

TABLE OF CONTENTS

1  
2  
3 **CHAPTER 21.14: RULES OF CONSTRUCTION AND DEFINITIONS..... 2**  
4 **21.14.010 Interpretations ..... 2**  
5 A. General ..... 2  
6 B. Record of Interpretations ..... 2  
7 C. Appeal..... 2  
8 **21.14.020 Rules of Construction and Interpretation..... 2**  
9 A. Meanings and Intent ..... 2  
10 B. Headings, Illustrations, and Text ..... 2  
11 C. Lists and Examples ..... 2  
12 D. Computation of Time ..... 2  
13 E. References to Other Regulations/Publications ..... 2  
14 F. Delegation of Authority ..... 3  
15 G. Technical and Non-Technical Terms..... 3  
16 H. Public Officials and Agencies ..... 3  
17 I. Mandatory Terms ..... 3  
18 J. Conjunctions ..... 3  
19 K. Tenses, Plurals, and Gender ..... 3  
20 L. Measurement of Distances For Separation of Land Uses ..... 3  
21 M. Fractions ..... 3  
22 **N. Illustrations ..... 4**  
23 **21.14.030 Definitions..... 5**

# CHAPTER 21.14: RULES OF CONSTRUCTION AND DEFINITIONS

---

## 21.14.010 INTERPRETATIONS

### A. General

The director has final authority to determine the interpretation or usage of terms used in this title, pursuant to this section. Any person may request an interpretation of any term by submitting a written request to the director, who shall respond in writing within 30 days. The director's interpretation shall be binding on all officers and departments of the municipality.

### B. Record of Interpretations

The director shall maintain a file of all interpretations made pursuant to this subsection.

### C. Appeal

Any person may appeal an interpretation by the director regarding a term used in this title to the zoning board of examiners and appeals in accordance with section 21.03.050B.

## 21.14.020 RULES OF CONSTRUCTION AND INTERPRETATION

The following rules shall apply for construing or interpreting the terms and provisions of this chapter.

### A. Meanings and Intent

All provisions, terms, phrases, and expressions contained in this **title** [CHAPTER] shall be construed according to the general purposes set forth in section 21.01.030 and the specific purpose statements set forth throughout this **title** [CHAPTER]. When, in a specific section of this **title** [CHAPTER], a different meaning is given for a term defined for general purposes in this chapter 21.14, the specific section's meaning and application of the term shall control.

### B. Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this **title** [CHAPTER] and any heading, caption, figure, illustration, table, or map, the text shall control.

### C. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

### D. Computation of Time

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the municipality, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday observed by the municipality. References to days are calendar days unless otherwise stated.

### E. References to Other Regulations/Publications

1 Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall  
2 be construed as a reference to the most recent edition of such regulation, resolution, ordinance,  
3 statute, regulation, or document, unless otherwise specifically stated.

4 **F. Delegation of Authority**

5 Any act authorized by this chapter to be carried out by a specific official of the municipality may  
6 be carried out by a designee of such official.

7 **G. Technical and Non-Technical Terms**

8 Words and phrases shall be construed according to the common and approved usage of the  
9 language, but technical words and phrases that have acquired a peculiar and appropriate  
10 meaning in law or practice shall be construed and understood according to such meaning.

11 **H. Public Officials and Agencies**

12 All public officials, bodies, and agencies to which references are made are those of the  
13 municipality, unless otherwise indicated.

14 **I. Mandatory Terms**

15 The word "shall" is mandatory in nature, establishing an obligation or duty to comply with the  
16 particular provision. The word "may" is permissive, indicating compliance is optional.

17 **J. Conjunctions**

18 Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- 19 1. "And" indicates that all connected items, conditions, provisions or events apply; and  
20 2. "Or" indicates that one or more of the connected items, conditions, provisions or events  
21 apply.

22 **K. Tenses, Plurals, and Gender**

23 Words used in the present tense include the future tense. Words used in the singular number  
24 include the plural number and the plural number includes the singular number, unless the context  
25 of the particular usage clearly indicates otherwise. Words used in the masculine gender include  
26 the feminine gender, and vice versa.

27 **L. Measurement of Distances For Separation of Land Uses**

28 Except where stated otherwise, whenever this title requires measurement of distance between  
29 use types, development sites, or lots, such measurement shall be made from the nearest  
30 property line of the first reference point to the property line of the second reference point.

31 **M. Fractions**

32 **1. Generally**

33 Except where stated otherwise, when any calculation for determining a number of items  
34 (such as parking spaces, trees, etc.) results in a fraction, any fraction less than one-half  
35 (0.5) shall be rounded down to the preceding whole number, and any fraction of one-half

1 (0.5) or greater [ANY CALCULATION WITH A FRACTIONAL RESULT] shall be rounded  
2 up to the next consecutive whole number.

3 **2. Dimensions**

4 When any calculation for determining required minimum or allowed maximum dimensions  
5 (such as height, lot coverage, open space, etc.) results in a fraction, the dimension shall  
6 be measured to the nearest inch. Any fraction of an inch shall be rounded as provided in  
7 M.1. above.

8 **3. Floor Area Ratio**

9 Any calculation for determining required minimum or allowed maximum floor area ratio  
10 shall be rounded to two numbers past the decimal point. For example, 2.4287 is rounded  
11 to 2.43, and 4.5324 is rounded to 4.53.

12 **N. Illustrations**

13 Illustrations in this zoning ordinance are provided for purposes of describing, clarifying or  
14 providing examples. Such illustrations are not to scale and do not replace, limit or expand the  
15 meaning of the text.

1 **21.14.030 DEFINITIONS**

2 When used in this title, the following words and terms shall have the meaning set forth in this section,  
3 unless other provisions of this title specifically indicate otherwise.

4 **Abutting**

5 Touching or bordering.

6  
7 **Abutting Lots**

8 Two lots abut when they share a common lot line.

9 **Access**

10 A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

11 **[ACCESSIBILITY**

12 **THE EXTENT TO WHICH A PROPERTY IS EASILY ACCESSED OR APPROACHED.]**

13 **Adjacent**

14 Abutting or across an alley or a local or private street or pedestrian right-of-way. *[Illustration*  
15 *Recommended]*

16 **Adjacent Lots**

17 Two lots are adjacent where they have a common lot line (abutting) or where they are separated only by  
18 an alley or a local or private street or pedestrian right-of-way.

19 **Affordable Housing**

20 See **Housing, Affordable**.

21 **Airport Elevation**

22 The highest point of an airport's usable landing area, measured in feet above mean sea level.

23 **Aisle, Circulation**

24 A private travel way within a parking facility, providing motor vehicle access to parking bays.

25 **Aisle, Parking**

26 A circulation aisle that abuts parking spaces, providing automobile access and permitting maneuvering of  
27 automobiles entering and leaving such spaces.

28 **Alley**

29 A permanent service right-of-way providing a secondary means of access to abutting properties.

30 **AMC**

31 Anchorage Municipal Code.

32 **Amortization**

33 A process where a nonconformity is required to be brought into compliance with the requirements of this  
34 title over a period of time with sufficient length to allow the owner of the legal nonconformity to realize any  
35 reasonable investment-backed expectations regarding the legal nonconformity.

36 **Antenna or Antenna Array**

37 Any exterior transmitting or receiving device mounted on a tower, building, or structure and used in  
38 communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio  
39 frequencies (excluding radar signals), amplitude modulation arrays, wireless telecommunications signals,  
40 or other communications signals.

1 **Approach, Transitional, Horizontal, and Conical**

2 Surfaces or zones that are airspace zones defined as set forth in FAR part 77, subpart C, paragraph  
3 77.25.

4 **Appurtenance**

5 The visible, functional, or ornamental objects accessory to, and part of, building or structures.

6 **Architectural Feature** (as used in chapter 21.11, *Signs*)

7 Any construction attendant to, but not an integral part of the sign, which may consist of landscape,  
8 building, or structural forms that enhance the site in general; also, graphic stripes and other architectural  
9 painting techniques applied to a structure that serves a functional purpose, or when the stripes or other  
10 painting techniques are applied to a building provided such treatment does not include lettering, logos or  
11 pictures.

12 **Architectural Feature**

13 A part, portion, or projection that contributes to the aesthetic quality of a building or structure, exclusive of  
14 signs, that is not necessary for the structural integrity of the building structure or to make the building or  
15 structure habitable.

16 **Architectural Bay**

17 A spatial division of a wall, usually repeated at intervals as part of a series, marked off by vertical  
18 supports of a structure.

19 **Area, Building**

20 The total of areas taken on a horizontal plane in plan view of the principal building and all accessory  
21 buildings or structures exclusive of exterior steps.

22 **Area Lighting**

23 Lighting located on public or private property that is designed to light outdoor spaces. Area lighting does  
24 not include façade or landscape lighting.

25 **Assembly**

26 The assembly of the municipality.

27 **Attendant Parking** (also **Valet Parking**)

28 A parking facility that relies on attendants (or valets) to park and retrieve vehicles rather than on drivers to  
29 park and retrieve their own vehicles.

30 **Average**

31 The equaling of an arithmetic mean.

32 **Average Slope**

33 Average slope is calculated by the following formula:

34 
$$S = (I \times L \times 0.0023) / A$$

35 Where:

36 S = Average slope of lot or tract in percent.

37 I = Contour interval (20 feet or less).

38 L = Sum of the length of all contours on lot or tract in feet.

39 A = Area of the lot or tract in acres.

- 1 **Backlight**  
2 For an exterior luminaire, flux radiated in the quarter-sphere below horizontal and in the opposite direction  
3 of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be  
4 the same as frontlight.
- 5 **Balcony**  
6 An elevated platform projecting from the wall of a building, enclosed by a railing or parapet and supported  
7 entirely by the building. Common access passageways are not balconies. For the purposes of this title, a  
8 porch or ground floor deck is not a balcony.
- 9 **Base Flood (100-Year)**  
10 The flood having a one percent chance of being equaled or exceeded in any given year.
- 11 **Basement**  
12 See **Story Below Grade Plane**
- 13 **Bay Window**  
14 A window or series of windows projecting outward from the wall plane of a building and forming a  
15 habitable space such as a bay or alcove in a room within.
- 16 **Billboard**  
17 A sign structure advertising an establishment, merchandise, event, service or entertainment that is not  
18 sold, produced, manufactured or furnished at the property on which the sign is located. Any other  
19 outdoor advertising prohibited by the provisions of Alaska statutes sections 19.25.075 – 19.25.180 shall  
20 also be considered billboards.
- 21 **Blank Wall**  
22 Any portion of a wall that is not a window or a primary entrance.
- 23 **Block**  
24 A block is defined by an area of land bounded by streets, or a combination of streets, railroad utility  
25 corridor, shorelines of waterways, or municipal boundary lines.
- 26 **Block Length**  
27 The distance between intersections of through streets, such distance being measured along the longest  
28 street bounding the block and from right-of-way line to right-of-way line of the two intersecting streets.
- 29 **[BOARD OF ADJUSTMENT**  
30 **THE BOARD OF ADJUSTMENT OF THE MUNICIPALITY.]**
- 31 **BOARD OF EXAMINERS AND APPEALS**  
32 **THE ZONING BOARD OF EXAMINERS AND APPEALS OF THE MUNICIPALITY.]**
- 33 **Brightness**  
34 The human perception of luminance. See **Luminance** and **Candela**
- 35 **Buffer, Perimeter**  
36 A unit of land and any plants and structures (i.e., walls, fences) thereon that is used to separate land uses  
37 from each other.
- 38 **BUG**  
39 A luminaire classification system that evaluates backlight (B), uplight (U), and glare (G).
- 40 **Building**

- 1 Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any  
2 kind.
- 3 **Building, Accessory**  
4 A building [OR STRUCTURE] that is on the same lot as, and of a nature customarily incidental and  
5 subordinate to, a principal building or structure, and the use of which is clearly incidental and subordinate  
6 to that of the principal building or structure.
- 7 **Building Code**  
8 The building code which is adopted in the AMC title 23.
- 9 **Building Envelope**  
10 The three-dimensional space within which a structure is permitted to be built on a lot and which is defined  
11 by regulations governing setbacks, maximum height and bulk; by other regulations; or any combination  
12 thereof.
- 13 **Building, Principal**  
14 A structure in which is conducted the main use of the lot on which the structure is situated.
- 15 **Building Permit**  
16 See **Permit, Building**
- 17 **Building Wall** (as used in chapter 21.11, *Signs*)  
18 Any vertical surface of a building or structure (other than a pitched roof) that is integral to and could  
19 reasonably be constructed as part of the architecture of the building when a sign(s) is not being  
20 contemplated. Examples of building walls include but are not limited to: awnings, canopies, marquees,  
21 the vertical portion of gable roofs, parapets, mechanical penthouses, etc.
- 22 **Business**  
23 An enterprise that for consideration will provide for the sale or the rental of any article, substance, or  
24 commodity, including but not limited to business services and personal services.
- 25 **Caliper**  
26 The diameter of a tree trunk measured at six inches above the ground, unless this dimension exceeds  
27 four inches; then the diameter is measured at four and one-half feet above the ground.
- 28 **Camper**  
29 A portable structure mounted on a truck or truck chassis or a converted hearse, bus, station wagon or  
30 panel truck designed for use as a temporary travel dwelling.
- 31 **Candela**  
32 A unit measuring luminous intensity of a lighting source. An ordinary candle has a luminous intensity of  
33 one candela. See **Luminance**
- 34 **Canopy**  
35 A permanent architectural element projecting out from a building façade over a **pedestrian facility**  
36 [SIDEWALK OR WALKWAY].
- 37 **CATV**  
38 A utility that operates non-broadcast facilities that distribute to subscribers the signals of one or more  
39 television broadcast stations.
- 40 **Certificate to Plat**



1 A certificate prepared by a title company authorized by the laws of the state to write the title, showing the  
2 names of all persons having any record title interest in the land to be platted, together with the nature of  
3 their respective interests therein.

