

Submitted by: Chair of the Assembly at  
the Request of the Mayor

Prepared by: Planning Department

For reading: August 31, 2010

CLERK'S OFFICE

**AMENDED AND APPROVED**

Date: 8-31-10

Anchorage, Alaska

AO No. 2010-50(S)

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

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

42 B. A utility WECS has one or more WECS units with a rated capacity

1 greater than 25 [100] kW, and is intended primarily to provide  
2 distributed electric power as a public or private utility.

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

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

26  
27 **Section 2.** Anchorage Municipal Code subsection 21.40.020 is hereby  
28 amended to read as follows: (*Subsections not affected by this ordinance are not*  
29 *set out unless for context.*)

30  
31 **21.40.020 PLI public lands and institutions district.**

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

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

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

38 6. 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 7. 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 C. *Conditional uses.* Subject to the requirements of the conditional use  
2 standards and procedures of this title, the following uses may be  
3 permitted:

4 \*\*\* \*\*

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

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

11 \*\*\* \*\*

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

24  
25 **Section 3.** Anchorage Municipal Code subsection 21.40.030 is hereby  
26 amended to read as follows: (*Subsections not affected by this ordinance are not*  
27 *set out unless for context.*)

28  
29 **21.40.030 R-1 and R-1A single-family residential districts.**

30 \*\*\* \*\*

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

34 \*\*\* \*\*

35  
36 9. One small wind energy conversion system by administrative  
37 site plan review and subject to the requirements of section  
38 21.45.410.

39 \*\*\* \*\*

40  
41 (GAAB 21.05.050.B; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
42 No. 82-54; AO No. 83-216; 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. 98-53(S), § 1, 6-9-98; AO No. 99-49, §  
45 1, 3-23-99; AO No. 99-62, § 4, 5-11-99; AO No 2002-109, § 3, 9-10-02;  
46 AO No. 2005-175, § 1, 1-10-06; AO No. 2005-178, § 2, 1-24-06; AO No.

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

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

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

10 \*\*\* \*\*

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

14 \*\*\* \*\*

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

19 \*\*\* \*\*

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

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

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

36 \*\*\* \*\*

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

40 \*\*\* \*\*

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

46 \*\*\* \*\*

(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 system 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:

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

2                   9. One free-standing small wind energy conversion system 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  
12           \*\*\*           \*\*\*           \*\*\*

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

21  
22 **Section 8.** Anchorage Municipal Code subsection 21.40.070 is hereby  
23 amended to read as follows: *(Subsections not affected by this ordinance are not*  
24 *set out unless for context.)*

25  
26 **21.40.070 R-5 rural residential district; R-5A, rural residential**  
27 **district (large lot).**

28  
29           \*\*\*           \*\*\*           \*\*\*

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

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

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

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

39 (GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
40 No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78;  
41 AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
42 147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-  
43 63(S), § 1, 5-21-02; AO No. 2005-175, § 6, 1-10-06; AO No. 2005-178, §  
44 7, 1-24-06; AO No. 2005-185(S), § 8, 2-28-06; AO No. 2005-124(S-1A), §  
45 11, 4-18-06; AO No. 2006-121, § 2, 9-26-06; AO No. 2006-64(S-1), §§ 2,  
46 3, 12-12-06)

1  
2 **Section 9.** Anchorage Municipal Code subsection 21.40.080 is hereby amended  
3 to read as follows: *(Subsections not affected by this ordinance are not set out*  
4 *unless for context.)*

5  
6 **21.40.080 R-6 suburban residential district (large lot).**

7  
8 \*\*\* \*\*

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

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

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

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

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

26  
27 **Section 10.** Anchorage Municipal Code subsection 21.40.090 is hereby  
28 amended to read as follows: *(Subsections not affected by this ordinance are not*  
29 *set out unless for context.)*

