

## 21.07.110 RESIDENTIAL DESIGN STANDARDS

### A. Purpose

The standards of this section 21.07.100 are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for the municipality's neighborhoods. Specifically, the standards:

1. Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
2. Avoid monotony in structure design and site layout by providing variety and visual interest in the exterior design of residential buildings;
3. Enhance the residential streetscape, walkability, and the pedestrian environment by diminishing the prominence of garages and parking areas;
4. Enhance public safety by preventing garages from obscuring main entrances or blocking views of the street from inside residences;
5. Locate active living spaces, entrances, and windows to improve the physical and visual connection from residences to the street, and foster opportunities for casual surveillance of the street and outwardly expressed proprietorship of the neighborhood; and
6. Improve the compatibility of residential development with the residential character of surrounding neighborhoods and protect property values of both the subject property and surrounding development.

### B. Alternatives and Flexibility

#### 1. Alternative Equivalent Compliance

The alternative equivalent compliance procedure set forth in subsection 21.07.010D. may be used to propose alternative means of complying with the intent of this section. Structures over eight units may apply directly to the urban design commission for alternative compliance with plans at least 30 percent complete, that include exterior elevations and dimensions, floor plans, landscaping, and parking plans.

#### 2. Minor Modifications

Minor modifications may be applied, pursuant to section 21.03.120, *Minor Modifications*.

### C. Standards for Multifamily Residential

#### 1. Purpose

The purpose of these standards is to improve the appearance of design and functionality of multifamily development, recognizing the importance of design in the economic success of neighborhood areas, the need for more efficient land use, and the need to ensure the adequate protection of the surrounding area. Specific objectives include:

- a. Provide visual interest and architectural variety in multifamily residential developments that avoids featureless design, and reduces the apparent bulk of large building masses;
- b. Promote sensitive design and planning of multifamily housing units that preserves or improves the characteristics of surrounding development;

- c. Promote building design, placement, and orientation that contributes to public safety, attractive street frontages, pedestrian access, and a sense of neighborhood and community;
- d. Promote building design, placement, and orientation that considers Alaska's northern climate in terms of weather protection and access to sunlight;
- e. Protect property values of the subject property and surrounding development and promote economic investment in neighborhoods;
- f. Improve the quality of life of residents of multifamily residential dwellings; and
- g. Provide flexible standards that allow for creativity and innovation.

**2. Applicability**

These standards apply to any multifamily structure (three or more units) or residential portion of a mixed-use structure. This section does not apply in Girdwood.

**3. Design Innovation Credit**

The decision-making body may approve a design innovation that is not covered by the menu choices to be used as credit for up to one design feature in this section. The applicant shall demonstrate a specific feature that realizes the intent of the subsection, and that:

- a. Achieves an equal or better design solution for the development than would result from application of the basic menu choices; and
- b. Does not adversely affect adjacent properties or streets.

**4. Daylighting, Views, and Building Spacing**

**a. Windows**

Windows or primary entrance doors shall be provided on any building elevation facing a street, private common open space, or that has primary entrances to dwellings. At least 15 percent of the wall area on each story shall be windows or primary entrance doors. An overall reduction in required window area may be approved if demonstrated by calculation by an energy rater certified by the state of Alaska that the reduction is necessary to achieve an upgraded Energy Star rating of Five Star or Five Star Plus.

**b. Building Spacing**

i. Except as provided in b.ii., the average distance between any two building walls of two multifamily or mixed-use structures on the same site shall be the greater of the following:

(A) 25 feet.

(B) One foot distance for every one foot of building height.

ii. Side or end walls that do not provide the primary daylighting or windows into dwellings may be within 15 feet of each other.

c. **Exceptions**

Up to one-third of the required transparent wall area and/or required building space between buildings may be transferred to another story or side of the structure, subject to an administrative site plan review. Transferred space shall be added to private open space that meets the standards of section 21.07.030. It shall be demonstrated to the director's satisfaction that the transfer responds to a site specific attribute such as solar orientation, a noisy arterial street or objectionable view, and that mitigating features will be provided for the affected wall or area.