4 **Certificate of Occupancy**

5 A certificate of zoning compliance issued by the municipality allowing the occupancy or use of a building  
6 in the building safety service area, and certifying that the structure or use has been constructed **and [OR]**  
7 will be used in compliance with all applicable municipal codes and ordinances.

8 **Certificate of On-Site Systems Approval**

9 A written confirmation signed by an engineer and the development services department certifying that the  
10 on-site sewer and water system serving a single-family dwelling is functional and complies with all state  
11 and local regulations and codes.

12 **Certificate of Zoning Compliance**

13 A document issued by the municipality indicating that a structure or use meets the applicable zoning  
14 requirements at the time of issuance. A certificate of occupancy is considered a certificate of zoning  
15 compliance.

16 **Certified Lighting Professional**

17 A professional who is Lighting Certified (LC) by the National Council on Qualifications for the Lighting  
18 Professions.

19 **Change of Use**

20 A change of use occurs when the type of use is not the same as the immediate prior use type, as  
21 determined by tables 21.05-1 and -2, *Tables of Allowed Uses*, or tables 21.05-3 and -4, *Tables of*  
22 *Accessory Uses*.

23 **Characteristic of Use**

24 Improvements or amenities required by this title in relation to specified uses of land, water areas,  
25 structures, or premises such as parking, lighting, landscaping, or other such features.

26 **Civil Penalty**

27 A fine levied by the municipality for a violation of this title.

28 **Class A Districts**

29 A group of zoning districts where more dense population and/or intensive development exists or is  
30 allowed, requiring a more urbanized level of improvements. See subsection 21.08.050B.

31 **Class B Districts**

32 A group of zoning districts that are less densely populated and/or intensively developed, requiring a less  
33 urbanized level of improvements. See subsection 21.08.050B.

34 **Clear Width, Walkway**

35 See Walkway Clear Width

36 **Clearing**

37 The removal of woody plants over six inches above the ground, without disturbing the vegetative mat,  
38 using any method.

39 **Collocation**

40 The location of antennae on existing structures, including but not limited to towers occupied by another  
41 provider, buildings, water towers, utility substations, utility poles, and church steeples.

42 **Color Rendering Index (of a light source) (CRI)**

1 A measure of the degree of color shift that objects undergo when illuminated by the light source as  
2 compared with those same objects when illuminated by a reference source of comparable color  
3 temperature.

4 **Commercial**

5 An enterprise involved in the production, processing, or merchandising of a commodity for, usually[,] but  
6 not necessarily, a profit.

7 **[COMMERCIAL PARKING**  
8 **SEE PARKING, COMMERCIAL]**

9 **[COMMERCIAL TRACT SITE PLAN**

10 A MAP OF A COMMERCIAL TRACT DEPICTING BUILDING FOOTPRINTS, PARKING AREAS,  
11 LANDSCAPING, DRIVEWAY ACCESS POINTS TO THE PROPERTY, SITE DRAINAGE AND ANY  
12 FRAGMENT LOTS TO BE CONTAINED WITHIN THE COMMERCIAL TRACT.]

13 **[COMMON AREAS AND FACILITIES**

14 THOSE AREAS OF A SUBDIVISION, BUILDING, PLANNED UNIT DEVELOPMENT OR  
15 CONDOMINIUM, INCLUDING THE PROPERTY UPON WHICH IT IS LOCATED, THAT ARE FOR THE  
16 COMMON USE AND ENJOYMENT OF THE OWNERS AND OCCUPANTS OF THE SUBDIVISION,  
17 BUILDING, PLANNED UNIT DEVELOPMENT OR CONDOMINIUM. THE AREAS MAY INCLUDE THE  
18 LAND, ROOFS, MAIN WALLS, ELEVATORS, STAIRCASES, LOBBIES, HALLS, PARKING SPACE,  
19 OPEN SPACE, AND COMMUNAL FACILITIES.]

20 **Community Council**

21 Nonprofit, voluntary, self-governing associations composed of residents, property owners, business  
22 owners, and representatives from nonprofit associations and other entities located within geographical  
23 areas designated as districts by the assembly. [RESIDENTS, FOR THE PURPOSE OF THIS CHAPTER,  
24 ARE DEFINED AS RESIDENTS, PROPERTY OWNERS, AND REPRESENTATIVES FROM  
25 NONPROFIT ASSOCIATIONS AND OTHER ENTITIES LOCATED WITHIN GEOGRAPHICAL AREAS  
26 DESIGNATED AS DISTRICTS BY THE ASSEMBLY.]

27 **Compatible**

28 The characteristics of different uses, activities, or design that, in terms of development intensity, building  
29 coverage, architectural elements, bulk and occupancy, traffic generation, parking requirements, access  
30 and circulation, site improvement, and public facilities and service demands, is consistent with, maintains  
31 the character of, and does not create adverse impacts on neighboring uses.

32 **Comprehensive Plan**

33 The collection of long-range municipal planning documents and maps that serves as the official policy  
34 guide for the long-range physical, social, and economic development of the municipality, including the  
35 provision of its public infrastructure and services. The comprehensive plan is comprised of a series of  
36 distinct plans adopted by the assembly as elements of the comprehensive plan, that each deal with  
37 separate aspects of community planning. The term "comprehensive plan" as used in this title refers to  
38 any or all of these long-range plans that taken together constitute the comprehensive plan for the  
39 municipality.

40 **Comprehensive Plan Amendment, Cosmetic**

41 An amendment that affects the appearance, style, wording, or presentation of the comprehensive plan,  
42 but does not alter its meaning, interpretation, or recommendations. Examples of cosmetic amendments  
43 include, but are not limited to: revising map or document style, format, or layout to enhance clarity;  
44 revising map or text content to accurately reflect additions to municipal facilities or revisions to adjoining  
45 jurisdictions' adopted plans; adding explanatory text or labels; and correcting spelling or grammar.

46 **Comprehensive Plan Amendment, Substantive**

1 An amendment that affects the intent of the comprehensive plan. Examples of substantive amendments  
2 include, but are not limited to: revising text to address a new policy direction or the addition of a new  
3 zoning district.

4 **Comprehensive Plan Map**

5 An element of the Anchorage Comprehensive Plan, comprised of one or more land use plan maps,  
6 residential intensity maps, and other maps, as well as supporting text and tables. The comprehensive  
7 plan map provides a geographically explicit statement of the adopted plan's policies for future land use  
8 and growth. It designates the ultimate future location, density, and general character of land uses in the  
9 community. It also serves as a guide for the official zoning map.

10 **Construction**

11 On-site fabrication, installation, alteration, erection, or placement of materials in a permanent fashion for  
12 an improvement.

13 **CRI**

14 See **Color Rendering Index**

15 **Cupola**

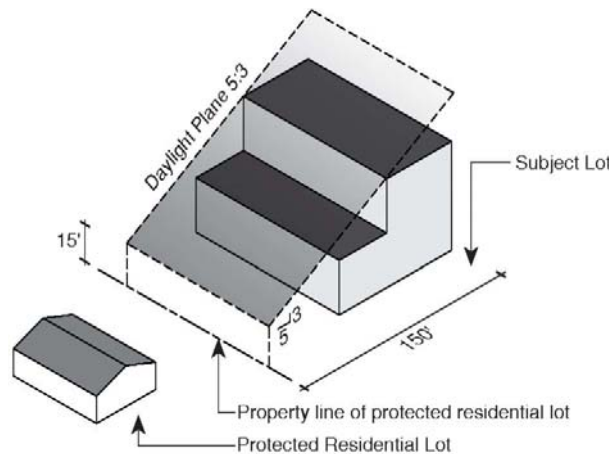
16 A small roof tower, usually rising from the roof ridge.

17 **Date of Service**

18 The date that the secretary mails or otherwise distributes the summary of action or approved resolution to  
19 the applicant.

20 **Daylight Plane**

21 A virtual sloping plane that begins at a specified height and rises inward over a site at a specified ratio of  
22 vertical distance to horizontal distance. It is designed to provide light, air and openness to the sky at  
23 ground floor level, and shall not be penetrated by a building as set forth in this title. It may limit the height  
24 or horizontal extent of structures at any specific point on the site where the daylight plane is more  
25 restrictive than the height limit or the minimum setback applicable at such point on the site.  
26



27  
28

29 **Decision-Making Body**

30 The person, board, or commission with the authority to approve, modify, or deny an entitlement  
31 application, as stated in section 21.02.020 and elsewhere in this title.

32 **Dedication**

33 The devotion of land to a public use by the owner manifesting the intention that it shall be accepted and  
34 used presently or in the future for such public purpose. A dedication by the owner under the terms of this

1 subsection is a conveyance of an interest in property, which shall be deemed to include the warranties of  
2 title listed in AS 34.15.030. The dedication of streets, alleys, sidewalks, or public open space shall  
3 convey a fee interest in the area dedicated. The dedication of all other public rights-of-way, including  
4 utility rights-of-way, shall be deemed to create an easement in gross to perform the indicated function in  
5 the area depicted.

6 **Defined Bank**

7 The usual boundaries, not the flood boundaries, of a stream channel.

8 **Density, Gross**

9 The total number of dwelling units per acre within any defined geographic area.

10 **Density, Net**

11 The total number of dwelling units per acre on a particular tract or parcel of land, not taking into account  
12 portions of the tract or parcel that contain rights-of-way for streets, water bodies, wetlands, or other areas  
13 restricted from developed.

14 **Department**

15 Unless otherwise indicated in the text of this code, the planning department of the municipality.

16 **Depth**

17 When viewed from the front of an object or a three-dimensional space, the measurement from a forward  
18 plane to a rearward plane.

19 **Developer**

20 That person or entity improving or developing land, who may or may not be the owner of the property.

21 **Development**

22 The initiation, construction, change, or enlargement of any use or structure, the disturbance of land, or the  
23 division of land into two or more parcels. "Development" shall include, but not be limited to, the following:

- 24 • Construction or enlargement of a building or structure;
- 25 • Change in the type of use of a building, structure, or land;
- 26 • Material increase in the intensity of use of land, such as an increase in the number of businesses,  
27 offices, manufacturing establishments, or dwelling units located in a building or structure or on the  
28 land;
- 29 • Commencement or expansion of resource extraction, agricultural, horticultural, or forestry activities on  
30 a parcel of land;
- 31 • Demolition of a structure or the removal of vegetation from a parcel of land;
- 32 • Deposition of refuse, solid or liquid waste, or fill on a parcel of land;
- 33 • Alteration, either physically or chemically, of the shore, bank, or channel of any stream, lake, or other  
34 body of water or alteration of any wetland; and
- 35 • Any land-disturbing activity that adds to or changes the amount of impervious or partially impervious  
36 cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

37 **Director**

38 Unless otherwise indicated in the text of this code, the director of the planning department or designee.

1 **Double-Frontage Lot**

2 See **Lot, Double-Frontage**

3 **Drainageway**

4 A watercourse that does, or under developed conditions is likely to, convey storm water flows for short  
5 durations. Drainageways include constructed channels and conduits (including storm drain pipes),  
6 ephemeral **channels** [STREAMS], and non-channelized drainage paths along topographic flow lines  
7 whether constructed or natural, vegetated, or non vegetated.

8 **Driveway**

9 A private travel way providing motor vehicle access from a parking space or parking facility to a street. A  
10 driveway is not a street. It does not provide primary frontage or address for buildings, nor is it primarily  
11 designed for non-motorized pedestrian access.

12 **Dwelling**

13 See **Dwelling Unit** [A BUILDING OR PORTION OF A BUILDING DESIGNED OR USED EXCLUSIVELY  
14 AS THE LIVING QUARTERS FOR ONE FAMILY.]

15 **Dwelling Unit**

16 A **building** [STRUCTURE] or portion thereof **designed or used exclusively as the separate residence for**  
17 **one household and** providing independent and complete **living facilities, generally including provisions for**  
18 **sleeping, eating, cooking, and sanitation.** [COOKING, LIVING, SLEEPING AND TOILET FACILITIES  
19 FOR ONE FAMILY.]

20 **Easement**

21 An interest in land owned by another that entitles the easement holder to a specified limited use or  
22 enjoyment.

23 **Efficiency Dwelling**

24 A dwelling unit that has only one combined living and sleeping room. The dwelling may have a separate  
25 room containing only kitchen facilities, and a separate room containing only sanitary facilities.

26 **Elevation, Building**

27 A flat scale drawing of **one side or view angle of a building, such as** the front, rear, or side [OF A  
28 BUILDING].

29 **Encroachment**

30 The projection or intrusion of a building, structure, or other land-disturbing activity into an area where  
31 such projections or intrusions are typically prohibited.

32 **Engineer**

33 A registered professional civil engineer authorized to practice engineering in the state of Alaska.

34 **Entitlement**

35 Any permit or approval granted under this title, including, but not limited to zoning map amendments,  
36 conditional use permits, preliminary or final plat approval, site plan approval, and variances. For  
37 purposes of administering and enforcing this title, the term also includes building and land use permits.

38 **Entrance, Primary**

39 A principal entry through which people, including customers, residents, or members of the public enter a  
40 building. For any commercial or institutional establishment which serves the visiting public, a primary  
41 entrance is open to the public during all business hours and directly accesses lobby, reception, retail, or  
42 other interior areas designed to receive the public. Fire exits, service doors, **vehicle entrances, doors**  
43 **leading directly into a garage or storage space accessory to the use,** and employee entrances are not  
44 primary entrances. A building or establishment may have more than one primary entrance.