30  
31 **21.40.090 R-7 intermediate rural residential district.**

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

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

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

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

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

43 (GAAB 21.05.050.H; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
44 No. 82-54; AO No. 83-219; AO No. 85-21; AO No. 85-28; AO No. 85-78;  
45 AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
46 147(S-2); AO No. 92-114; AO No. 99-62, § 11, 5-11-99; AO No. 2005-175,

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

4  
5 **Section 11.** Anchorage Municipal Code subsection 21.40.100 is hereby  
6 amended to read as follows: (*Subsections not affected by this ordinance are not*  
7 *set out unless for context.*)

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

10 \*\*\* \*\*

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

13 \*\*\* \*\*

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

18 \*\*\* \*\*

19  
20 (GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
21 No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78;  
22 AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO  
23 No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99; AO No. 2005-175,  
24 § 9, 1-10-06; AO No. 2005-178, § 10, 1-24-06; AO No. 2005-185(S), § 11,  
25 2-28-06; AO No. 2005-124(S-1A), § 14, 4-18-06; AO No. 2006-121, § 5, 9-  
26 26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

27  
28  
29 **Section 12.** Anchorage Municipal Code subsection 21.40.110 is hereby  
30 amended to read as follows: (*Subsections not affected by this ordinance are not*  
31 *set out unless for context.*)

32  
33 **21.40.110 R-9 rural residential district.**

34 \*\*\* \*\*

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

37 \*\*\* \*\*

38  
39 12. 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.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO  
45 No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78;  
46



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

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

11 **21.40.115 R-10 residential alpine/slope district.**

12 \*\*\* \*\*

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

16 \*\*\* \*\*

17 11. 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 \*\*\* \*\*

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

31 **Section 14.** Anchorage Municipal Code subsection 21.40.117 is hereby  
32 amended to read as follows: (*Subsections not affected by this ordinance are not*  
33 *set out unless for context.*)  
34

35 **21.40.117 R-11 Turnagain Arm district.**

36 \*\*\* \*\*

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

40 \*\*\* \*\*

41 8. 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 \*\*\* \*\*

(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. 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-144, 11-26-88; AO No. 88-171(S-1), 12-31-88; 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; 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. 2001-88, § 1, 6-5-01; AO No. 2005-175, § 12, 1-10-06; AO No. 2005-178, § 13, 1-24-06; AO No. 2005-185(S), § 14, 2-28-06; AO No. 2005-124(S-1A), § 17, 4-18-06; AO No. 2006-121, § 8, 9-26-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

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

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

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

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

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

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

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

(GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO No. 80-57; AO No. 81-67(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 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; AO No. 92-114; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 16, 5-11-99; AO No. 2003-124(S), § 3, 1-20-04; AO No. 2005-175, § 13, 1-10-06; AO No. 2005-178, § 14, 1-24-06; AO No. 2005-185(S), § 15, 2-28-06; AO No. 2005-124(S-1A), § 18, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

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

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

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

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

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

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

5  
6           \*\*\*           \*\*\*           \*\*\*

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

14  
15 **Section 17.** Anchorage Municipal Code subsection 21.40.150 is hereby  
16 amended to read as follows: *(Subsections not affected by this ordinance are not*  
17 *set out unless for context.)*

18  
19           **21.40.150    B-2A central business district core.**

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

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

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

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

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

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

41  
42 **Section 18.** Anchorage Municipal Code subsection 21.40.160 is hereby  
43 amended to read as follows: *(Subsections not affected by this ordinance are not*  
44 *set out unless for context.)*

45  
46           **21.40.160    B-2B central business district, intermediate.**

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

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

5  
6 \*\*\* \*\*

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

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

12 (GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO  
13 No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO  
14 No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1),  
15 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-  
16 39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO  
17 No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-  
18 188, §§ 4--6, 1-12-99; AO No. 99-62, § 20, 5-11-99; AO No. 99-131, § 8,  
19 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80, § 4, 5-8-01; AO  
20 No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06;  
21 AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06;  
22 AO No. 2007-121(S-1), § 6, 10-23-07)