5. **Building and Site Orientation**

Buildings shall be oriented to surrounding streets, sidewalks, common private open spaces, and the public realm through at least three of the following:

a. **Courtyard Housing**

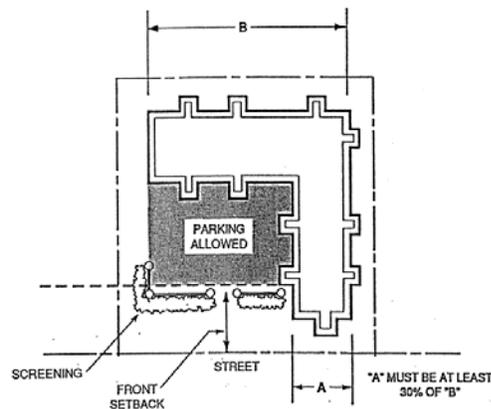
Arrange or configure the building(s) to enclose and frame a housing courtyard as described in subsection 21.07.060F.7.

b. **Orientation of Living Spaces and Windows**

Provide windows and/or pedestrian entrances such that at least 20 percent of the ground-floor wall area of any elevation fronting on a street or private common open space or having a primary entrance serving multiple dwellings is transparent.

c. **Street Frontage – Parking Beside or Behind the Building**

No more than 70 percent of a street-facing building elevation shall have parking facilities (including garages) between it and the street.



d. **Street Frontage – Limited Parking Width**

As an alternative to 5.c. above, limit driveways and parking facilities to no more than 50 percent of the total site area between the building and the street, and garages to no more than 50 percent of the street facing building elevation.

e. **Street Corner Building**

On a corner lot, provide choices 5.b. and 5.c. on both street frontages, such that the building (including its habitable floor area with windows) is placed nearest the corner, and any parking facilities are located beside or behind the building away from the street corner. [Illustrate]

- f. ***Entrance with Separated Walkway to the Street***  
Provide a primary entrance on each street-facing building elevation or a private common open space visible from the street, connected to the street by a clear and direct walkway separated from and not routed through a parking facility.
  
- g. ***Site Entry Feature***  
Highlight and define a pedestrian and vehicle entrance to a development site using three or more of the following elements:
  - i. Landscape treatment with seasonal color and trees, which clearly distinguishes and highlights the site entry.
  - ii. Plaza or courtyard as described in subsection 21.07.060F6. or 7.
  - iii. Identifying building primary entrance form including a covered entry.
  - iv. Special paving, pedestrian scale lighting, and/or bollards.
  - v. Ornamental gate and/or fence.

**6. Building Articulation and Visual Variety**

Any building elevation facing a street, common private open space, or common parking facility shall provide at least four features from the menu below. If the building has one or two applicable elevations, then at least four features shall be provided on each elevation. If a third elevation is applicable, at least three features shall be provided on that elevation. If the building has at least four dwelling units and the applicable building elevation is 40 feet or longer, then, wall modulation in 6a. or 6b. shall be required as one of the four features. Any applicable elevation with the primary entrance shall have four features provided.

- a. ***Wall Modulation***  
Provide wall plane projections, recesses, or reveals at least six feet wide, with a change in plane of at least four feet, spaced at intervals of no more than 32 feet, except:
  - i. The maximum interval may be increased by two and one half feet for each foot of additional change in wall plane of the projection or recess—up to a maximum interval of 40 feet;
  - ii. The depth of the modulation may be reduced by two feet where the wall modulation is tied to a change in siding material, balcony, bay window, or roofline modulation, as defined below;
  - iii. The standard applies on a minimum of two-thirds of the height of the building wall.
  
- b. ***Wall Modulation – Overall Building Massing***  
Provide wall plane projections or recesses having a depth of at least 15 percent of the length of the building elevation or 15 feet (whichever is less), extending at least 25 percent of the length of the building elevation, for at least 60 percent of the building height, with no uninterrupted façade exceeding 56 horizontal feet.