- 1 **Ephemeral Channel [STREAM]**  
2 A natural drainageway that is channelized over part or all of its length. Ephemeral channels [STREAMS]  
3 are transitional to streams but lack the overall geomorphic, hydrologic, and biologic characteristics  
4 commonly associated with stream features. Prolonged flow may occur along very short and isolated  
5 segments of an ephemeral channel but taken as a whole ephemeral channels convey surface water flows  
6 for short durations only.
- 7 **Erosion**  
8 The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.
- 9 **Erosion Control**  
10 A measure, structure, or device that controls the soil material within the land area under responsible  
11 control of the person conducting a land-disturbing activity.
- 12 **Existing Vegetation**  
13 Vegetation that predates a development application by at least two years.
- 14 **Extent Reasonably Feasible**  
15 Under the circumstances, reasonable efforts have been undertaken to comply with the regulation, [THAT]  
16 the costs of compliance clearly outweigh the potential benefits to the public[,] or would unreasonably  
17 burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm  
18 or adverse impacts resulting from noncompliance with the regulation.
- 19 **Façade, Building**  
20 A vertical wall plane of a structure.
- 21 **Family**  
22 One or more persons occupying premises and living as a single housekeeping unit, as distinguished from  
23 a group occupying a roominghouse, club, fraternity house, or hotel.
- 24 **FAR**  
25 See **Floor Area Ratio**
- 26 **Feature, Architectural**  
27 See **Architectural Feature**
- 28 **Fence**  
29 A constructed barrier which is erected to enclose, screen, buffer, enhance, or separate areas.
- 30 **Fence, Open**  
31 A fence constructed with openings between materials used in its construction, such that [THREE-  
32 FOURTHS ([75 percent(%)] or more of a visual image or light source may be seen through the fence.
- 33 **Fence, Ornamental**  
34 A fence that utilizes wood, metal, or other permanent materials and is primarily designed for its beauty, or  
35 for decorative purposes, although it may also serve other purposes, such as a screening structure.  
36 Ornamental fences do not include chain link fences.
- 37 **Fence, Screening (Opaque)**  
38 A fence, including any gates, constructed of solid material, typically consisting of wood, through which no  
39 visual images or light sources may be seen.
- 40 **Fence, Semi-Open**  
41 A fence constructed with openings between materials used in its construction, such that less than 75  
42 percent(%) of a visual image or light source may be seen through the fence.

1 **Fence, Sight Obscuring**

2 A fence constructed such that less than 25 percent of a visual image or light source may be seen through  
3 the fence. Openings in such fence shall not exceed 25 percent in any one square foot of vertical surface  
4 area that is more than eight inches above grade.

5 **Final Acceptance**

6 Acceptance by the municipality, at the successful completion of the warranty period, of a public  
7 improvement, constructed under terms of a subdivision agreement or development agreement.

8 **Flag**

9 Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a  
10 government, political subdivision, corporate or commercial entity, or institution. A corporate or  
11 commercial, or institutional flag may only display the name, trademark, or logo of the business or  
12 institution on the parcel and such flag may not be used for other business or advertising purposes.

13 **Flag Lot**

14 See **Lot, Flag**

15 **Fleet Vehicle**

16 A group of vehicles owned or operated as a unit, used for operation of an establishment, and often  
17 parked and/or maintained on the premises. Examples include tow trucks, taxis, buses, limousines,  
18 commercial trucks or vans, and police and fire vehicles.

19 **Flood and Flooding**

20 A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 21 • The overflow of inland or tidal waters.
- 22 • The unusual or rapid accumulation or runoff of surface waters from any source.
- 23 • Mudslides that are proximately caused or precipitated by accumulations of water on or under the  
24 ground.
- 25 • The collapse or subsidence of land along the shore of a lake or other body of water as a result of  
26 erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or  
27 suddenly caused by an unusually high water level in a natural body of water, accompanied by a  
28 severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tide surge,  
29 or by some similarly unusual or unforeseeable event which results in flooding as defined in this  
30 subsection.

31 **Flood Insurance Rate Map (FIRM)**

32 The official map on which the Federal Insurance Administration has delineated both areas of special flood  
33 hazards and the risk premium zones applicable to the community.

34 **Flood Insurance Study**

35 The official report provided by the Federal Insurance Administration that includes flood profiles, the flood  
36 boundary/floodway map, and the water surface elevation of the base flood.

37 **Flood Hazard Area**

38 Land adjacent to a watercourse that includes the streambed, floodway, flood fringe, and the floodplain.

39 **Floodplain**

40 That area of land adjoining the channel of a river, stream or other similar body of water which may be  
41 inundated by a flood that can reasonably be expected to occur. The floodplain, shall include all the land  
42 within the limits of the 100-year flood, and the floodway within it if such floodway is delineated.

1 **Floodproofing**

2 Any combination of structural and nonstructural additions, changes or adjustments to structures which  
3 reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities,  
4 structures and their contents.

5 **Floodway, Regulatory**

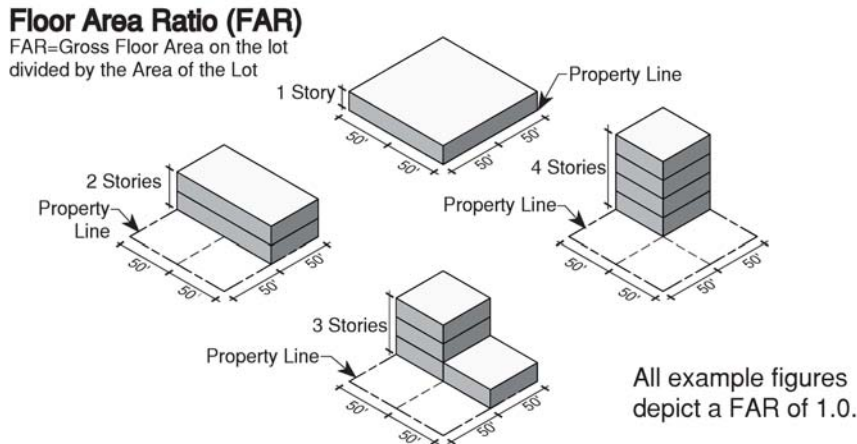
6 The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to  
7 discharge the base flood without cumulatively increasing the water surface elevation more than one foot.  
8 The boundaries of this area shall be established on the basis of the maps and reports adopted by section  
9 21.04.060D., *Flood Hazard Overlay District*.

10 **Floodway Fringe**

11 That area of land lying between the outer limit of the regulatory floodway and the outer limit of the base  
12 flood elevation. The boundaries of this area shall be established on the basis of the maps and reports  
13 adopted by section 21.04.060D., *Flood Hazard Overlay District*.

14 **Floor Area Ratio (FAR)**

15 The ratio of **the** total [BUILDING] gross floor area **of all building(s) on a lot,** to the area of **the** [ITS] lot.  
16 **Floor area ratio**[AR] is calculated by dividing the total gross floor area of all buildings on a lot [OR  
17 **PARCEL**] by the area of the lot [OR **PARCEL**]. For example, a floor area ratio of 1.0 yields 12,000  
18 square feet of building gross floor area on a lot with an area of 12,000 square feet. A floor area ratio of  
19 2.0 on the same lot would yield 24,000 square feet of building gross floor area.



20

21 **Floor Plate**

22 The total indoor and outdoor horizontal floor area of any given story of a building, measured to the  
23 exterior of the wall, terrace, or balcony, and including the horizontal area of any open air interior space  
24 such as a multistory atrium that is open to the floor(s) below.

25 **Footcandle**

26 A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and  
27 originally defined with reference to a standardized candle burning at one foot from a given surface.

28 **Fragment Lot**

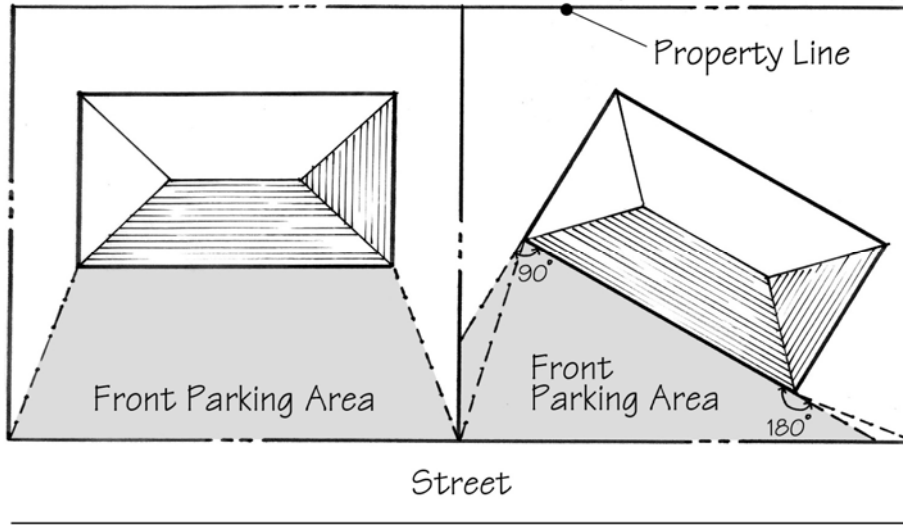
29 A division of a commercial tract for purposes of facilitating construction or financing of a commercial  
30 development requiring multiple phases of construction. The term "fragment lot" does not include  
31 properties outside of the boundaries of an approved commercial tract. Fragment lots may be described in  
32 metes and bounds descriptions.

33 **Front Parking Area**



1 The portion of a site's parking facilities [AREAS] that are between the façade of the principal building and  
2 an abutting street. The front parking area shall be determined by drawing a line from the front corners of  
3 the building to the nearest property corners. If any such line, when connected to the plane of the front  
4 façade of the building, creates an angle that is greater than 180 degrees, then the line shall be adjusted  
5 to create an angle of 180 degrees. If any such line, when connected to the plane of the front façade of  
6 the building, creates an angle that is less than 90 degrees, then the line shall be adjusted to create an  
7 angle of 90 degrees when connected to the plane of the front façade of the building. The front parking  
8 area includes all parking spaces that fall at least halfway into the boundaries of the front parking area,  
9 and all parking spaces associated with any pad sites located within the front parking area boundaries.

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30



31 **Frontage**  
32 The edge of something, usually a lot, building, or parking lot, that abuts a street. Also see **Frontage, Lot.**

33 **Frontage, Lot**  
34 All property abutting a street or road easement, measured as the uninterrupted length of the lot line along  
35 the right-of-way between the side lot lines of a lot. The measurement of lot frontage in the case of a  
36 corner lot shall extend to the point of intersection of the front lot lines abutting the rights-of-way. In no  
37 case shall the line along an alley be considered as frontage.

38 **Frontage, Primary**  
39 The frontage facing the street from which access to the lot is taken, or facing the street of the highest  
40 level classification in the Official Streets and Highways Plan.

41 **Frontage Road**  
42 A street adjacent to an arterial or higher order street that is intended to serve lots adjacent to the arterial.

43 **Frontage, Street**  
44 See **Frontage, Lot**

45 **Full Cutoff**  
46 See **Luminaire, Full Cutoff**

47 **Full Membership**  
48 The total number of seats on a board or commission.

1 **[GEOTECHNICAL ADVISORY COMMISSION**  
2 **THE GEOTECHNICAL ADVISORY COMMISSION OF THE MUNICIPALITY.]**

3 **Glare**  
4 Lighting that causes visual discomfort or reduced visibility.

5 **Grade**  
6 The elevation of the surface of the ground, paving, or sidewalk around a building or structure.

7 **Grade, Existing**  
8 **The elevation of the surface of the ground or paving around a building or structure, prior to land-disturbing**  
9 **activity or grading.**

10 **Grade, Finished**  
11 **The final elevation of the surface of the ground or paving around a building or structure, after grading or**  
12 **completion of a development.**

13 **Grade Plane**  
14 The **reference plane representing the average grade around a structure, as measured in subsection**  
15 **21.06.030D., which is used to determine the height of the structure.** [ELEVATION OF THE HIGHEST  
16 ADJOINING SIDEWALK OR GROUND SURFACE WITHIN A FIVE-FOOT HORIZONTAL DISTANCE  
17 FROM THE EXTERIOR WALL OF THE BUILDING, WHEN SUCH SIDEWALK OR GROUND SURFACE  
18 IS NOT MORE THAN TEN FEET ABOVE LOWEST GRADE WITHIN A FIVE-FOOT HORIZONTAL  
19 DISTANCE FROM THE EXTERIOR WALL OF THE BUILDING OR;

20 AN ELEVATION TEN FEET HIGHER THAN THE LOWEST GRADE WHEN THE SIDEWALK OR  
21 GROUND DESCRIBED ABOVE, IS MORE THAN TEN FEET ABOVE THE LOWEST GRADE.  
22 (ILLUSTRATION)]

23 **Grading**  
24 **Any stripping, cutting, excavation, filling, or stockpiling of earth or land, including the land in its cut or filled**  
25 **conditions, to create a new grade.**

26 **Greenbelt**  
27 A linear open space established along either a natural corridor, such as a riverfront, stream valley, or  
28 ridge line, or over land along a railroad utility corridor converted to recreational use, a canal, a scenic  
29 road, or other route.

30 **Grid**  
31 The 100-scale grid designation as established by the municipality.