23  
24 **Section 19.** Anchorage Municipal Code subsection 21.40.170 is hereby  
25 amended to read as follows: (*Subsections not affected by this ordinance are not*  
26 *set out unless for context.*)

27  
28 **21.40.170 B-2C central business district, periphery.**

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

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

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

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

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

40 (GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO  
41 No. 81-67(S); AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-  
42 1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO  
43 No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-  
44 144; AO No. 92-57; AO No. 95-68(S-1), § 8, 8-8-95; AO No. 96-131(S), §  
45 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98;  
46 AO No. 98-188, §§ 7--9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No.

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

5  
6 **Section 20.** Anchorage Municipal Code subsection 21.40.180 is hereby  
7 amended to read as follows: (*Subsections not affected by this ordinance are not*  
8 *set out unless for context.*)

9  
10 **21.40.180 B-3 general business district.**

11 \*\*\* \*\*

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

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

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

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

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

32  
33 **Section 21.** Anchorage Municipal Code subsection 21.40.200 is hereby  
34 amended to read as follows: (*Subsections not affected by this ordinance are not*  
35 *set out unless for context.*)

36  
37 **21.40.200 I-1 light industrial district.**

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

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

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

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

1  
2           5. Building-mounted small wind energy conversion systems by  
3           administrative site plan review and subject to the  
4           requirements of section 21.45.410.

5  
6           \*\*\*           \*\*\*           \*\*\*

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

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

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

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

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

25  
26 **Section 22.** Anchorage Municipal Code subsection 21.40.210 is hereby  
27 amended to read as follows: (*Subsections not affected by this ordinance are not*  
28 *set out unless for context.*)

29  
30           **21.40.210 I-2 heavy industrial district.**

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

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

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

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

40  
41           5. Building-mounted small wind energy conversion systems by  
42           administrative site plan review and subject to the  
43           requirements of section 21.45.410.

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

46           D. *Conditional uses.* Subject to the requirements of the conditional

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

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

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

7  
8 9. Utility wind energy conversion systems, subject to the  
9 requirements of section 21.50.480.

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

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

18  
19 **Section 23.** Anchorage Municipal Code subsection 21.40.240 is hereby  
20 amended to read as follows: (*Subsections not affected by this ordinance are not*  
21 *set out unless for context.*)

22  
23 **21.40.240 T transition district.**

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

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

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

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

33  
34 13. Utility wind energy conversion systems, subject to the  
35 requirements of section 21.50.480.

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

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

43  
44 **Section 24.** Anchorage Municipal Code subsection 21.40.260 is hereby  
45 amended to read as follows: (*Subsections not affected by this ordinance are not*  
46 *set out unless for context.*)

1  
2 **21.40.260 AF antenna farm district.**

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

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

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

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

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

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

16  
17 **Section 25.** Anchorage Municipal Code subsection 21.40.270 is hereby  
18 amended to read as follows: (*Subsections not affected by this ordinance are not*  
19 *set out unless for context.*)

20  
21 **21.40.270 MC marine commercial district.**

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

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

26  
27 \*\*\* \*\*

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

31  
32 5. Building-mounted small wind energy conversion systems by  
33 administrative site plan review and subject to the  
34 requirements of 21.45.410.

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

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

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

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

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

46 f. Two or three free-standing small wind energy



1 conversion systems, subject to the requirements of  
2 section 21.50.470.

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

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

7  
8 **Section 26.** Anchorage Municipal Code subsection 21.40.280 is hereby  
9 amended to read as follows: (*Subsections not affected by this ordinance are not*  
10 *set out unless for context.*)

11  
12 **21.40.280 MI marine industrial district.**

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

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

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

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

22  
23 5. Building-mounted small wind energy conversion systems by  
24 administrative site plan review and subject to the  
25 requirements of 21.45.410.