- c. *Upper Story Cantilever or Step-back***  
Provide an upper story cantilever or step-back with a change of wall plane of at least four feet, or two feet if accentuated by a change in siding or the façade is only two stories in height.
- d. *Change in Siding Material***  
Use two or more primary wall siding materials, or a change of color, not including concrete or block foundation.
- e. *Ornamental Features and Detail Elements***  
Use two or more ornamental detail features at intervals, such as medallions, shutters, columns, pilasters, wall modulations that don't meet 6.a. or 6.b. above, balconies that don't meet 6.f. below, three and one half inch wide trim, or other similar features approved by the director.
- f. *Balconies***  
Incorporate balconies at least 32 square feet in area and eight feet wide, provided at intervals to distinguish between the individual dwellings.
- g. *Bay Windows***  
Incorporate bay windows at least six feet wide and high extending at least 18 inches from the wall plane.
- h. *Additional Window Area***  
Provide windows and/or primary entrance doors comprising at least 25 percent of the wall area of the building elevation.
- i. *Foundation Landscaping***  
Provide a foundation planting bed along the foundation wall (breaks allowed for garage doors and pedestrian entrances) an average of eight feet in depth (minimum six feet at any point), and planted with at least one landscaping unit per linear foot, half of which shall be trees. Refer to table 21.07-1, *Landscaping Units Awarded*.
- j. *Roofline Modulation***  
Provide variations in roof form, orientation, or height using features at least six feet wide such as a terracing parapet, multiple peaks, jogged ridge lines, projecting roof forms and dormers, with a maximum of 32 feet of uninterrupted roofline between roof modulation elements. The vertical dimension of the roofline variation shall be the greater of two feet or 10 percent of the wall height.
- k. *Roof Forms and Attic Living Spaces***  
Provide a sloped roof with dormers at intervals and a pitch no greater than 12:12 that incorporates living spaces within the roof form. Such living spaces shall not be considered in determining maximum FAR, pursuant to section 21.06.030E.2.
- l. *Variation in Building Type or Scale***  
Combine a minimum of two building types within each development phase and/or two building scales (which include varying the number of stories) within the same building. Larger and smaller buildings or buildings that vary in the number of stories shall be mixed. A minimum of two out of every eight dwellings shall be a distinct or separate building type or scale. In larger developments of 30 dwellings or more, provide at least three or more different changes in building type or scale. Changes in building type should include substantial variations in

architectural form and design such as a different pattern or arrangement of modulation, articulation features, or window patterns.

**7. Primary Entrance Treatment**

Each building shall incorporate at least three of the following massing, façade, or detail elements to define and emphasize a primary entrance:

- a. Entrance on a porch or landing with a minimum inside dimension of six feet and sheltered by a roof, canopy, portico, marquee, or similar weather protection roof feature;
- b. Double doors;
- c. Massing features such as architectural bays that define or emphasize entry locations;
- d. Side-lights (glazed openings to the side of the door), and/or transom-lights (glazed opening above the door) in the entry design;
- e. Outdoor entrance patio, plaza, or courtyard; or
- f. Integrated planters or wing walls that incorporate landscaped areas and/or seating areas.

**8. Weather Protection and Sunlight**

Building and site design shall respond to Alaska's northern climate, including the effects of snow, ice, low temperatures, wind exposure, and low and seasonal sunlight conditions, by providing at least four features from the following menu:

- a. ***Weather Protected Entrance***  
Provide outdoor shelter that covers at least 36 square feet for any primary entrance that serves one dwelling, 48 square feet for any primary entrance that serves up to four dwellings, and 64 square feet for any primary entrance that serves more than four dwellings.
- b. ***Sheltered Passenger Loading Zone, Bicycle Parking, or Transit Stop***  
Provide pedestrian shelter over a passenger loading zone, accessible parking aisle or route, bicycle parking, or a transit shelter.
- c. ***Ice-Free Walkway***  
Provide an ice-free (heated) walkway for a required walkway connection to a primary entrance.
- d. ***Orientation for Sunlight Access***  
Provide windows and/or primary entrances for at least 20 percent of the wall area with a solar orientation and demonstrate each is likely to receive at least six hours of sunlight access on March/September 21. Natural features existing at the time of development, such as trees, shall not be considered as blocking sunlight access, but newly installed landscaping material shall be planted so as to minimize blocking of sunlight access.
- e. ***Year-round Access to Sunlight***  
Ensure that one or more windows of every dwelling in the development will receive sunlight access for at least one hour on December 21. Natural features

existing at the time of development, such as trees, shall not be considered as blocking sunlight access, but newly installed landscaping material shall be planted so as to minimize blocking of sunlight access.