32 **Gross Floor Area**  
33 The total horizontal area of all of the floors of a building, measured **[FROM EXTERIOR]** to **the exterior of**  
34 **the wall**, including **[INTERIOR BALCONIES,]** mezzanines, stairwells, **hallways**, elevator shafts, and  
35 ventilation shafts, etc.

36 **Ground Cover**  
37 Grasses or other low-growing plants and landscaping.

38 **Ground Floor [LEVEL]**  
39 That portion of a building that is the first story above grade plane.

40 **Ground Floor [LEVEL] Wall Area**  
41 Exterior wall areas up to **the ceiling height of the first floor, or 12[9]** feet above finished grade, **whichever**  
42 **is less.**

- 1 **Grubbing**  
2 Removal, by any method, of stumps, roots, and vegetative matter from the ground surface [AFTER  
3 CLEARING], exposing bare soil.
- 4 **Guest**  
5 Any person hiring or occupying a room for living or sleeping purposes.
- 6 **Guest Parking Space**  
7 See Parking Space, Guest
- 8 **Guestroom**  
9 A room intended or designed to be used for sleeping purposes.
- 10 **Habitable Floor Area**  
11 In the case of residential uses, habitable floor area means floor area designed and used for living,  
12 sleeping, eating or cooking, or combinations thereof. Bathrooms, closets, storage rooms, unfinished  
13 attics, utility spaces and similar areas are not considered habitable floor area. In the case of non-  
14 residential uses, habitable floor area means building space, such as office, industrial or retail floor space,  
15 which use involves human presence, excluding parking garages, storage facilities, utility rooms,  
16 bathrooms, or display windows separated from retail activity.
- 17 **Hard Surfaced** (definition to be provided on 9/21/09)  
18
- 19 **Hardscape Area**  
20 Area in square feet of all hardscape including any medians, walkways, landscape areas 10 feet or less in  
21 width within the hardscape area used to calculate complete site method allowed lumens.
- 22 **Hardscape Perimeter**  
23 Perimeter in linear feet of all site hardscape including buildings and structures that are greater than 10  
24 feet in width, used to calculate complete site method allowed lumens.
- 25 **Height** (as used in section 21.04.060C., *Airport Height Overlay District*)  
26 For the purpose of the airport height map, the distance above mean sea level, unless otherwise specified.
- 27 **Height**  
28 When viewed from the front of an object or a three-dimensional space, the measurement of the vertical  
29 distance from a horizontal plane to another horizontal plane.
- 30 **Height, Building**  
31 The height of a building as measured in subsection 21.06.030D. [VERTICAL DISTANCE ABOVE A  
32 GRADE PLANE MEASURED TO THE HIGHEST POINT OF A FLAT ROOF, NOT INCLUDING A  
33 PARAPET, OR TO THE DECK LINE OF A MANSARD ROOF, OR TO THE MIDPOINT OF THE  
34 HIGHEST GABLE OF A PITCHED OR HIPPED ROOF.]
- 35 **High Rise**  
36 A building or portion of a building that exceeds 75 feet in building height.
- 37 **Household**  
38 A domestic unit consisting of the members of a family who live together [ALONG WITH ANY NON-  
39 RELATIVES] and having common access to, and common use of, all living areas and all [AREAS AND]  
40 facilities [FOR THE PREPARATION AND STORAGE OF FOOD] within the dwelling unit.
- 41 **Housing, Affordable**

1 Housing that has a sales price or rental amount that is within the means of a household with a low or  
2 moderate income as defined by federal legislation. In the case of dwelling units for rent, affordable  
3 housing means housing for which the rent and utilities constitute no more than 30 percent of the gross  
4 annual income of households earning less than 80 percent of the median annual income adjusted for  
5 household size, as determined by the Federal Department of Housing. In the case of dwelling units for  
6 sale, affordable housing means housing for which principal, interest, taxes, insurance, homeowners  
7 association fees, and assessments are no more than 30 percent of the gross annual income of  
8 households earning less than 80 percent of the median annual income, adjusted for household size, as  
9 determined by the Federal Department of Housing. [HOUSING RENTING FOR A MONTHLY RENT OF  
10 NOT MORE THAN 30% OF THE TOTAL MONTHLY HOUSEHOLD INCOME OF LOW-INCOME  
11 HOUSEHOLDS OR HOUSING THAT MAY BE PURCHASED WITH MONTHLY PAYMENTS  
12 INCLUDING: PRINCIPAL, INTEREST, TAXES, INSURANCE, HOMEOWNERS ASSOCIATION FEES,  
13 AND ASSESSMENTS THAT DO NOT ADD UP TO MORE THAN 30% OF THE TOTAL MONTHLY  
14 HOUSEHOLD INCOME OF LOW INCOME HOUSEHOLDS. LOW INCOME HOUSEHOLDS ARE  
15 DEFINED TO BE A HOUSEHOLD EARNING LESS THAN 80% OF THE MEDIAN ANNUAL INCOME  
16 FOR THE ANCHORAGE METROPOLITAN STATISTICAL AREA (MSA), ADJUSTED FOR  
17 HOUSEHOLD SIZE, AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND  
18 URBAN DEVELOPMENT. A DEED RESTRICTION ENSURES THE PRESERVATION OF THE  
19 AFFORDABLE HOUSING UNIT AS AN OBLIGATION THAT RUNS WITH THE LAND AND IS BINDING  
20 ON SUBSEQUENT OWNERS FOR THE LIFETIME OF THE UNIT OR BUILDING.]

21 **Housing, Senior**

22 Housing that is (a) provided under any State or Federal program that the HUD determines is specifically  
23 designed and operated to assist elderly persons (as defined in the State or Federal program); or (b)  
24 intended for and solely occupied by persons 62 years of age or older; or (c) intended and operated for  
25 occupancy by persons 55 years of age or older and at least 80 percent of the occupied units are occupied  
26 by at least one person who is 55 years of age or older. A housing facility or community meets the  
27 definition of category (c) only if it publishes and adheres to policies and procedures that demonstrate the  
28 intent of category (c), and complies with rules issued by the HUD for verification of occupancy (which  
29 shall provide for verification by reliable surveys and affidavits) and includes examples of the types of  
30 policies and procedures relevant to a determination of compliance with such rules issued by HUD.  
31 [HOUSING DESIGNED FOR, AND OCCUPIED BY AT LEAST ONE PERSON 62 YEARS OF AGE OR  
32 OLDER PER DWELLING UNIT, AND WHICH HAS SIGNIFICANT FACILITIES AND SERVICES  
33 SPECIFICALLY DESIGNED TO MEET THE PHYSICAL OR SOCIAL NEEDS OF OLDER PERSONS AS  
34 DESCRIBED IN §100.306, "SIGNIFICANT FACILITIES AND SERVICES SPECIFICALLY DESIGNED  
35 FOR OLDER PERSONS," 24 C.F.R. PART 100 (DEPARTMENT OF HOUSING AND URBAN  
36 DEVELOPMENT – HOUSING FOR OLDER PERSONS) OR ANY AMENDMENTS THERETO.]

37 **IESNA**

38 Illuminating Engineering Society of North America.

39 **Illuminance**

40 The measure of light intensity striking a surface, measured in footcandles.

41 **Impervious Surface**

42 An area of ground that, by reason of its physical characteristics or the characteristics of materials  
43 covering it, does not absorb rain or surface water. All parking areas, driveways, roads, sidewalks, and  
44 walkways, whether paved or not, and any areas covered by buildings or structures, concrete, asphalt,  
45 brick, stone, wood, ceramic tile, or metal, shall be considered to be impervious surfaces.

46 **Improvement Areas**

47 Portions of the municipality divided up into geographic areas for the purposes of determining public  
48 improvement requirements.

49 **Improvements**

1 Any construction incident to servicing or furnishing facilities for a subdivision, such as grading, street  
2 surfacing, curb and gutter, driveway approaches, sidewalks, crosswalks, water mains and lines, sanitary  
3 sewers, storm sewers, culverts, bridges, utilities, waterways, lakes, bays and other appropriate items with  
4 an appurtenant construction.

5 **Industrial**

6 An activity including manufacturing, processing, warehousing, storage, distribution, shipping and other  
7 related uses.

8 **[INDUSTRIAL DEVELOPMENT**

9 **A PLANNED INDUSTRIAL AREA DESIGNED SPECIFICALLY FOR INDUSTRIAL USE.]**

10 **Initial Lamp Lumens**

11 Lumen rating of a lamp when the lamp is new and has not depreciated in light output (rated lamp  
12 lumens). Light loss factor equals 1.0.

13 **Inside Dimension**

14 **The minimum [INSIDE] dimensions of an area or space such as a private open space or parking space,**  
15 **[DO] not including [INCLUDE] the width of walls, fences, railings, or other physical boundaries defining**  
16 **the perimeter of the area. For example, a private open space with a minimum inside dimension of 15 feet**  
17 **is such that a 15 by 15 foot square will fit entirely within it.**

18 **Joint Trench**

19 A trench excavated for the underground placement of utility distribution lines owned or operated by two or  
20 more utilities.

21 **Junk**

22 Any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or  
23 combination of materials or items, including junk vehicles as defined in section 15.20.010. Also included  
24 are machinery, metal, rags, rubber, paper, plastics, chemicals, and building materials which cannot,  
25 without further alteration and reconditioning, be used for their original purpose.

26 **LED**

27 See **Light Emitting Diode**

28 **Land-Disturbing Activity**

29 Any use of the land by any person for any activity that results in a change in the natural cover or  
30 topography and that may cause or contribute to sedimentation. Within watershed management areas,  
31 land-disturbing activity shall include the clear cutting of trees unless specifically exempted by this title.

32 **Landowner**

33 Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors,  
34 assigns, and agent or personal representative of the owner. The person shown on the records at the  
35 Anchorage recording district shall be presumed to be the person in control of the property.

36 **Landscaping**

37 Trees, shrubs, ground covers, and related improvements, including furniture and other facilities intended  
38 to enhance public activity spaces both within and outside the affected development. This definition shall  
39 include spaces of varying degrees of enclosure from interior spaces to transitional spaces and outdoor  
40 spaces.

41 **Landscaping Maintenance**

42 Includes but is not limited to appropriate watering, pruning, weeding, insecticide spraying, fertilizing, plant  
43 replacement, and other necessary functions as required to keep all plant materials in a vigorous healthy  
44 growing condition.

- 1 **Large Domestic Animal**  
2 Domestic or semi-domestic animals such as horses, ponies, miniature ponies, cows, pigs, llamas, musk  
3 oxen, and other similar animals of similar size, but not dogs (*canis familiaris*).
- 4 **Legal Access**  
5 Having legal access means being contiguous to a roadway as described in AMC section 9.04.010.
- 6 **Legal Nonconforming Status**  
7 A state or condition where a documented nonconforming use, structure, lot, or sign, is allowed to remain  
8 and be maintained pursuant to chapter 21.12, *Nonconformities*.
- 9 **Light Emitting Diode (LED)**  
10 A semiconductor device that emits visible light when an electric current passes through it.
- 11 **Light Trespass**  
12 Unwanted light that falls on neighboring properties or produces glare or distraction for observers away  
13 from the area for which the light is intended (also called "nuisance glare").
- 14 **Loading Space, Off-Street**  
15 A space located on premises for pickup and delivery at the premises.
- 16 **Lot**  
17 A parcel of land shown as an individual unit on the most recent plat of record. The term "lot" includes  
18 "plot," "parcel," or "tract."
- 19 **Lot Area**  
20 The amount of horizontal land area contained inside the lot lines of a lot or site.
- 21 **Lot Coverage**  
22 That percentage of the total lot area covered by buildings, except as provided in subsection  
23 21.06.030B.2., *Structures Not Considered in Measuring Lot Coverage*.
- 24 **Lot, Corner**  
25 A lot located at the intersection of two or more streets. A lot abutting on a curved street shall be  
26 considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost  
27 point of the lot meet at an interior angle of less than 135 degrees.
- 28 **Lot, Depth of**  
29 The mean horizontal distance between the front and rear property lines of a lot, measured in the general  
30 direction of its side property lines between the midpoint of such lines, except that such measurement shall  
31 not extend outside the lot lines of the lot being measured.
- 32 **Lot, Flag**  
33 An irregularly shaped lot in which the buildable section typically has no street frontage, but has an arm  
34 that provides street access, called the "flag pole." The width of the arm does not meet the minimum lot  
35 width standards in the zoning district in which it is located.
- 36 **[LOT, FRONT**  
37 THE FRONT OF A LOT SHALL BE CONSTRUED TO BE THE PORTION NEAREST THE STREET.]
- 38 **Lot Frontage**  
39 **See Frontage, Lot**  
40 ALL PROPERTY ABUTTING THE RIGHT-OF-WAY OF A DEDICATED STREET, PRIVATE STREET,  
41 OR ROAD EASEMENT, MEASURED ALONG THE RIGHT-OF-WAY BETWEEN SIDE LOT LINES OF A  
42 LOT. IN NO CASE SHALL THE LINE ALONG AN ALLEY BE CONSIDERED AS LOT FRONTAGE.]