26  
27 \*\*\* \*\*

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

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

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

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

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

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

41  
42 **Section 27.** Anchorage Municipal Code chapter 21.45 is hereby amended to  
43 add a new section to read as follows:

44  
45 **21.45.410 Small wind energy conversion systems.**

46

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

- 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.* Generally, s[8]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 prominence.

1  
2 D. Approval Criteria. In addition to meeting the standards of this  
3 section, small WECS shall meet the following approval criteria:

4  
5 1. The applicant shall obtain written consent from the simple  
6 majority of property owners of all abutting residentially-zoned  
7 properties. If no response is received within 60 days, the  
8 applicant may assume tacit consent. Such written consent  
9 shall be submitted with the small WECS application.

10  
11 2. The applicant shall demonstrate in their application materials  
12 that the small WECS' visual impacts are minimized or  
13 mitigated for surrounding neighbors and the community.  
14 This may include, but is not limited to, information regarding  
15 site selection, turbine design or appearance, buffering, and  
16 screening of ground mounted equipment.

17  
18 E. *Building-Mounted WECS.*

19  
20 1. Small WECS in residential zoning districts shall have a rated  
21 power capacity of not more than 10 kW. Small WECS in  
22 nonresidential zoning districts shall have a rated power  
23 capacity of not more than 25 kW.

24  
25 2. In residential districts on lots less than 20,000 square feet, a  
26 building mounted WECS shall not exceed the maximum  
27 height for principal structures of the underlying zoning district  
28 by more than 10 feet.

29  
30 3. On buildings of 60 feet or less in height, building mounted  
31 WECS shall be no taller than 10 feet.

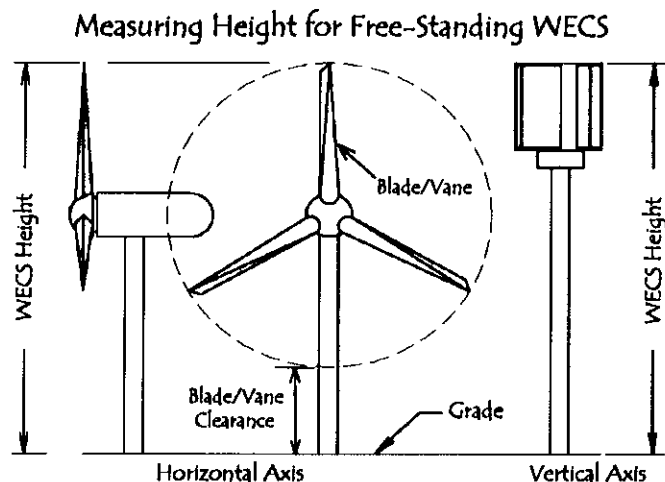
32  
33 4. On buildings over 60 feet in height, building mounted WECS  
34 shall be set back from the structure edge by at least two feet  
35 for every one foot of height greater than 10 feet.

36  
37 5. Building-mounted WECS shall meet the design standards for  
38 free-standing WECS in subsection F[E].6. below, with the  
39 exception of F[E].6.e.

40  
41 6. Building-mounted WECS shall be located at least 1.1 times  
42 the height of the system (rooftop to top of WECS) from all  
43 overhead power and telecommunication lines, and any  
44 telecommunication towers.

45  
46 F[E]. *Free-Standing WECS.*

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
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.5[4]. below. In no instance shall a small WECS exceed 95 feet in height.
  - b[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.