f. ***Sunlight Access for Neighbors***

Preserve sunlight access at least six hours daily on March/September 21 to any adjacent lot zoned PR, any sidewalk across the street, and neighboring residentially zoned property, through building placement, massing, and height.

g. ***Daylighting***

Provide for apartment daylighting and building spacing as follows: Locate at least one window in the main living area of each dwelling such that an imaginary daylight plane extending from the window and formed by an angle of 60 degrees that is unobstructed for a horizontal distance of 60 feet. The plane angle shall be measured horizontally from the center of the bottom of the window. As an alternative, two angles with a sum of 60 degrees may be used. [Illustrate]

h. ***Sun Trap***

Incorporate a sun trap or "pocket" meeting the requirements of subsection 21.07.060F.12, *Sun Pocket* that captures direct and reflected sunlight as part of a common private open space.

i. ***Atrium***

Provide an atrium interior sunlit common private open space or primary entrance area, meeting the requirements of subsection 21.07.060F.11., which takes advantage of direct and/or reflected sunlight.

j. ***Stepped or Terraced Building Forms***

Provide a stepped or terraced building form above the second story that adheres to a daylight plane with a step-back angle no steeper than one foot of rise per one foot of run, to reduce the potential shadowing and wind turbulence effects of a tall building.

k. ***Sunlit and Wind Protected Courtyards***

Provide a housing courtyard as described in subsection 21.07.060F.7.

9. **Accessory Elements**

a. ***Storage***

A multifamily project shall provide at least 40 square feet of covered, enclosed, and secure bulk storage area per dwelling unit for bicycles, winter tires, and other belongings that typically cannot be accommodated within individual dwelling units. Storage areas shall not include closets accessed from within the dwelling, but may include garage floor area not required for vehicle maneuvering or parking. Storage and other accessory buildings shall be designed with materials and/or architectural elements that are related to the principal building(s).

b. ***Trash Receptacles/Dumpsters***

Where dumpsters are allowed, they shall comply with the requirements of 21.07.080H. Where dumpsters are not provided, multifamily developments shall provide covered storage for trash receptacles. Such storage shall not be located between any building and the primary adjacent street frontage.

**c. Garages**

**i. Attached or Detached Garages**

To the maximum extent feasible, garage entries and carports shall not be located between a principal multifamily building and a required street frontage, but shall instead be internalized in building groups so that they are not visible from adjacent streets.

**ii. Size**

Street-facing detached garages and carports shall be limited to six spaces per structure to avoid a continuous row of garages or carports. No more than six garage doors may appear on any multifamily building elevation facing a street, and the plane of each garage door shall be offset at least two feet from the plane of the garage door adjacent to it.

**iii. Design**

Detached garages and carports shall be integrated in design with the principal building architecture, and shall incorporate similar and compatible building and roof forms, scale, materials, color, and details.

**d. Mechanical and Electrical Equipment**

Mechanical and electrical equipment serving a single building shall be screened from view as provided below. This requirement applies to heating, ventilation, and cooling equipment; pumps; generators; and groups of four or more utility meters. The screening requirement does not apply to telecommunications equipment, chimneys, minor vent pipes, wall vents that are flush/near-flush with the building wall, or solar collectors and reflectors. Screening shall comply with AMC title 23 and the access and safety requirements of utilities.

**i. Rooftop Mechanical and Electrical Equipment**

Rooftop mechanical and electrical equipment shall be screened from view of abutting streets and the ground level of residentially zoned lots using the menu choices provided in subsection d.ii. below. If menu choice ii.(C). is the only choice selected, then the roof mounted equipment shall also be set back from the roof edge (where the roof meets the façade wall) at least three feet for each foot of height of the equipment.

**ii. Mechanical and Electrical Equipment – Other**

All other mechanical and electrical equipment shall be screened from view from abutting streets, except where located more than 40 feet from the street or right-of-way, using one of the following choices:

**(A)** Sight-obscuring landscaping consisting of shrubs, trees, berms, and/or hardscape materials. Other landscaping required by this title, such as perimeter landscaping, may be used if it meets this standard.

**(B)** A sight-obscuring fence, wall, or structure that is adequate in height to screen the equipment.

**(C)** Wall-mounted utility meter bases finished in a color that is consistent with other areas of the building façade, unless an alternative color or design is approved by the director.