- 1 **Lot, Interior**  
2 A lot other than a corner lot, with frontage only on one street.
- 3 **Lot Line**  
4 The fixed boundaries or property lines of a lot described by survey located on a plat filed for record.
- 5 **Lot Line, Front**  
6 **Any** [THAT] boundary of a lot measured along the edge of **a** [THE] right-of-way of a dedicated street,  
7 private street or road easement that abuts that line. [IN THE CASE OF A CORNER LOT, ALL LINES  
8 THAT MEET THIS DESCRIPTION ARE FRONT LOT LINES.]
- 9 **Lot Line, Rear**  
10 That boundary of a lot that is most parallel to the front lot line and does not intersect the front lot line.
- 11 **Lot Line, Side**  
12 That boundary of a lot that is neither a front or rear lot line.
- 13 **Lot Line, Street**  
14 **A lot line abutting a street.**
- 15 **Lot, Nonconforming**  
16 A lot that met all legal requirements when it was platted or otherwise recorded but that does not comply  
17 with the minimum lot area or minimum lot dimensions of this title, or a subsequent amendment hereto, for  
18 the zoning district in which it is located.
- 19 **Lot of Record**  
20 A lot that is recorded by the district recorder's office.
- 21 **Lot, Double-Frontage**  
22 A lot other than a corner lot with frontage on more than one street.
- 23 **Lot, Townhouse**  
24 A lot subdivided for **a townhouse use** [THE PURPOSES OF ACCOMMODATING TOWNHOUSE-STYLE  
25 ATTACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS].
- 26 **Lot Width**  
27 The distance between straight lines connecting the front and rear lot lines at each side of the lot,  
28 measured between the midpoints of such lines, provided that such measurement shall extend to the side  
29 property lines and shall not extend beyond the lot lines of the lot being measured. Flag-shaped lot width  
30 shall be measured at the midpoint of the lot excluding the flagpole area of the lot.
- 31 **Lowest Floor**  
32 The lowest floor of the lowest enclosed area, including basement or crawl space. An unfinished or flood  
33 resistant enclosure, usable solely for parking of vehicles, building access or storage, in any area other  
34 than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built  
35 so as to render the structure in violation of the application nonelevation design requirements of section  
36 21.04.080D.
- 37 **Lumen**  
38 The unit of luminous flux (radiant energy): a measure of the amount of light emitted by a lamp. See also  
39 **Illuminance**
- 40 **Luminaire**  
41 A complete lighting unit consisting of one or more electric lamps, the lamp holder, reflector, lens, ballast,  
42 and/or other components and accessories.

- 1 **Luminaire, Full Cutoff**  
2 A luminaire emitting a light distribution where zero candela intensity occurs at or above an angle of 90  
3 degrees above nadir. Additionally, the candela per 1,000 lamp lumens does not numerically exceed 100  
4 (10 percent[%]) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the  
5 luminaire.
- 6 **Luminance**  
7 The luminous intensity (photometric brightness) of a light source or reflecting surface, measured in  
8 candelas per square meter.
- 9 **M.A.S.S.**  
10 An abbreviation for the “*Municipality of Anchorage Standard Specifications*,” which is a manual that  
11 identifies the approved common construction practices associated with subdivision development and  
12 public works projects.
- 13 **Maintenance Easement**  
14 An easement appurtenant to a lot or parcel permitting entry upon another lot or parcel for the purpose of  
15 maintaining, repairing, or reconstructing a structure or other feature on the former lot or parcel.
- 16 **Major Drainageway**  
17 That portion of any drainageway, constructed or natural, that either does, or will under full development,  
18 carry a significant peak flow; all ephemeral channels are major drainageways; [STREAMS AND] all  
19 constructed or natural drainageways with total contributing areas larger than 40 acres are major  
20 drainageways.
- 21 **Manual of Uniform Traffic Control Devices (MUTCD)**  
22 The most current manual or successor document(s) addressing the design and use of traffic control  
23 devices, as published, amended and/or interpreted by the U.S. Department of Transportation.
- 24 **Manufactured Home**  
25 A transportable, factory-built dwelling unit constructed entirely in a controlled factory environment, built to  
26 the federal Manufactured Home Construction and Safety Standards (aka HUD code).
- 27 **Manufactured Home Community**  
28 A parcel, or contiguous parcels, of land divided into two or more mobile home or manufactured home lots  
29 for rent or sale.
- 30 **Mean Sea Level**  
31 The average height of the sea for all states of the tide. Datum is Greater Anchorage Area Borough, Post  
32 Quake, U.S. Geodetic Survey of 1972.
- 33 **Mechanical Penthouse**  
34 An enclosed structure above the roof of a building used exclusively for the shelter of mechanical  
35 equipment or shelter of vertical shaft openings in the roof.
- 36 **Maximum Extent Feasible**  
37 That no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or  
38 minimize potential harm or adverse impacts have been undertaken.
- 39 **Minor Amendment**  
40 An amendment to an approved permit or other form of approval granted under this title that involves a  
41 relatively small[ER] amount of change from the original approval. Specific rules for granting minor  
42 amendments are set forth in chapter 21.03, *Review and Approval Procedures*.
- 43 **Minor Modification**



1 A minor deviation from otherwise applicable standards of this title approved under section 21.03.120.

2 **Mixed-Use**

3 A single building containing more than one type of land use or a single development of more than one  
4 building and use, where the different types of land uses are in close proximity, planned as a unified  
5 complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access  
6 and parking areas.

7 **Modify Fuels**

8 Reduce the amount of non-fire-resistant vegetation or alter the type of vegetation to reduce the fire risk.

9 **Monument**

10 A permanent survey control point.

11 **Mounting Height**

12 The height of a luminaire above grade.

13 **Multimodal**

14 Having or involving more than one mode of transportation.

15 **Municipal Attorney**

16 The official legal representative for the municipality.

17 **Municipal Engineer**

18 The chief engineer of the municipality; often the director of the project management and engineering  
19 department.

20 **Municipality**

21 The municipality of Anchorage.

22  
23 **New Structures** (as used in section 21.04.060D., *FHO: Flood Hazard Overlay District*)

24 Structures for which the start of construction commenced on or after September 25, 1979. The start of  
25 construction means the first placement of a permanent foundation and appropriate structural framing.

26 **Nonconforming Lot**

27 A lot, the area and/or dimensions of which were lawful prior to the adoption, revision, or amendment of  
28 the zoning ordinance but that fail by reason of such adoption, revision, or amendment to conform to the  
29 present requirements of the zoning district.

30 **Nonconforming Structure**

31 A structure or building, the size, dimensions, and/or location of which were lawful prior to the adoption,  
32 revision, or amendment of the zoning ordinance but that fail by reason of such adoption, revision, or  
33 amendment to conform to the present requirements of the zoning ordinance.

34 **Nonconforming Use**

35 A use or activity that was lawful prior to the adoption, revision, or amendment of the zoning ordinance but  
36 that fails by reason of such adoption, revision, or amendment to conform to the present requirements of  
37 the zoning district.

38 **Nonconformity**

39 Any legally approved structure, lot, sign, or use of land that no longer conforms with the requirements of  
40 this title.

41 **Nursing Facility**

42 Has the same meaning as set forth in Alaska Statutes chapter 18.20.

1 **OS&HP**

2 *Official Streets and Highways Plan.*

3 **Obstruction** (as used in section 21.04.060D., *FHO: Flood Hazard Overlay District*)

4 Any dam, wall, embankment, levee, dike, pile, abutment, projection, excavation, channel modification,  
5 bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across  
6 or projecting into any channel, watercourse or regulatory flood hazard area which may impede, retard or  
7 change the direction of the flow of water, either in itself or by catching or collecting debris carried by such  
8 water, or that is placed where the flow of water might carry the material downstream to the damage of life  
9 or property.

10 **Off-Street**

11 Located outside the street or the right-of-way of a street.

12 **On-Site Remediation**

13 Removal of volatile and semi-volatile contaminants from soils, sediments, slurries and filter cakes within  
14 300 feet of the location where the material was originally contaminated.

15 **Open Space, Common**

16 Open space for the common use and enjoyment of the owners and occupants of the subdivision, building,  
17 planned unit development or condominium. Common means shared by all tenants and is distinguished  
18 from space designated for private use.

19 **Outdoor Trash Container**

20 A container used for the temporary storage of rubbish, pending collection, that is stored outside of a  
21 walled structure for one or more nights per week.

22 **Overlay District**

23 A unique set of zoning regulations that are superimposed on one or more established zoning districts and  
24 shown on the zoning map, and subsequently impose additional or replacement [IN ADDITION TO OR IN  
25 PLACE OF THE] regulations to those of the underlying district. The overlay district may be used to  
26 impose supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or  
27 implement some form of site or architectural design program. Developments within an overlay district  
28 must conform to the requirements of the underlying district as modified by the overlay district and as set  
29 forth in the enacting ordinance.

30 **Owner**

31 Any person, agent, firm, corporation, or partnership that alone, jointly, or severally with others:

- 32 1) Has legal or equitable title to any premises, dwelling, or dwelling unit, with or without  
33 accompanying actual possession thereof; or
- 34 2) Has charge, care, or control of any premises, dwelling, or dwelling unit, as agent of the owner  
35 or as executor, administrator, trustee, or guardian of the estate of the beneficial owner. The  
36 person shown on the records of the district recorders office of the state of Alaska to be the  
37 owner of a particular property shall be presumed to be the person in control of that property.

38 **Parapet**

39 A low, protective wall at the edge of a roof that is part of an exterior wall, fire wall, or party wall that rises  
40 above the roof.

41 **Parcel**

42 See Lot

43 **Parking Angle**

1 The angle formed by a parking space and the wall or centerline of the facility, ranging from ninety degrees  
2 (perpendicular) to zero [THIRTY] degrees (parallel).

3 **Parking Bay**

4 A [THE] section or module of a parking facility that consists of [CONTAINING] a parking [DRIVING] aisle  
5 and a [ONE OR TWO] row[S] of parking spaces on one or both sides of the aisle. Parking bays are not  
6 loading berths.

7 **Parking Cash Out**

8 Allowing commuters to choose cash instead of a free parking space. For example, a commuter who is  
9 offered a parking cash-out might be able to choose to receive \$50 per month in cash if they use an  
10 alternative mode besides a single-occupancy vehicle.

11 **[PARKING, COMMERCIAL**

12 PARKING OPERATED AS A COMMERCIAL ENTERPRISE FOR WHICH USERS PAY A DIRECT FEE.]

13 **Parking District, Municipally Recognized**

14 An area recognized or designated by the municipal Assembly in which a central authority such as an area  
15 improvement district or a parking authority supplies one or more centralized parking facilities, manages  
16 the parking supply and/or implements other parking management strategies to serve the area, rather than  
17 each individual development site having to supply all of its own parking.

18 **Parking Facility**

19 An area for off-street parking of motor vehicles, either a surface parking lot or structured parking, and  
20 including appurtenant driveways, circulation and parking aisles, parking spaces, queuing lanes, and  
21 passenger loading areas.

22 **Parking Lot**

23 An at-grade, surface parking facility built directly on the ground. [AREA FOR PARKING MOTOR  
24 VEHICLES.]

25 **Parking, On Street Curb**

26 Parking spaces within the street or street right-of-way and abutting the curb of a street.

27 **Parking, Shared**

28 A parking facility that serves multiple uses or destinations.

29 **Parking Space**

30 A space for the parking of one automobile.

31 **Parking Space, Bicycle**

32 An area and facility such as a rack or locker used for parking and securing one bicycle.

33 **Parking Space, Guest**

34 A parking space that is available for exclusive use by guests in a residential development, and not  
35 exclusive to or physically associated with any individual dwelling.

36 **Parking, Stacked**

37 Vehicles parked one above the other using a mechanical car stacker.

38 **Parking Structure, Automated**

39 A parking structure operated by automatic mechanical parking equipment such as automobile elevator or  
40 lift systems.

41 **Parking, Structured**

1 A parking facility that is a multistory building or structure, under a building or structure, or a portion of a  
2 building, such as occupying a story within a multifamily building. Structured parking may be either on,  
3 above, or below grade.

4 **[PARKING, SURFACE (OR PARKING LOT)**  
5 **A PARKING FACILITY BUILT DIRECTLY ON THE GROUND.]**

6 **Parking, Tandem**  
7 One vehicle parked behind another.

8 **Parking, Unbundled**  
9 Parking rented and sold separately from building space, so occupants only pay for the amount of parking  
10 they want.

11 **Party of Interest**  
12 The applicant, the owner of the subject property, the owner of property within the notification area for the  
13 subject application, and anyone that presented oral testimony at a public hearing or written testimony on  
14 the application.

15 **Pedestrian Oriented**  
16 A characteristic of a development or district that emphasizes the street sidewalk and/or connecting  
17 pedestrian access to the site and building(s), such that a person can comfortably walk from one location  
18 to another, and optional pedestrian activities such as strolling, window shopping, or relaxing can take  
19 place. Pedestrian oriented features include: buildings placed within a short setback distance from the  
20 sidewalk; primary entrances and windows on building facades which face the street; a mix of civic,  
21 commercial, and/or residential uses; shared open spaces and plazas; architectural details and visual  
22 interest at the pedestrian scale; pedestrian amenities such as wide walkways, seating, bicycle facilities,  
23 public art, landscaping, lighting, and wayfinding signs; and northern climate features such as atriums,  
24 canopies, transit shelters, wind protection, and orientation for sunlight access.

25 **Permeable Surface**  
26 An area of ground that, by reason of its physical characteristics and the characteristics of materials  
27 covering it, is able to absorb rain or surface water at a rate equal or greater than that of lawn turf.  
28 Examples include natural vegetation, lawn turf, landscape beds, gardens, mulch, decorative gravel, and  
29 some types of porous pavements.

30 **Permit, Building**  
31 A land use permit issued by the municipality pursuant to the municipal code and the [STATE] building  
32 code authorizing the erection, construction, reconstruction, restoration, alteration, enlargement,  
33 conversion, remodeling, demolition, moving, or repair of a building or structure within the building safety  
34 service area.