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.*

- 1  
2  
3 a. WECS shall be set back at least 1.5 times the height  
4 of the system from property lines abutting  
5 residentially-zoned lots. [EXCEPT AS ALLOWED IN  
6 5.B. BELOW, ALL WECS SHALL BE SETBACK  
7 FROM ALL PROPERTY LINES AT LEAST 1.1 TIMES  
8 THE HEIGHT OF SYSTEM]  
9  
10 b. WECS shall be set back at least 1.1 times the height  
11 of the system from property lines abutting rights-of-  
12 way and nonresidentially-zoned lots.  
13  
14 c. [ON LOTS ABUTTING WATER BODIES SUCH AS  
15 LAKES OR PONDS, THE] WECS shall be setback at  
16 least 25 [15] feet from a [THE] water body edge[, BUT  
17 THE SETBACK DISTANCE REQUIRED IN 5.A.  
18 ABOVE MAY EXTEND INTO THE WATER BODY,]  
19 provided that the full extent of the applicable setback  
20 distance of 5.a. or 5.b. above falls within the water  
21 body or the applicant's property [WATER BODY].  
22  
23 d[C]. All systems shall be setback at least 1.1 times the  
24 height of the system from all overhead power and  
25 telecommunication lines, and any telecommunication  
26 towers.  
27

6. *Design Standards.*

- 28  
29  
30 a. Operational noise shall not exceed 50dBH at property  
31 line except for short-term high wind speed events  
32 such as storms.  
33  
34 b. All systems shall be equipped with manual and  
35 automatic (mechanical or electrical) over-speed  
36 controls to limit the blade rotation speed to within the  
37 design limits of the system.  
38  
39 c. The rotating turbine shall not produce vibrations that  
40 are humanly perceptible beyond the property lines of  
41 the site.  
42  
43 d. Lattice type towers and towers using guy wires are  
44 prohibited.  
45  
46 e. All power transmission and telemetry lines from the

1 tower to any building or other structure shall be  
2 placed underground.

3  
4 f. No tower shall be illuminated unless required by a  
5 state or federal agency, such as the FAA.

6  
7 g. All structures in a project shall be finished in a single,  
8 non-reflective, matte finished, neutral color.

9  
10 h. No commercial or non-commercial advertisements,  
11 signs, or other messages shall be placed or painted  
12 on the tower, rotor, generator or tail vane, except that  
13 a system or tower's manufacturer's logo may be  
14 displayed on a system generator housing in an  
15 unobtrusive manner.

16  
17 G[F]. *Abandoned or unsafe wind energy conversion systems.* Any  
18 system that is not operated for a continuous period of 12 months  
19 shall be considered abandoned and shall be dismantled and  
20 removed from the property at the expense of the property owner.

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

24  
25 **21.50.470 Small wind energy conversion systems—multiple free-**  
26 **standing towers.**

27  
28 A. *Purpose.* The purpose of this section is to provide standards for  
29 multiple free-standing small WECS in industrial districts and in the  
30 PLI district.

31  
32 B. *Submittal Requirements.* Multiple free-standing small WECS in  
33 industrial districts and in the PLI districts shall provide the minimum  
34 application information required by section 21.50.480B.

35  
36 C. *Maximum number of WECS.* No more than three WECS shall be  
37 allowed on any one lot. Adjoining lots under the same ownership  
38 shall be treated as one lot for purposes of this limitation.

39  
40 D. *Standards.* Multiple free-standing small WECS shall meet the  
41 standards of section 21.45.410F[E].

42  
43 E. *Abandoned or unsafe wind energy conversion systems.* Any  
44 system that is not operated for a continuous period of 12 months  
45 shall be considered abandoned and shall be dismantled and  
46 removed from the property at the expense of the property owner.

