening incorporated into the project that is intended to  
3 lessen the system's visual prominence.

4 7. A noise analysis by a competent acoustical consultant documenting the  
5 noise levels associated with the proposed WECS. The study shall  
6 document projected noise levels at property lines. The noise analysis  
7 shall include low frequency noise.

8 C. *Height.* The height as measured from grade to the highest point of the fully  
9 operational system, including the turbine vane(s), shall not exceed 450 feet in  
10 the AF, W, T, and PLI zoning districts, or 200 feet in any other district in which  
11 a Utility WECS may be approved. A Utility WECS shall not interfere with  
12 Federal Aviation Administration Regulations in the vicinity of an airport. In no  
13 case shall the height exceed manufacturer's specifications.

14 D. *Blade or Vane Clearance.* Lowest point of moving elements, such as blades  
15 or vanes, shall be at least 30 feet above grade.

16 E. *Setbacks.*

17 1. All WECS shall setback from all residential property lines at least 3.0 times  
18 the height of system, and from all non-residential property lines a  
19 minimum of 2.0 times the height of the system.

20 2. All systems shall be at least 325 feet from any telecommunications towers.

21 3. The tower shall maintain a minimum separation distance equal to 1.1  
22 times the height of system from all overhead power and  
23 telecommunication lines.

24 F. *Design Standards.*

25 1. Except for short-term high wind speed events such as storms, operational  
26 noise shall not exceed 50dBH at any property line adjacent to a residential  
27 zoning district, and 60dBH at any property line adjacent to a nonresidential  
28 zoning district[OPERATIONAL NOISE SHALL NOT EXCEED 60DBH AT  
29 PROPERTY LINE EXCEPT FOR SHORT-TERM HIGH WIND SPEED  
30 EVENTS SUCH AS STORMS].

31 2. The rotating turbine shall not produce vibrations that are humanly  
32 perceptible beyond the property lines of the site.

33 3. Lattice type towers and towers using guy wires are prohibited.

34 4. All power transmission and telemetry lines from the tower to any building  
35 or other structure shall be placed underground, unless otherwise allowed  
36 by the planning and zoning commission.



- 1 5. No tower shall be illuminated unless required by a state or federal agency,  
2 such as the FAA.
- 3 6. All structures in a project shall be finished in a single, non-reflective, matte  
4 finished, neutral color.
- 5 7. No commercial or non-commercial advertisements, signs, or other  
6 messages shall be placed or painted on the tower, rotor, generator or tail  
7 vane, except that a system or tower's manufacturer's logo may be  
8 displayed on a system generator housing in an unobtrusive manner, as  
9 approved by the planning and zoning commission.
- 10 8. WECS structure shall be designed to prevent unauthorized external  
11 access to electrical and mechanical components and shall have access  
12 doors that are kept securely locked. No climbing pegs or tower ladders  
13 shall be located closer than 12 feet to the ground level at the base of the  
14 structure. A fence with a locking portal may be required by the Planning  
15 and Zoning Commission to enclose the entire WECS tower site.
- 16 G. *Abandoned or unsafe wind energy conversion systems.* Any system that is  
17 not operated for a continuous period of 12 months shall be considered  
18 abandoned and shall be dismantled and removed from the property at the  
19 expense of the property owner.

20 **Section 29.** This ordinance shall become effective immediately upon its passage and  
21 approval by the Assembly.

22 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
23 \_\_\_\_\_, 2008.

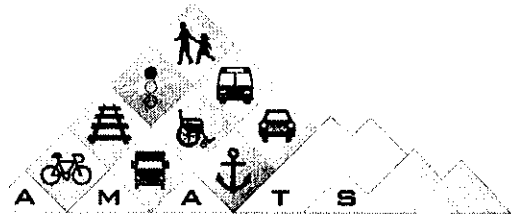
24 \_\_\_\_\_  
25 Chair

26 ATTEST:

27 \_\_\_\_\_  
28  
29 Municipal Clerk



# Comments Received



*Anchorage Metro Area Transportation Solutions*

## MUNICIPALITY OF ANCHORAGE

Traffic Department

*Transportation Planning Division*

Permit & Development Center, 4700 Elmore Road

P.O. Box 196650, Anchorage, AK 99519-6650

voice (907) 343-7994, facsimile (907) 343-7998

*e-mail: BrewerTM@muni.org*

Date: 17 February 2010

To: Department of Planning, Zoning & Platting Division

Thru: Mada Angell, Assistant Traffic Engineer

From: Teresa Brewer, Associate Planner

Subject: **Title 21 Amendment for Wind Energy Conversion Systems, Case No. 2010-038, Agency Review comments**

Thank you for the opportunity to comment upon the above-referenced project. Transportation Planning staff has reviewed the **Title 21 Amendment for Wind Energy Conversion Systems, Case No. 2010-038** and we have the following comments:

- A. **No comment.** Note: It is assumed that stand alone systems will not be placed near access/egress points, will not obstruct pedestrian and non-motorized movement (i.e. be placed within sidewalk/separated path facilities), and will not hinder or limit vehicular movement and driver's line-of-sight.