- (D) Equipment that is disguised, camouflaged, or hidden so that its function as mechanical or electrical equipment is imperceptible to an uneducated eye.

**D. Standards for Townhouse Residential**

**1. Purpose**

The purpose of these standards is to:

- a. Provide visual interest and architectural variety to attached dwellings that adds visual interest to the neighborhood;
- b. Diminish the impacts of rows of garages and driveways on the pedestrian environment and street;
- c. Reduce the apparent bulk and scale of townhouse buildings, and avoid long unbroken facades;
- d. Encourage pedestrian access to be convenient, visible, safe, and inviting; and
- e. Promote daylighting and views, front yard landscaping, front entries, and windows facing the street.

**2. Applicability**

These standards shall apply to any townhouse development and any townhouse-style structure. This section does not apply in Girdwood.

**3. Design Innovation Credit**

The decision-making body may approve a design innovation that is not covered by the menu choices to be used as credit for up to one design feature in this section. The applicant shall demonstrate a specific feature that realizes the intent of the subsection, and that:

- a. Achieves an equal or better design solution for the development than would result from application of the basic menu choices; and
- b. Does not adversely affect adjacent properties or streets.

**4. Building Size**

The maximum number of dwellings attached in a single row or building shall be:

- a. Two dwellings in the R-2A and R-2D districts.
- b. Four dwellings in the R-2F district.
- c. Six dwellings in the R-2M district.
- d. Ten dwellings in all other districts in which the use is allowed.

**5. Daylighting, Views, and Building Spacing**

**a. Windows**

Windows and/or primary entrance doors shall be a minimum of 15 percent of the wall area of any building elevation facing a street, private common open space, or that has primary entrances to dwellings.

**b. Building Spacing**

The average distance between any front and/or rear building walls of two townhouse structures (with five or more units) on the same site shall be the greater of the following:

- i. 20 feet.
- ii. One foot distance for every one foot of building height up to 30 feet.

**c. Exceptions**

- i. Up to one-third of required window/door area and/or required building space between buildings may be transferred to another wall elevation or side of the residential structure, subject to an administrative site plan review. Transferred space shall be added to private open space that meets the standards of 21.07.030. It shall be demonstrated to the director's satisfaction that the transfer responds to a site-specific attribute such as solar orientation, a noisy arterial street, or objectionable view, and that mitigating features will be provided for the affected wall or area.
- ii. An overall reduction in required window area may be approved if demonstrated by calculation by an energy rater certified by the state of Alaska that the reduction is necessary to achieve an upgraded Energy Star rating of Five Star or Five Star Plus.

**6. Entryway Treatment**

Primary entrances shall be given emphasis and physical access by the following:

- a. Placement on a street-facing building elevation, or where visible from an abutting street, or facing a common private open space such as an entry courtyard;
- b. A porch, landing, or other outdoor transition space with a minimum dimension of four feet, and distinguished from abutting parking surfaces by changes in material or elevation;
- c. A sheltering roof structure such as an overhang, recess, portico, or other permanent architectural feature of at least 16 square feet; and
- d. Connection to the street by walkways and/or the unit's individual driveway.

**7. Building Articulation**

Any townhouse building elevation facing a street, common private open space, or having at least one primary entrance shall provide features from the menu below. If the building has one or two applicable elevations, then at least four features shall be provided on each elevation. If a third elevation is applicable, at least three features shall be provided on that elevation. If the building has four or more dwellings, feature 6.a. shall be required as one of the features on each applicable elevation. Any applicable elevation with the primary entrance shall have four features provided.

- a. Projections, recesses, or reveals at least four feet wide, with a change in wall plane of at least two feet, provided at intervals of no more than 24 feet apart or at the common wall between units, except:

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- i. The maximum interval may be increased by two and one half feet for each foot of additional width and change in wall plane of the projection or recess—up to a maximum interval of 48 feet.
  - ii. The standard applies on a minimum of two stories of a three story elevation.
- b. Upper story cantilever or step-back with a change of wall plane of at least four feet or two feet if accentuated by a change in siding or the façade is only two stories in height.
  - c. Use of two or more wall siding materials, or a change of color only if the color change is delineated with trim.
  - d. Use of two or more ornamental detail features such as medallions, shutters, columns, pilasters, wall modulations that don't meet 6.a. above, three and one half inch wide trim, balconies that don't meet 6.e. below, or other similar features approved by the director.
  - e. Balconies at least 24 square feet in area and six feet wide, provided at intervals to distinguish individual dwellings.
  - f. Covered entry porches or landings at least 24 square feet in area and six feet wide, provided at intervals to distinguish individual dwellings.
  - g. Bay window at least six feet wide and six feet high extending at least 18 inches from the wall plane, or another type of large window of at least the same size, provided at intervals to distinguish individual dwellings.
  - h. Variations in roof form, orientation, or height at least six feet wide such as dormers, projecting roof forms, multiple roof peaks, or terracing parapet, with a vertical change in roof plane of at least two feet, or jogged ridge lines, with a maximum of 32 feet of uninterrupted roofline between roof variation features.
  - i. Variations in architectural form or scale between individual dwellings, such as reversed elevations, a different pattern or arrangement of articulation elements or windows in the end units, or a different dwelling unit design, or change in dwelling unit scale (width or height).
  - j. Provide the building elevation without garage bays (i.e., free of garage doors).
  - k. Provide windows and/or primary entrances comprising at least 20 percent of the wall area of the building elevation.
- 8. Front-Facing Garages**
- Where the garage or driveway faces the street or is on the same building elevation as the primary entry to the dwelling, the following standards shall be met:
- a. The garage door width shall not exceed the greater of 10 feet or 50 percent of the width of the elevation of the dwelling, except as provided below.
  - b. The garage door width may be up to 67 percent of the width of each dwelling, if the building elevation provides at least one feature more than the minimum number required in subsection D.7., *Building Articulation* and the landscape

areas required in D.9. below are planted with an additional 0.1 landscape units per square foot.

**9. Landscaping**

**a. *Semi-Private Transition Space***

The area between the front entry porch or landing and the abutting street shall be planted with site enhancement landscaping. Front driveway width and other motor vehicle parking facilities shall not encroach into this area.

**b. *Front Driveway Separations***

Where townhouse units are served by individual garages or driveways fronting onto the street or on the same building elevation as the primary entry to the dwelling, a landscaping planting area with a width of no less than four feet shall be provided between each individual driveway. The planting area shall extend out the full distance to the street, shared driveway, parking bay, or circulation aisle, but in no case be shorter than eight feet. Driveways may be combined for a maximum of two dwellings, however no driveway or driveway combination shall exceed 32 feet without a landscaped break.

**c. *Common Parking Facilities and Driveways***

A foundation planting bed of an average of six feet in depth (minimum of five at any point) shall be provided (with breaks allowed for building access) along townhouse structure elevations that abut common parking and access facilities, including parking bays, circulation aisles, or access driveways shared in common among multiple units. As an alternative, the landscaping area required beyond the minimum four foot dept may be placed elsewhere on the site abutting the common parking facility. The bed shall be planted with 0.1 landscaping units per square foot.

**d. *Landscaping Bed and Planting Material Standards***

Landscaping area required by this section shall be planted with 0.2 landscape units per square foot of planting area, except that planting areas with a minimum inside dimension of 12 feet or more may be planted with 0.1 landscape units per square foot. Planting beds shall be separated from parking spaces and driveways by landscape edging. Landscaping areas shall be protected from common parking areas and circulation aisles by vertical curbing or a permanent hardscape feature such as curb stops, bollards, or boulders.

**10. Utility Meters, Electrical Conduit, and Other Service Utility Apparatus**

Utility meters and rooftop mechanical equipment shall comply with the multifamily utility screening requirements in subsection C.9.d. above.

**E. Standards for All Single-Family Residential Structures**

**1. Applicability**

The standards of this subsection E. apply to all single-family residential structures.

**2. Permanent Foundation**

All dwellings shall be on a permanent foundation.

**3. Aspect Ratio or Roof Design**

**a.** The dimensions of a rectangle, drawn to encompass the whole structure measured at 30 inches above the ground, shall be as follows: the shorter

dimension of the rectangle shall be more than 30 percent of the longer dimension of the rectangle; or

- b. If all of the dwelling is single-storied, it shall have a pitched roof of at least three to 12 (rise to run).
- c. The director may provide a waiver in writing at a design concept phase, that exempts a structure from meeting either of these requirements.