1  
2 **21.50.480 Utility wind energy conversion systems.**  
3

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

9 B. *Submittal Requirements.* In addition to the minimum application  
10 information set forth in 21.15.030.C, the following shall be provided:  
11

12 1. For each WECS model proposed, the make, model, an  
13 illustrative photograph or brochure, manufacturer's  
14 specifications including noise decibels data for the proposed  
15 WECS, and drawings of the support structure stamped by a  
16 structural engineer registered in the State of Alaska.  
17

18 2. Elevation drawing of each WECS model showing total  
19 height, turbine dimensions, tower and turbine colors,  
20 distance between ground and lowest point of any blade, and  
21 if proposed, the location of ladders, climbing pegs, and  
22 access doors.  
23

24 3. An assessment of potential electromagnetic interference with  
25 microwave, radio, television, personal communication  
26 systems and other wireless communication.  
27

28 4. An analysis of impacts on local wildlife shall be prepared,  
29 regarding impacts anticipated during construction,  
30 reconstruction, modification or operation of WECS. Wildlife  
31 impacts to be considered shall include, at a minimum,  
32 anticipated impacts on birds.  
33

34 5. If any habitable building is located within 1,300 feet of any  
35 proposed Utility WECS unit, then the applicant shall conduct  
36 a study on potential shadow flicker. The study shall identify  
37 locations where shadow flicker may be caused by the WECS  
38 and the expected durations of the flicker at these locations.  
39 The study shall identify areas where shadow flicker may  
40 interfere with habitable buildings and describe measures that  
41 shall be taken to eliminate or mitigate the problems. The  
42 applicant has the burden of proving that shadow flicker will  
43 not negatively impact neighboring uses.  
44

45 6. Applications shall include a visual impact analysis of the  
46 proposed WECS as installed, which may include a

1 computerized photographic simulation, demonstrating any  
2 visual impacts from strategic vantage points. Color  
3 photographs of the proposed site from at least two locations  
4 accurately depicting the existing conditions shall be included.  
5 The visual analysis shall also indicate the color treatment of  
6 the system's components and any visual screening  
7 incorporated into the project that is intended to lessen the  
8 system's visual prominence.  
9

10 7. A noise analysis by a competent acoustical consultant  
11 documenting the noise levels associated with the proposed  
12 WECS. The study shall document projected noise levels at  
13 property lines. The noise analysis shall include low  
14 frequency noise.  
15

16 C. *Height.* The height as measured from grade to the highest point of  
17 the fully operational system, including the turbine vane(s), shall not  
18 exceed 450 feet in the AF, W, T, and PLI zoning districts, or 200  
19 feet in any other district in which a Utility WECS may be approved.  
20 A Utility WECS shall not interfere with Federal Aviation  
21 Administration Regulations in the vicinity of an airport. In no case  
22 shall the height exceed manufacturer's specifications.  
23

24 D. *Blade or Vane Clearance.* Lowest point of moving elements, such  
25 as blades or vanes, shall be at least 30 feet above grade.  
26

27 E. *Setbacks.*  
28

29 1. All WECS shall setback from all residential property lines at  
30 least 3.0 times the height of system, and from all non-  
31 residential property lines a minimum of 2.0 times the height  
32 of the system.  
33

34 2. All systems shall be at least 325 feet from any  
35 telecommunications towers.  
36

37 3. The tower shall maintain a minimum separation distance  
38 equal to 1.1 times the height of system from all overhead  
39 power and telecommunication lines.  
40

41 F. *Design Standards.*  
42

43 1. Except for short-term high wind speed events such as  
44 storms, operational noise shall not exceed 50dBH at any  
45 property line adjacent to a residential zoning district, and  
46 60dBH at any property line adjacent to a nonresidential



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

zoning district.

2. The rotating turbine shall not produce vibrations that are humanly perceptible beyond the property lines of the site.
3. Lattice type towers and towers using guy wires are prohibited.
4. All power transmission and telemetry lines from the tower to any building or other structure shall be placed underground, unless otherwise allowed by the planning and zoning 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.

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

3  
4 PASSED AND APPROVED by the Anchorage Assembly this 31<sup>st</sup> day of  
5 August, 2010.  
6

7  
8  
9  
10   
11 \_\_\_\_\_  
12 Chair of the Assembly

13 ATTEST:

14  
15  
16  
17   
18 \_\_\_\_\_  
19 Municipal Clerk  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40