## FLOOD HAZARD REVIEW SHEET

Date: 03/04/10

Case: 2010-038

Flood Hazard Zone: NA

Map Number: NA

Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

Flood Hazard requests that the following be added as a condition of approval:

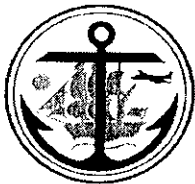
“Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.04.080.D.4 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.04.080.D (Anchorage Municipal Code).”

A Flood Hazard permit is required for any construction in the floodplain.

Other:

I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM



# MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division

Phone: (907) 343-8240 Fax: (907) 343-8250



**DATE:** March 8, 2010

**TO:** Planning Department, Zoning and Platting Division

**THRU:** Jack L. Frost, Jr., Right of Way Supervisor

**FROM:** Lynn McGee, Senior Plan Reviewer

**SUBJ:** Comments on Planning and Zoning Commission case(s) for April 5, 2010.

Right of Way Division has reviewed the following case(s) due March 8, 2010.

**10-028 International Industrial Center, Tract 2, grid 1929**

**(Rezoning Request, I-1 to I-2)**

Right of Way Division has no comments at this time.

Review time 15 minutes.

**10-031 Gregson, Lot 1, grid 1632**

**(Site Plan Review, Large Retail/Commercial Establishment)**

The site plan and the traffic analysis are predicated on the on Benson Boulevard site and the larger plan set has the facility located on the Old Seward Highway.

Review time 30 minutes.

**10-033 Ordinance Amendment**

**(Title 21 for Buffer Landscaping for Child Care Centers)**

Right of Way Division has no comments at this time.

Review time 15 minutes.

**10-036 Providence-Chester Creek, Tract A, grid 1634, 1635, 1734, & 1735**

**(Conditional Use, Master Plan Approval and Medical Buildings)**

Right of Way Division has no comments at this time.

Review time 15 minutes.

**10-038 Ordinance Amendment**

**(Title 21 for Wind Energy Conversion Systems)**

A recent meeting and plan review has shown the Fire Island Wind Energy Project proposal is not a registered public utility as defined and controlled by the Regulatory Commission of Alaska. The RCA requirement is possibly germane to this rewrite because the installation of the connections to the utility grid in public places, as defined in Title 24, is limited to utilities providing service to the public.

Can't find the referenced section 21.45.410 to complete the review.

Review time 15 minutes.

**Content ID:** 009024

**Type:** Ordinance - AO

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020 DEFINITIONS AND RULES OF CONSTRUCTION, 21.40 ZONING DISTRICTS, 21.45 SUPPLEMENTARY DISTRICT REGULATIONS, AND 21.50 STANDARDS FOR CONDITIONAL USES AND SITE PLANS, TO DEFINE

**Title:** WIND ENERGY CONVERSION SYSTEMS (WECS), TO ALLOW WECS IN CERTAIN ZONING DISTRICTS AS ACCESSORY USES BY ADMINISTRATIVE SITE PLAN REVIEW AND AS CONDITIONAL USES, TO SET GENERAL STANDARDS AND CONDITIONAL USE STANDARDS.

**Author:** perrysu

**Initiating Dept:** Planning

**Description:** Wind Energy Conversion Systems (WECS) Ordinance

**Date Prepared:** 5/7/10 2:55 PM

**Director Name:** Jerry T. Weaver, Jr.

**Assembly Meeting Date:** 6/22/10

**Public Hearing Date:** 7/13/10

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	6/11/10 12:03 PM	Exit	Nina Pruitt	Public	009024
MuniManager_SubWorkflow	6/11/10 12:03 PM	Approve	Nina Pruitt	Public	009024
Legal_SubWorkflow	6/11/10 11:58 AM	Approve	Dean Gates	Public	009024
Finance_SubWorkflow	6/8/10 7:04 PM	Approve	Lucinda Mahoney	Public	009024
OMB_SubWorkflow	6/7/10 4:20 PM	Approve	Cheryl Frasca	Public	009024
OCPD_SubWorkflow	6/7/10 11:02 AM	Approve	Tawny Klebesadel	Public	009024
Planning_SubWorkflow	6/3/10 3:41 PM	Approve	Jerry Weaver Jr.	Public	009024
AllOrdinanceWorkflow	6/3/10 3:24 PM	Checkin	Susan Perry	Public	009024
OCPD_SubWorkflow	5/10/10 12:59 PM	Reject	Tawny Klebesadel	Public	009024
Planning_SubWorkflow	5/7/10 3:32 PM	Approve	Jerry Weaver Jr.	Public	009024
AllOrdinanceWorkflow	5/7/10 3:00 PM	Checkin	Susan Perry	Public	009024