**4. Appeals**

The urban design commission shall hear appeals from the director’s decision in this subsection.

**F. Standards for Some Single-Family Residential Structures**

**1. Applicability**

The standards of this subsection F. apply to any single-family use except for single-family residential uses on lots of 20,000 square feet or greater, and apply to any multifamily use with single-family style construction on a single lot. This section does not apply in Girdwood.

**2. Mix of Housing Models**

Any subdivision or development of five or more units shall have a mix of housing models, as determined during the building permit process, according to the following table:

TABLE 21.07-12 MIX OF HOUSING MODELS	
Number of units	Number of different models required
5-10	2
11-20	4
21-30	5
31 or more	6

Each housing model shall be noticeably different through at least three of the following variations:

- a. Noticeably different window placement and entrance location.
- b. Noticeably different façade detail elements, siding material, or siding colors.
- c. Noticeably different placement of the building footprint on the lot. A four foot setback differential to the closest front corner of the adjacent façade shall be acceptable.
- d. Noticeably different garage placement.
- e. Noticeably different roof design/feature. This includes the main ridgeline being oriented differently, two or more additional roof planes, addition of at least one dormer, or a different roof style.
- f. Noticeably different exterior elevations.

- g. Noticeably different building massing.

The development (of five or more units) shall be arranged to avoid placing identical housing types, including mirror image floor plans, on lots that share side lot lines.

**3. Primary Entrance**

- a. A porch or landing with a minimum inside dimension of at least four feet shall be provided at the primary entrance. The porch or landing shall be covered by a roof of at least four feet by four feet, located at the primary entrance.
- b. The primary entrance of each residence and the walkway to that entrance shall be clearly visible from the street. The roofed porch/landing of primary entrances on side elevations shall extend at least three feet from the elevation. Primary entrances shall not be located on the rear of the structure.
- c. A hard-surfaced pedestrian walkway shall be provided from the street, sidewalk, or driveway to the primary entrance. Roof drainage shall not fall upon the walkway.

**4. Garages**

- a. Where a garage (with no habitable area above) extends from the rest of the structure towards the street, the width of the non-garage portion of the front elevation shall be no less than the length that the garage extends from the rest of the structure.
- b. Garage doors facing the street shall comprise no more than 60 percent of the total width of a dwelling's elevation and no more than 30 percent of the overall square footage (area) of the dwelling's front elevation that faces the street. Single-story homes are exempted from the garage door area limitation.
- c. Dwelling units with a street-facing elevation that is 40 feet wide or narrower and with garage doors that face the street shall feature at least one design element from each of the three lists below.
  - i. *List A:*
    - (A) At least one dormer that is oriented toward the street.
    - (B) The front elevation has two or more facades that are offset by at least 16 inches. Each façade or a combination of offset facades shall be at least one third of the area of the elevation, and facades that receive credit for a bay window shall not receive credit for this choice.
    - (C) Front-facing balcony, accessible from a habitable room, at least six feet wide, that projects from a façade at least two feet and is enclosed by an open railing.
  - ii. *List B:*
    - (A) A primary entrance area with a covered porch or landing at least eight feet wide, incorporating visual enhancements such as gabled roof forms, roof brackets, fascia boards, side lights, and/or ornamental columns divided visually into top, middle, and bottom.

(B) A bay window on the front elevation at least six feet wide that extends a minimum of 12 inches outward from a façade, forming a bay or alcove in the room within.

(C) If the garage is more than one car wide, multiple garage doors are used.

iii. *List C:*

(A) Windows and primary entrance door(s) that occupy a minimum of 25 percent of the wall area of the front elevation. Windows in the garage door do not count towards the 25 percent.

(B) Trim (minimum three and one half inches wide) of a different color from the primary siding color, shall outline all windows, doors, and roof edges on the front elevation, and may outline corners and projections/recesses on the front elevation.

(C) A minimum of two different siding materials and/or patterns are used on the front elevation. Doors and trim do not qualify as a type of siding material.

d. The minimum front building setback may be reduced by five feet when there is no garage, or where there is a garage (attached or detached) where the front wall of the garage is located at least 10 feet behind the front façade of the house.