35 **Permit, Land Use**  
36 An official document issued by the municipality pursuant to this title required for the erection, construction,  
37 establishment, moving, alteration, enlargement, repair, placement, or conversion of any building,  
38 structure, or land in any district established under this title.

39 **Permit, Sign**  
40 An official document issued by the municipality pursuant to this title required for the construction,  
41 installation, maintenance, and operation of signs within the municipality.

42 **Permit, Flood Hazard**  
43 An official document issued by the municipality pursuant to this title for uses, structures, or activities listed  
44 in the floodplain regulations.

- 1 **Person**  
2 Any individual, lessee, firm, partnership, association, joint venture, corporation, or agent of the  
3 aforementioned groups, or the state of Alaska or any agency or political subdivision thereof.
- 4 **Physical Access**  
5 Having physical access means being adjacent to a road suitable for travel by passenger automobiles that  
6 is connected to the publicly dedicated and improved transportation network of the municipality.
- 7 **Pillow**  
8 A sleeping accommodation for one person.
- 9 **Plan, Landscape**  
10 A plan, drawn to scale, showing dimensions and details of the portion of a site devoted to planting  
11 materials and their maintenance.
- 12 **Plan, Master**  
13 The maps, illustrations, and supporting text associated with a planned development which conveys the  
14 allowable uses, densities, non-residential intensities, and arrangement of uses within the boundaries of  
15 the planned development along with any associated conditions, phasing schedules, and other  
16 agreements.
- 17 **Plan, Site**  
18 A plan depicting the proposed development of a property, in terms of the location, scale, and  
19 configuration of buildings, uses, and other features containing all the information required by this title. A  
20 site plan may include but is not limited to lot lines, adjacent lots and streets, building sites, **required**  
21 **[RESERVED]** open space, buildings, interior vehicular and pedestrian access, parking lot design  
22 (calculations and layout), signage, lighting, **[AND]** screening devices, existing and proposed landscaping,  
23 topography, drainage, and, depending on requirements, floor plans, building elevations and locations of  
24 proposed utility services and lines, and any other information that reasonably may be required in order  
25 that an informed decision can be made by the approving authority.
- 26 **Plan, Subdivision**  
27 A proposed plan of development to establish a subdivision that contains all information such as lot lines,  
28 streets, easements, and other features required by this title.
- 29 **Planning Commission**  
30 The planning and zoning commission of the municipality.
- 31 **Plat**  
32 A map document prepared by a registered surveyor representing a tract of land showing the boundaries  
33 and location of individual properties, streets, and other related items for identifying property.
- 34 **Plat, Final**  
35 A map of a subdivision of land made up in final form ready for approval and recording.
- 36 **Plat, Preliminary**  
37 A map showing the salient features of a proposed subdivision of land submitted to the platting authority  
38 for purposes of preliminary consideration and approval.
- 39 **Platting Authority**  
40 The municipal platting board, director, or any other board so designated by the assembly.
- 41 **Plot**  
42 See **Lot**

- 1 **Porch**  
2 An open air, exterior appendage to a building, with floor and roof but no walls on the sides, forming a  
3 covered approach or vestibule to an entrance doorway.
- 4 **Pre-Application Conference**  
5 A meeting between an applicant and the municipal staff intended to familiarize both parties with  
6 conceptual plans or proposals presented by the applicant and applicable code provisions.
- 7 **Primary Pedestrian Walkway**  
8 See subsection 21.07.060F.4.
- 9 **Principal Building**  
10 A building in which is conducted the main use of the lot on which the building is located.
- 11 **Principal Structure**  
12 A structure in which is conducted the principal use of the lot on which it is located.
- 13 **Prisoner**  
14 The same meaning as defined in AS 33.30.901 as to state prisoners, and includes persons convicted of a  
15 felony described in AS 11.41, *Offenses Against the Person*, in Alaska or of an offense with the same or  
16 substantially similar elements in another jurisdiction until they have successfully completed all conditions  
17 of parole and probation and are no longer under the supervision of the court, the Alaska department of  
18 corrections, another state or municipal agency, or contractor to those entities. The term "prisoner" also  
19 includes federal offenders in the custody, control or under the care of supervision of the United States  
20 attorney general or the bureau of prisons.
- 21 **Private Enforcement Action**  
22 A process by which a private individual, homeowner's association, or community council can request that  
23 the administrative hearings officer hear and investigate charges that another person or owner of land has  
24 violated the requirements of this title.
- 25 **Profession**  
26 An occupation, such as law, medicine, or engineering, which requires considerable training and  
27 specialized study.
- 28 **Projection, Wall Plane**  
29 A portion of a building wall—i.e., a wall plane or façade wall—that extends outward beyond the face of the  
30 adjacent wall plane or façade wall on the building, so as to create articulation of the building wall.
- 31 **Property Line**  
32 A demarcation limit of a lot dividing it from right-of-way, or other lots or parcels of land.
- 33 **Public Enforcement Action**  
34 An action brought by the municipality against owners or users of land for violating the provisions of this  
35 title.
- 36 **Public Facility**  
37 Any buildings and structures (including streets and highways) owned or leased by a government agency  
38 not exempt by law from municipal land use regulation
- 39 **Public Use Easement**  
40 A right of use over portion(s) of real property granted by a property owner for specific present or future  
41 uses of land by the public, or governmental entity, that is reserved, conveyed, or dedicated through the  
42 recording of a plat, deed, or easement document.

- 1 **Public Utility**  
2 Any person or organization subject to regulation under AS 42.05.
- 3 **Publicly Accessible**  
4 Open to the general public during regular business hours.
- 5 **Recess, Wall Plane**  
6 A portion of a building wall—i.e., a wall plane or façade wall—which is set back from the adjacent wall  
7 plane or façade wall on the building, creating articulation of the building wall.
- 8 **Record of Survey Map**  
9 A map prepared by a professional land surveyor that reestablishes survey controls, boundaries, locations  
10 of improvements, or the alignment of right-of-ways for recording.
- 11 **Recreational Vehicle**  
12 A vehicle [VEHICULAR TYPE UNIT] primarily designed as temporary living quarters for travel, camping,  
13 recreational, or vacation usage, which either has its own motive power or is mounted on or drawn by  
14 another vehicle. The basic entities are travel trailer, camping trailer, pickup truck camper, fifth-wheel, and  
15 motor home.
- 16 **Redevelopment**  
17 The [REMOVAL AND REPLACEMENT,] rehabilitation, [OR] adaptive reuse, or removal and replacement  
18 of an existing structure or structures, or of land from which previous improvements have been removed.
- 19 **Reflectance**  
20 The fraction of solar radiation reflected by a material.
- 21 **Regulatory Floodway**  
22 See **Floodway, Regulatory**
- 23 **Reinforcement**  
24 Repair, replacement, or addition of a crossarm, guy, pole, stub, or conductor for a utility distribution  
25 facility.
- 26 **Relocation** (as used in section 21.07.050, *Utility Distribution Facilities*)  
27 A change in alignment of more than six spans.
- 28 **Reserve Strips**  
29 Narrow strips of privately-owned land adjacent and parallel to a street.
- 30 **Residential**  
31 Activity involving the occupation of buildings for living, cooking, sleeping, and recreation.
- 32 **Residential Lot**  
33 A lot developed with a residential use.
- 34 **Residential Subdivision**  
35 A subdivision, or that part of a subdivision, that is within an R-1, R-1A, R-2A, R-2D, R-2F, R-2M, R-3, R-4,  
36 R-4A, R-5, R-6, R-7, R-8, R-9, R-10 or TA zoning district.
- 37 **Restoration**  
38 Putting or bringing back into a former, normal, or unimpaired state or condition.
- 39 **Rezoning (Zoning Map Amendments)**

1 An amendment to the map and/or text of this title to effect a change in the boundaries of any zoning  
2 district or the zone classification of any parcel of land in the municipality.

3 **Right-of-Way**

4 Streets, avenues, ways, boulevards, drives, circles, courts, alleys, sidewalks, walkways, trails, and other  
5 such areas granted or dedicated for the use of the public for the placement of utilities and/or for the  
6 passage of vehicles and/or pedestrians, including the space above and beneath such areas.

7 **Runway**

8 A defined area on land or water prepared for use for landing and takeoff of aircraft.

9 **Salvageable Improvements**

10 As used in section 21.08.060, *Subdivision Agreements*, and describes those portions of street  
11 improvements constructed within a dedicated right-of-way that are usable as a part of the finally  
12 constructed street. Salvageable improvements include such items of work as clearing and grubbing,  
13 removal of unsuitable material and placement of classified backfill, but do not include temporary surfacing  
14 and other work that would not be usable or beneficial to final street construction. This definition applies  
15 only to those streets that are not, during their initial construction, improved to the final paved standard of  
16 the municipality.

17 **Secondary Building**

18 A building detached from a principal building located on the same lot and customarily incidental and  
19 subordinate to the principal building or use.

20 **Senior Housing**

21 See **Housing, Senior**

22 **Setback**

23 The minimum **required or maximum allowed** distance **[REQUIRED]** between any **[BUILDING OR]**  
24 structure and a **[STREET RIGHT-OF-WAY OR]** lot line, or from some other feature or object from which a  
25 **minimum or maximum** separation distance is **established [REQUIRED]**.

26 **Setback, Front**

27 A setback that extends across the full frontage of a lot or tract on a public or private street. The front  
28 setback is defined by the front lot line.

29 **Setback, Rear**

30 A setback that extends across the full rear of a lot or tract. The rear setback is defined by the rear lot  
31 line. **Lots with two or more frontages [CORNER LOTS, DOUBLE-FRONTAGE LOTS, AND THREE-**  
32 **SIDED LOTS]** do not have rear setbacks.

33 **Setback, Side**

34 Any setback that is not a front or rear setback. Generally, side setbacks extend from the inner boundary  
35 of the front setback (or from the front property line of the lot or tract where no front setback is required) to  
36 the inner boundary of the rear setback (or to the rear property line of the lot or tract where no rear setback  
37 is required.) For **lots with two or more frontages [CORNER AND DOUBLE-FRONTAGE LOTS]**, setbacks  
38 remaining after front setbacks have been established shall be considered side setbacks.

39 **Service Connection**

40 Conductors transmitting utility service from a utility distribution line to a customer's riser or service  
41 entrance.

42 **Shrub**

43 A woody perennial plant having more than one main stem at the ground, usually attaining a height of less  
44 than 15 feet.



- 1 **Sidewalk**  
2 An improved right-of-way for pedestrian circulation that is part of the street right-of-way.
- 3 **Sight Distance Triangle**  
4 A triangular shaped portion of land established at street, driveway, or alley intersections which is  
5 regulated so that the visibility of motorists entering or leaving the intersection is not obstructed.
- 6 **Sign**  
7 Any visual communication display, object, device, graphic, structure or part, situated indoors or outdoors,  
8 or attached to, painted on or displayed from a building or structure, in order to direct or attract attention to,  
9 or to announce or promote, an object, product, place, activity, person, institution, organization, or  
10 business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device, designs,  
11 colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an  
12 announcement, direction, or advertisement.
- 13 **Sign, Animated**  
14 A sign that contains animation or animated effects, changeable copy, flashing, or moving parts.
- 15 **Sign, Banner**  
16 A sign made of lightweight fabric or similar material with no enclosing framework that is mounted to a  
17 building or other structure at one or more edges.
- 18 **Sign, Building**  
19 Any sign attached to any part of a building and including wall, awning, canopy, and projecting signs. A  
20 wall sign is a building sign that is parallel to and does not extend from the wall more than 12 inches.
- 21 **Sign, Changeable Copy**  
22 A portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure,  
23 framing, or background allowing the letters, characters or graphics to be modified from time to time  
24 manually or by electronic or mechanical devices, such as a bulletin board or electronic message board.  
25 Changeable copy signs may not be used to display commercial messages relating to products or services  
26 that are not offered on the property.
- 27 **Sign, Construction**  
28 A temporary sign identifying a project or facility during the time of construction. Such signs typically  
29 include the name of an architect, engineer, and/or contractor for a building or project located on the  
30 parcel.
- 31 **Sign, Entrance or Exit**  
32 A sign located at the driveway entrance or exit and intended to provide for safe ingress and egress.
- 33 **Sign, Freestanding**  
34 A sign supported from the ground and not attached to any building. A freestanding sign may be  
35 supported by one or more poles or a solid base. Pole signs are considered freestanding signs.
- 36 **Sign, Historic**  
37 Any sign that has been designated as historic by the urban design commission.
- 38 **Sign, Ideological or Political**  
39 Any temporary sign displaying or advocating an idea, opinion, or position on any social, cultural, religious,  
40 or political issue and containing no commercial message.
- 41 **Sign, Illuminated**  
42 Any sign which is partially or entirely illuminated internally or externally so as to make the sign more  
43 visible.

- 1 **Sign, Inflatable**  
2 Any inflatable shape or figure designed or used to attract attention to a business event or location.  
3 Inflatable promotional devices shall be considered to be temporary signs under the terms of this chapter  
4 and, where applicable, subject to the regulations thereof.
- 5 **Sign, Instructional**  
6 A sign that has a purpose secondary to the use on the lot and that is intended to instruct employees,  
7 customers, or users as to matters of public safety or necessity such as specific parking requirements, the  
8 location or regulations pertaining to specific activities on the site or in the building, and including a sign  
9 erected by a public authority, utility, public service organization, or private industry that is intended to  
10 control traffic; direct, identify or inform the public; or provide needed public service as determined by the  
11 rules and regulations of governmental agencies or through public policy.
- 12 **Sign, Nonconforming**  
13 A sign which was legally erected, but which is no longer in compliance with the requirements of this title.
- 14 **Sign, Off-Premises**  
15 See **Billboard**
- 16 **Sign Plate**  
17 A building sign which does not exceed two square feet indicating the street number, the name of the  
18 person, business, profession or activity occupying the lot, building, or part thereof; or other information  
19 pertaining to the use on the lot.
- 20 **Sign, Portable**  
21 Any sign that is not permanently attached to the ground or other permanent structure, or a sign designed  
22 to be transported on wheels, skids, a bench, runners, brackets, or has a frame to which wheels, skids,  
23 runners, brackets, or similar mechanical devices can be attached to or support the sign. A portable sign  
24 also includes inflatable devices and mobile signs such as parked trailers or vehicles, which include signs  
25 which are visible from the public right-of-way unless such vehicle is used in the normal day-to-day  
26 operations of the business.
- 27 **Sign, Pole**  
28 A sign that is mounted on a freestanding pole or poles, or other support structure that is visible.
- 29 **Sign, Projecting**  
30 A sign that is attached to a building wall and extending perpendicular to (or approximately perpendicular  
31 to) the building wall and 12 inches or more beyond the face of the wall.
- 32 **Sign, Roof**  
33 A sign, or any portion thereof, erected, constructed, painted, placed, or projecting upon or extending  
34 above the roof or parapet wall of any building whether the principal support for the sign is on the roof, wall  
35 or any other structural element of the building.
- 36 **Sign, Temporary**  
37 A sign that is designed to be used only temporarily and is not intended to be permanently attached to a  
38 building, structure or permanently installed in the ground. These include, but are not limited to, political  
39 signs, special event signs, and for sale or leasing signs. Mobile and portable signs are temporary signs.  
40 Temporary signs may be displayed as window signs.
- 41 **Sign, Traffic**  
42 A sign indicating federal, state, or municipal regulations for automobile, truck, bicycle, and/or pedestrian  
43 movement.
- 44 **Sign, Window**

1 A sign that is applied or attached to a window or door, or a sign located near a window within a building  
2 for the purpose of being visible to and read from the outside of the building except for signs that are not  
3 legible from a distance of more than three feet beyond the building in which such sign is located.

4 **Single-Family Style Structure**

5 A residential building containing one dwelling unit for one household and not attached to any other  
6 dwelling by any means—i.e., a house.

7 **Site**

8 A lot or group of contiguous lots that is proposed for development and is in single ownership or has  
9 multiple owners, all of whom join in an application for development.

10 **Site Plan**

11 See **Plan, Site**

12 **Site Plan Review**

13 The process whereby the reviewing authority reviews the site plans and maps of a developer to ensure  
14 that they meet the stated purposes and standards of the zone, provide for the necessary public facilities  
15 such as streets and pedestrian facilities [ROADS AND SCHOOLS], and protect and preserve topographic  
16 features and adjacent properties through appropriate siting of structures and landscaping.

17 **Site Selection**

18 The process by which the municipality shall review and decide the selection of a site for specified public  
19 facilities.

20 **Skylight**

21 An opening in a roof or ceiling, glazed with a transparent or translucent material, for admitting daylight.

22 **Soil Management**

23 Maintenance of the soil to preserve and enhance the capacity of soil to function within ecosystem  
24 boundaries to sustain biological productivity, maintain environmental health, and promote plant and  
25 animal health.

26 **Slope**

27 The vertical elevation of a land area divided by the horizontal distance, expressed as a percentage.

28 **Solar Access (Sunlight Access)**

29 The availability of, or access to, unobstructed direct sunlight.

30 **Solar Orientation**

31 A south facing orientation of a property line, street frontage, right-of-way, fence, building wall, or window  
32 surface where the line, frontage, wall, or window faces within 30 degrees of south. This orientation of a  
33 surface in relation to the path of the sun may be used to maximize the amount of sunlight and heat gained  
34 from solar radiation.

35 **Solar Reflector**

36 An appurtenance designed to reflect the light and heat of the sun so that it augments the amount of solar  
37 radiation entering an interior habitable space, solar collector, or outdoor open space.

38 **Space** (as used in section 21.05.030A.8., *Manufactured Home Community*)

39 A defined land area in a manufactured home community on which a mobile home or manufactured home  
40 may be placed and which is described by boundary lines measured in terms of:

- 41 • Its depth expressed as a mean distance between the front and rear of the space, measured in the  
42 general direction of the side space lines.

- 1 • Its width expressed as a mean distance between the side lines of the space, measured in the general  
2 direction of the front and rear space lines.

3 **Space, Reverse-Frontage** (as used in section 21.05.030A.8., *Manufactured Home Community*)

4 A space which abuts a local street on one side and a street of Class I or greater classification on the  
5 opposite side.

6 **[SPECIAL HAZARD AREA**

7 **AN AREA HAVING SPECIAL FLOOD, MUDSLIDE, OR FLOOD-RELATED EROSION HAZARDS.]**

8 **Special Limitation**

9 A provision adopted by ordinance which restricts the permitted principal uses and structures otherwise  
10 allowed in a zoning district or which requires compliance with **site** design standards not otherwise  
11 required by zoning district regulations or other sections of this title.

12 **Start of Construction**

13 Includes substantial improvement, and means the date the building permit was issued, provided the  
14 actual start of construction, repair, reconstruction, placement or other improvement was within 180 days  
15 of the permit date. The actual start means either the first placement of permanent construction of a  
16 structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of  
17 columns or any work beyond the stage of excavation; or the placement of a manufactured home on a  
18 foundation. Permanent construction does not include land preparation, such as clearing, grading and  
19 filling; nor does it include the installation of streets or walkways; nor does it include excavation for a  
20 basement, footings, piers or foundation, or the erection of temporary forms; nor does it include the  
21 installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling  
22 units or not part of the main structure.

23 **Step-Back**

24 A terrace in the vertical rise of a building form such that the upper mass or wall plane of the building is set  
25 back or recessed from the lower building mass or wall plane.

26 **Storage**

27 Temporary or permanent containment, holding, leaving, stockpiling, or placement of products, goods, or  
28 materials, usually with the intention of retrieving them at a later time; overnight parking of commercial  
29 vehicles.

30 **Storm Water**

31 Surface water runoff originating from surface water, rain, snowmelt, wash waters, street wash, subsurface  
32 drainage, or other drainage but excludes wastewater as defined in AMC title 15.

33 **Story**

34 That portion of a building included between the upper surface of a floor and the upper surface of the next  
35 floor or roof above.

36 **Story Above Grade Plane**

37 Any story having its finished floor surface entirely above finished grade plane, except that a basement  
38 shall be considered as a story above grade plane where the finished surface of the floor above the  
39 basement is:

- 40 a. More than six feet above grade plane; or  
41 b. More than 12 feet above the finished grade at any point.

42 **Story Below Grade Plane**

43 That portion of a building that is a story below grade plane.

1 **Story, One-Half**

2 A story under a gable, shed, or hipped roof that contains habitable floor area, including floor area under  
3 dormers, not exceeding 50 percent of the floor area of the floor below.

4 **Stream**

5 A watercourse perennially or intermittently conveying surface waters not solely the result of constructed  
6 subsurface drainage. When a stream does flow it conveys more water than that contributed from a single  
7 storm runoff event and includes natural ground water discharge as a component in its flow. A stream  
8 may be intermittent or perennial. An intermittent stream may be spatially or temporally intermittent but  
9 when flows do occur a prolonged, hydraulic connection must exist continuously either along the surface  
10 or at shallow depths. A stream shall retain its identity as a single continuous feature over its whole  
11 length, across perennial and intermittent reaches, through underground passages, or across other  
12 surface water bodies, even though its surface flow may periodically break up or disappear along its  
13 alignment, either in time or in space.

14 Though some of these features may not be present locally where flow is spatially or temporally  
15 intermittent, or where the stream has been piped or otherwise substantially modified, overall a stream  
16 displays distinctive geomorphic, hydrologic, and biologic characteristics. The core defining characteristics  
17 include:

- 18 • Unique geometric, channel, sedimentary, and other physical characteristics, including  
19 bed and banks, along part or all of the stream's alignment;
- 20 • Prolonged flow along continuous or periodic open channel segments, and hydraulic  
21 continuity along the stream's entire length; and
- 22 • Overall biologic characteristics representative of prolonged surface flows.

23 **Stream Bed**

24 That portion of a stream utilized for water flow during nonflood periods, normally extending from the  
25 thalweg (low point) to each bank.

26 **Street**

27 A thoroughfare [RIGHT-OF-WAY] improved for vehicular and pedestrian travel permanently open to  
28 general public use, that affords the principal means of access, frontage and address to individual  
29 buildings, lots and blocks. [ABUTTING PROPERTY, SUCH AS AN] Streets include a road, avenue,  
30 place, drive, boulevard, highway or any other similar means of public thoroughfare, except an alley. A  
31 street is not a driveway. Unless otherwise indicated, the term street shall refer to both public and private  
32 streets. A street may be located on private property and not be publicly owned or maintained, if it  
33 performs the roles of a public street.

34 **Street, Access**

35 A street constructed to provide physical access to a subdivision.

36 **Street, Arterial**

37 Higher order streets with controlled access that are intended for through or regional traffic moving  
38 between urban centers and not intended for local or residential neighborhood traffic. These streets have  
39 multiple travel lanes, provide access to regional travelways, and carry high volumes of traffic.

40 **Street, Collector**

41 Streets that penetrate various land use classifications to provide both land access and mobility within  
42 neighborhoods and commercial areas. Their primary function is traffic service, collecting traffic from  
43 intersecting streets and funneling it to major thoroughfares. A major collector roadway/street has limited  
44 direct access from individual lots/parcels. A minor collector roadway/street allows direct access of  
45 individual lots/parcels.

- 1 **Street, Cul-de-Sac**  
2 A street having only one outlet, with provision for a turnaround at its termination, and which is not  
3 intended to be extended or continued to serve future subdivisions or adjacent land.
- 4 **Street, Dead End**  
5 A right-of-way that terminates without a cul-de-sac or a temporary turnaround and the terminus of which  
6 has the same width as the width of the right-of-way.
- 7 **Street Facing Building Elevation**  
8 The building elevation facing upon the street, comprised of all façade walls that are oriented toward the  
9 street at an angle of less than 90 degrees, and not separated from the street by another principal  
10 structure or site.
- 11 **Street, Half**  
12 A portion of a right of way, including the street pavement that is directly adjacent to a lot's frontage as  
13 measured from the ultimate street centerline.
- 14 **Street, Interior**  
15 A street contained entirely within the boundaries of a subdivision.
- 16 **Street, Local**  
17 An interior street in a subdivision designed and intended to serve local areas. Local streets feed traffic  
18 into collector and arterial street systems.
- 19 **Street, Loop**  
20 A street that originates and terminates at intersections with the same street.
- 21 **Street Lot Line**  
22 See Lot Line, Street
- 23 **Street, Peripheral**  
24 A street parallel to the boundary of a subdivision and whose right-of-way abuts that boundary.
- 25 **Street, Stub**  
26 A dead-end interior street provided for eventual extension onto unplatted land.
- 27 **Street Typology**  
28 A street classification system established in the comprehensive plan that augments the functional  
29 classifications (arterials, collectors, local streets) with designations that relate the street design to the  
30 adjacent land use, development pattern, and its functions for users in addition to automobile traffic—  
31 pedestrians, bicyclists, and transit riders. Examples of street typology designations include residential  
32 street, main street, transit street, commercial street, and mixed-use street.
- 33 **Structure**  
34 Anything that is constructed or erected and located on or under the ground, or attached to something  
35 fixed to the ground, including a walled and roofed building, and/or a gas or liquid storage tank that is  
36 principally above ground.
- 37 **Structure, Accessory**  
38 A structure that is on the same lot as, and of a nature customarily incidental and subordinate to a principal  
39 building or structure, and the use of which is clearly incidental and subordinate to that of the principal  
40 building or structure.
- 41 **Subdivider**

1 A person, firm, association, partnership, corporation, governmental unit, or combination of any of these  
2 that may hold any recorded or equitable ownership interest in land being subdivided. The terms shall  
3 also include all heirs, assigns, or successors in interest, or representatives of the subdivider, owner,  
4 proprietor, or developer.

5 **Subdivision**

6 The division of a tract or parcel of land into two or more lots, sites or other divisions for the purpose,  
7 whether immediate or future, of sale, lease or building development, including any combining or  
8 resubdivision, and, when appropriate to the context, the process of subdividing or the land subdivided.

9 **Subdivision Agreement**

10 A document which is approved by the department of project management and engineering which  
11 specifies the tentative location, construction schedule, and estimated costs of public improvements to be  
12 constructed as part of subdivision development.

13 **Survey, As-Built**

14 A plan prepared by a professional land surveyor showing the true and actual location and nature of  
15 buildings, structures, plant materials, utility easements, and other features or improvements that have  
16 been installed on or off the property pursuant to a site and/or subdivision plan approved under this title, to  
17 be used to determine compliance with the requirements of this title.