**5. Windows**

a. Windows and primary entrance door(s) shall occupy a minimum of 15 percent of the wall area of a building elevation facing a street or private common open space. Windows in the garage door do not count towards the 15 percent requirement.

b. Any elevation with solar orientation shall have at least one window that is a minimum of six square feet.

c. An overall reduction in required window area may be approved if demonstrated by calculation by an energy rater certified by the state of Alaska that the reduction is necessary to achieve an upgraded Energy Star rating of Five Star or Five Star Plus.

**G. Prohibited Structures**

[RESERVED]

Quonset hut is defined as a self-supporting structure that is shaped like a longitudinal half of a cylinder resting on its flat surface, with or without straight sides of six feet or less on the cylinder (non-gable) sides, that is more than 10 feet wide across the gable end, or 15 feet along the non-gable side, or 10 feet high, and has two of the four following characteristics:

1. Prefabrication.
2. Fabric or plastic material or corrugated metal roofing.
3. Ribbed appearance in the roofing material

4. A roof system that is in height as tall as or taller than the wall systems on the non-gable sides.

## H. Site Design

### 1. Subdivisions

Subdivisions of land shall comply with the standards of chapter 21.08, *Subdivisions*.

### 2. Multiple Structures on One Lot RESERVED

### 3. Driveway Width

- a. This section limits the width of a driveway at the property line and at the curb. The intent of these limitations is to provide adequate space for snow storage within the right-of-way, to have space for on-street parking where appropriate, and to discourage the majority of the front area of a lot from being paved and/or used for vehicle parking.
- b. Unless otherwise provided in this title, the total width of driveway entrances to a residential lot from a street shall not exceed 40 percent of the frontage of the lot on the street at the property line and 30 percent at the curb.
- c. Notwithstanding the above, a driveway for residential uses may always be a minimum of 14 feet wide at the curb and shall not be wider than 20 feet at the curb.
- d. For townhouse uses, the total width of driveway entrances shall not exceed 50 percent of the frontage of the lot on the street at the property line and at the curb.
- e. Flag lots are exempt from the percentage limitations, but shall have a maximum driveway width at the curb of 20 feet.

### 4. Alleys

- a. Access to parking for residential uses shall be from the alley when the site abuts an alley, except that street access is permitted in any of the following situations:
  - i. Access to a townhouse dwelling on a corner lot may be from the secondary street frontage or the alley.
  - ii. Due to the relationship of the alley to the street system and/or the proposed housing density of the development, the traffic engineer determines that use of the alley for parking access would be a significant traffic impact or safety hazard.
  - iii. The traffic engineer determines that topography or other natural feature or physical barrier makes alley access infeasible.
  - iv. The alley is not improved and traffic engineer determines that improvement is not feasible.
  - v. A single-family dwelling or two-unit townhouse dwelling with alley access may have a garage or driveway that faces the street if the garage door is no wider than 10 feet and the driveway no wider than 12 feet at any point.

- b. In situations where a group of lots fronting on one side of a street between two intersections, abut a mid-block alley, and are being developed together, then parking access to the structures shall be from the alley, and the front setback may be reduced to 10 feet.
- c. If a new development includes alleys, the lot depth requirement is reduced by half the width of the alley and the lot area requirement is reduced by 12 percent for those lots that abut an alley. Vehicular access to all dwelling units on lots abutting alleys shall be from the alley, and vehicular access to such units from the street is prohibited.

## I. Affordable Housing

### 1. Purpose

This subsection provides the minimum acceptable standards for affordable housing units that are intended to be counted towards a bonus incentive or any other requirement of this title, to ensure that affordable housing will provide a benefit to future residents and the community overall.

### 2. Standards

Affordable housing units shall meet the following standards in order to be credited towards a requirement, menu choice, or as a special feature bonus incentive of this title.

- a. The affordable housing units shall meet the definition of affordable housing in chapter 21.14;
- b. At least 50 percent of the habitable floor area of affordable housing units shall be located in a story above grade plane, as defined in chapter 21.14, except that the finished surface of the floor above the affordable housing unit shall be a minimum of four feet above grade;
- c. The affordable housing units shall be intermingled with all other dwelling units in the development; and
- d. The exterior appearance of the affordable housing units shall be indistinguishable from the other dwelling units in the development, except where the director determines that the exterior is compatible in appearance and consistent in quality with the other dwelling units.