18 **Surveyor**

19 A land surveyor who is registered in the state.

20 **Substantial Improvement**

21 Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50  
22 percent[%] of the market value of the structure either:

- 23
- Before the improvement or repair is started; or
  - If the structure has been damaged and is being restored, before the damage occurred. For the  
24 purposes of this definition, substantial improvement is considered to occur when the first  
25 alteration of any wall, ceiling, floor or other structural part of the building commences, whether or  
26 not that alteration affects the external dimensions of the structure. The term does not, however,  
27 include either:  
28
    1. Any project for improvement of a structure to comply with existing state or local health,  
29 sanitary or safety code specifications which are solely necessary to ensure safe living  
30 conditions; or
    2. Any alteration of a structure listed on the National Register of Historic Places or a state  
31 inventory of historic places.
- 32  
33

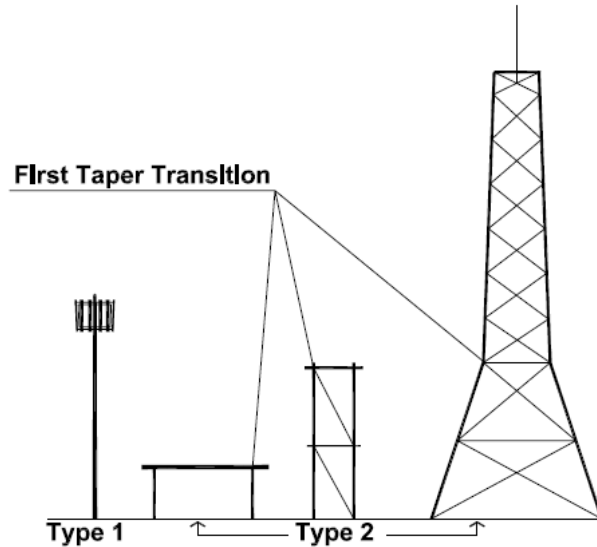
34 **Surrounding Development**

35 Immediately adjacent development on the same block face or on facing blocks as the subject site, as well  
36 as prevalent patterns established in the existing neighborhood located within one-quarter mile of the  
37 subject development site.

38 **Take Action**

39 To approve, approve with conditions, deny, refer to another body, or postpone a decision on an  
40 application for entitlement.

- 1 **Taper Transition**  
2 A point on a telecommunication tower where the angle of the structure form changes, or the top of the  
3 tower, whichever point is lower.



- 4  
5 **Target Area**  
6 An area designated under section 21.07.050 as a location in which overhead distribution lines are to be  
7 placed underground as provided in this chapter.

- 8 **Topographic Flow Line**  
9 A topographically-defined surface drainage path; a line of continuous fall in elevation across a land  
10 surface that will tend to accumulate and concentrate overland runoff from an area; the local flow path  
11 likely to be taken across a land surface by surface runoff as it integrates into a concentrated flow; any  
12 actual line of major surface flow conveyance. A topographic flow line is present solely as a result of the  
13 topography of the land surface itself and exists independent of the infiltration characteristics of the land  
14 surface or the presence or absence of vegetation along the flow line.

- 15 **Topographic Map**  
16 A map showing the landform by the use of contour lines.

- 17 **Tower, Amateur Radio**  
18 An antenna and structure of any type used exclusively by a licensed amateur operator which is part of  
19 federally licensed amateur radio station for radio communication for the purpose of self-training,  
20 intercommunication, and technical investigations carried out by amateurs solely with a personal aim and  
21 without pecuniary interest.

- 22 **Tower, Community Interest**  
23 Any structure principally designed to support an antenna(e) where the height of the structure (not  
24 including any building height, if installed on top of a building) exceeds 100 feet, measured to the top of  
25 any antennae.

- 26 **Tower, Local Interest**  
27 Any structure principally designed to support antennae and not meeting the definition of a community  
28 interest tower.

- 29 **Tower Site**



1 A lot, tract, or aggregate of abutting lots or tracts that has been planned and coordinated for development  
2 with separate community interest towers and/or local interest towers in any combination, including  
3 subordinate and related equipment and buildings in accordance with the applicable zoning district.

4 **Townhouse Style Structure**

5 A residential building with two or more dwelling units in a row, in which units are attached at the sidewall,  
6 no part of any unit is located over any part of another unit, each dwelling unit has its own front and rear  
7 access to the outside, and all dwelling units are separated from one another by common fire-resistant  
8 walls.

9 **[TOWNHOUSE UNIT**

10 ONE OF THREE OR MORE ATTACHED DWELLING UNITS WHERE EACH UNIT IS ON ITS OWN  
11 LOT.]

12 **Tract**

13 A unit, or contiguous units, of land under single ownership.

14 **Traffic Control Device**

15 Includes all physical, mechanical and electrical equipment that directs, channelizes, commands or  
16 controls traffic movement. These devices include but are not limited to signs (including street name  
17 signs), channelization, signals, and striping.

18 **Traffic Engineer**

19 Unless otherwise indicated, the director of the Traffic Department, or designee.

20 **Trail**

21 A way designed and used for equestrian, pedestrian, cross country skiing, and /or cycling, or other similar  
22 forms of non-motorized transport.

23 **Trailer**

24 Has the same meaning as set forth in AMC title 9.

25 **Travel Trailer**

26 A motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor  
27 vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and  
28 vacation uses, identified by a model number, serial number and vehicle registration number, equipped  
29 with limited water storage and other self-contained living facilities.

30 **Tree**

31 A woody perennial plant having a single main stem.

32 **Tree, Deciduous**

33 A tree that loses its leaves annually.

34 **Tree, Evergreen**

35 A tree that retains its leaves throughout the year.

36 **Tree, Landmark**

37 A healthy tree with at least a 12 inch caliper; or a tree that has significant historical or cultural value.

38 **Tree Protection Zone**

39 The area around a tree or grouping of trees in which no grading or construction activity may occur,  
40 including the storage of materials. The minimum tree protection zone is measured as a radius around the  
41 tree or grouping of trees which is a minimum of 1.5 feet from the trunk of a tree for every one inch of tree  
42 caliper.

1 **Tributary**

2 Any branch, fork, or channel that flows into and connects to a stream and also meets the basic definition  
3 of a stream.

4 **Unified Sign Plan**

5 A comprehensive site plan where contiguous lots and or tracts are considered as a single site for the  
6 purposes of determining the size, number, and placement of freestanding signs.

7 **Uplight**

8 For an exterior luminaire, flux radiated in the hemisphere at or above a horizontal plane.

9 **[URBAN DESIGN COMMISSION**

10 **THE URBAN DESIGN COMMISSION OF THE MUNICIPALITY.]**

11 **Use, Accessory**

12 As applied to a use, building, or structure, customarily subordinate or incidental to and located on the  
13 same lot with a principal use, building, or structure.

14 **Use, Conditional**

15 A use or occupancy of a structure, or a use of land, permitted only upon issuance of a conditional use  
16 permit and subject to the limitations and conditions specified therein.

17 **Use, Principal**

18 Any main activity permitted by this title.

19 **Use, Temporary**

20 Those land uses and structures that are needed or are in place for only short periods of time.

21 **Use District**

22 See **Zoning District**

23 **Utility**

24 A public utility as defined in Alaska Statutes title 42.

25 **Utility Distribution Line**

26 All or any part of a conductor and supports owned or operated by a utility and used:

- 27 • To transmit **electrical power from a main source substation to consumers** [NO MORE THAN 69  
28 **KILOVOLTS OF ENERGY**]; or
- 29 • To transmit messages, impressions, pictures, or signals by means of electricity or  
30 electromagnetic waves; between a distribution substation or central office and the lot line of a  
31 customer's premises, excluding auxiliary equipment such as aboveground transformers,  
32 switching devices, pad-mounted distribution facilities, and CATV power supplies.

33 **Utility Transmission Line**

34 **A line used for electrical power transmission between utility substations and switching yards, usually at a**  
35 **voltage of 34.5 kV or greater.**

36 **Vacation**

37 The act of making legally void any right-of-way, easement, public area, or other public interest.

38 **Variance**

1 A grant of relief from the requirements, or a relaxation of the strict application of the terms of this chapter  
2 that permits construction in a manner that would otherwise be prohibited by this chapter. This definition  
3 shall not be construed to permit a use in any district which use is prohibited therein.

4 **Verification of Nonconforming Status**

5 A document issued by the municipality confirming the legal nonconforming status of a use, structure, or  
6 characteristic of use.

7 **Violator**

8 A violator of this title is a person who:

- 9 • Occupies, maintains, alters, constructs, or establishes a structure, or use of land or a structure, in  
10 violation of this title;
- 11 • Owns, controls, or has the right to control land or a structure where a structure, or use of land or a  
12 structure, is occupied, maintained, altered, constructed, or established in violation of this title; or
- 13 • As principal or agent, violates this title under section 21.13.030, *Violations*.

14 **Walkway**

15 A surface, either improved or not, for the purpose of pedestrian and other non-motorized use, which  
16 connects two points and is not aligned along a vehicular public right-of-way.

17 **Walkway[,] Clear Width**

18 That portion of the total width of a walkway, trail, **pathway**, or sidewalk cross-section which is  
19 unobstructed and kept clear for pedestrian movement.

20 **Walkway, Primary Pedestrian**

21 **See Primary Pedestrian Walkway** [A WALKWAY DESIGNED FOR PEDESTRIANS TO ACCESS A  
22 PRIMARY ENTRANCE TO A BUILDING FROM A RIGHT-OF-WAY.]

23 **Wall**

24 The vertical exterior surface of a building or structure, or a constructed barrier typically consisting of  
25 masonry or stone, which is also used to enclose, screen, buffer, enhance, or separate areas.

26 **Wall, Ornamental**

27 A freestanding wall that is primarily designed for its beauty or decorative purposes, although it may also  
28 serve other purposes such as a screening structure. Ornamental walls do not include smooth-faced  
29 concrete masonry units.

30 **Wall Plane**

31 **A flat or level wall surface on a building wall.**

32 **Wall Plane Projection**

33 **See Projection, Wall Plane**

34 **Wall Plan Recess**

35 **See Recess, Wall Plane**

36 **Warranty Acceptance**

37 Agreement by the municipality, at the completion of construction of a public improvement, constructed  
38 under terms of a subdivision agreement **or development agreement**, that the project is ready to be placed  
39 on warranty.

40 **Warranty Period**

1 The period for which a subdivider's warranty remains in effect under section 21.08.060, *Subdivision*  
2 *Agreements*.

3 **Water Body**

4 Any area of water with a permanent minimum surface area at ordinary high water of 2,500 square feet,  
5 that is not actively maintained for, or constrained to, a single specific human use (e.g., wastewater  
6 treatment pond or flood detention pond). This size corresponds to the smallest water body that can be  
7 used, under normal circumstances, for nesting by more than one species or several pairs of one species  
8 of local Anchorage area waterbirds. [A POND, LAKE, OR OTHER NATURAL OR ARTIFICIAL  
9 COLLECTION OF WATER, WHETHER PERMANENT OR TEMPORARY, NOT INCLUDING WETLANDS  
10 OR WATERCOURSES.]

11 **Watercourse**

12 A natural channel or other surface pathway produced wholly or in part by the flow of surface water or that  
13 is likely to carry flows of surface water [AT OR VERY NEAR THE SURFACE], or any artificial channel or  
14 surface pathway constructed for the conveyance of surface water. Also any topographic flow line that  
15 either does, or under developed conditions is likely to, accumulate and convey storm water runoff as a  
16 concentrated flow. Also any conveyance, whether an open channel or closed conduit, constructed wholly  
17 or in part for the transport of storm water runoff. Watercourses include all surface water conveyance  
18 features and are further classified as either "streams" or "drainageways".

19 **Water-Dependent**

20 Any use or activity whose primary purpose requires direct access to a water body, or which can be carried  
21 out on, in or adjacent to a water body only. The activity or use would not be possible if located away from  
22 water sites or without direct water access.

23 **Water-Related**

24 Any use or activity which is not directly dependent upon access to a water body, but which provides  
25 goods or services that are directly associated with water dependence or provide direct physical or visual  
26 public access or use of the municipal waterfront, and which, if not located adjacent to a water body, would  
27 result in a public loss of quality in goods or services offered or public access to the waterfront.

28 **Width**

29 When viewed from the front of an object or a three-dimensional space, the measurement from a vertical  
30 plane to another vertical plane.

31 **Window**

32 An opening in the wall of a building for admitting light to the interior, usually fitted with a frame containing  
33 panes of transparent or translucent material. A display case on an exterior wall is not a window.

34 **Window Area**

35 The exterior area of a window on a building elevation, including the window pane, muttons, sash and  
36 frame, but excluding shutters, trim (clarify sill, molding, dressing, etc.), flower boxes, or other architectural  
37 features beyond the window frame and trim itself. This definition is used in provisions such as those  
38 requiring a certain percentage of the building wall area to consist of windows, or requiring a maximum  
39 portion of the window area that may be covered by a sign.

40 **Window, Providing Visual Access**

41 Windows that allow views between the outdoors and interior habitable space such as [INTO] working  
42 areas, lobbies, entrances, sales areas, or other public areas[, OR INDOOR MERCHANDISE DISPLAYS  
43 OR ART]. The window is transparent enough to permit [THE] views between [of] activities within a  
44 building and public space such as [FROM] nearby streets and sidewalks, and so that objects beyond or  
45 behind the window can be distinctly seen. [DISPLAY CASES LESS THAN THREE FEET DEEP AND/OR  
46 ATTACHED TO THE OUTSIDE WALL ARE NOT WINDOWS PROVIDING VISUAL ACCESS.]

1 **[ZONING BOARD OF EXAMINERS AND APPEALS**  
2 **THE ZONING BOARD OF EXAMINERS AND APPEALS OF THE MUNICIPALITY.]**

3 **Zoning District**

4 A specifically delineated area or district within which uniform standards govern the use, placement,  
5 spacing, size, and form of land and buildings.

6 **Zoning Map**

7 The map or maps that are a part of this title and that delineate the boundaries of all mapped zoning  
8 districts within the physical boundaries of the municipality.

9

10