



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM - 2021

Meeting Date: \_\_\_\_\_

1 **FROM: MAYOR**

2  
3 **SUBJECT: AN OMNIBUS ORDINANCE OF THE ANCHORAGE ASSEMBLY**  
4 **AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO**  
5 **ALIGN TITLE 21 WITH CURRENT PRACTICES AND TO PROVIDE**  
6 **CLARITY FOR THE IMPLEMENTATION OF CODE AND**  
7 **RELATED MATTERS.**  
8

9 This ordinance proposes several changes to Title 21 that bring code in line with  
10 current practices and to provide clarification to certain sections. The proposed  
11 changes include:  
12

- 13 1. Giving the Building Official the authority to grant a one-time extension, for  
14 a period of up to 12 months, for land use permits.
- 15 2. Extending the timeframe for the I-2 zoning provisions to allow uses that  
16 existed prior to the implementation of the Title 21 Rewrite Project (2002-  
17 2012) and were current as of December 31, 2013, for certain properties  
18 along the C Street corridor right-of-way, north and south of 100<sup>th</sup> Avenue.
- 19 3. Increasing the size of up to two qualifying sheds or greenhouses that may  
20 be erected into a required side or rear setback from 150 square feet to 200  
21 square feet.
- 22 4. Adding "Aircraft hangar, private residential" as a permitted use in the Table  
23 of Accessory Uses.
- 24 5. Removing unnecessary language under requirements for developing an  
25 ADU and removing the prohibition of seeking a variance to the use-specific  
26 standards for ADUs.
- 27 6. Providing clarification to the definition of an intermodal shipping container  
28 (connex) that when they are fully sided and roofed, they are not considered  
29 an intermodal shipping container.
- 30 7. Clarifying that a vehicle left in a static position for longer than fourteen  
31 consecutive days is considered a stored vehicle and must meet the  
32 required setback minimums.
- 33 8. Increasing the allowed densities in the R-3 District to be more consistent  
34 with intended target densities in this zoning district.
- 35 9. Clarifying that both covered and uncovered porches are allowed up to 5  
36 feet in the front yard setback.
- 37 10. Amending parking requirements for restaurant uses that is more in line with  
38 actual utilization rates.
- 39 11. Providing an exception to paving a driveway when it connects to a gravel  
40 road.

- 1 12. Clarifying when residential development is required to use an alley for
- 2 access parking.
- 3 13. Removing the eight unit maximum for Unit Lot Subdivisions.
- 4 14. Removing "private" from parking lot type as there is no code distinction from
- 5 a private or public parking lot.
- 6 15. Removing the ten-foot setback requirement for residential development in
- 7 Downtown.
- 8 16. Clarifying size requirements for freestanding signs in the commercial,
- 9 industrial, downtown, turnaround arm, Transition, and airport districts and
- 10 removing language about a cash bond requirement for temporary signs.
- 11 17. Removing all references to the Title 21 User's Guide.
- 12

13 When current Title 21 was adopted in 2014, substantial changes were made to the  
14 entire code. It was known at that time there may be unintended consequences  
15 and/or further need to clarify sections of code as it was used. It was discussed with  
16 the public, the Planning and Zoning Commission and the Assembly, that periodic  
17 omnibus ordinances of proposed amendments would be put forward to correct  
18 these issues. The above listed amendments are intended to bring code in line with  
19 current practices and to provide clarity where needed to better implement Title 21  
20 in line with the adopted 2020 Anchorage Bowl Comprehensive Plan, 2040 Land  
21 Use Plan, and other adopted plans.

22

### 23 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

24

25 Prepared by: Michelle J. McNulty, Planning Director  
26 Approved by: Adam Trombley, Community Development Director  
27 Concur: Karol (Karl) Raszkievicz, OMB Director  
28 Concur: Patrick Bergt, Municipal Attorney  
29 Concur: Amy Demboski, Municipal Manager  
30 Respectfully submitted: Dave Bronson, Mayor

31

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Office of Community Development  
and Dept. of Law  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA**  
**AO No. 2021-\_\_\_\_\_**

1 **AN OMNIBUS ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE TITLE 21 TO ALIGN TITLE 21 WITH**  
3 **CURRENT PRACTICES AND TO PROVIDE CLARITY FOR IMPLEMENTATION**  
4 **OF CODE AND RELATED MATTERS.**  
5

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6  
7 **WHEREAS**, the Administration recommends changes to Title 21 to align Anchorage  
8 Municipal Code with the current practices followed by the Municipality of Anchorage  
9 and the Planning Department; now therefore,

10  
11 **THE ANCHORAGE ASSEMBLY ORDAINS:**

12  
13 **Section 1.** Anchorage Municipal Code subsection 21.03.100C.2 – Approval  
14 procedure – is hereby amended to read as follows (*the remainder of the section is*  
15 *not affected and therefore not set out*):

16  
17 **21.03.100 Land use permits.**

18 \*\*\* \*\*

19 **C. Procedures.**

20 \*\*\* \*\*

21 **2. Approval procedure.**

22 \*\*\* \*\*

- 23 d. A land use permit shall become null and void unless  
24 the work approved by the permit is commenced (see  
25 "start of construction" in Chapter 21.15) within 12  
26 months after the date of issuance. If after start  
27 of construction the work is discontinued for a period  
28 of 12 months, the permit therefore shall immediately  
29 expire. However, before the expiration of the permit,  
30 the applicant may request a time extension from the  
31 building official. The building official may grant one  
32 time extension, up to 12 months in length, to allow the  
33 applicant to commence or re-commence work, upon a  
34 showing of good cause by the applicant and provided  
35 such extension does not unreasonably impact  
36 adjacent properties or the general public. No work  
37 authorized by any permit that has expired shall  
38 thereafter be performed until a permit has been  
39 reinstated, or until a new permit has been secured.

40  
41 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-140(S) , §  
42 1, 3-24-15; AO No. 2017-55 , § 5, 4-11-17; AO No. 2019-11 , § 1, 2-12-19)

1  
2 **Section 2.** Anchorage Municipal Code subsection 21.04.050C.2 – District-  
3 Specific Standards – is hereby amended to read as follows (*the remainder of the*  
4 *section is not affected and therefore not set out*):

5  
6 **21.04.050 Industrial districts.**

7 \*\*\* \*\*

8 **C. I-2 Heavy Industrial District.**

9 \*\*\* \*\*

10 2. District-Specific Standards

11 a. I-2 zoned lands along the C Street corridor right-of-way  
12 south of 100th Avenue which are located in the Action 9-  
13 2 “targeted area rezone” area on Map 3-1: Actions Map,  
14 in the Anchorage 2040 Land Use Plan, shall remain, with  
15 regard to what uses are allowed, subject to the title 21  
16 land use regulations that existed prior to the  
17 implementation of the Title 21 Rewrite Project (2002-  
18 2012) and were current as of December 31, 2013, until  
19 either Action 9-2 targeted area rezone is completed for  
20 the area or until December 31, 2027[2022], whichever  
21 comes earlier.

22  
23 b. I-2 zoned lands along the C Street corridor right-of-way  
24 north of 100th Avenue which are located in the Action 9-  
25 2 “targeted area rezone” area on Map 3-1: Actions Map,  
26 in the Anchorage 2040 Land Use Plan shall remain, with  
27 regard to what uses are allowed, subject to the title 21  
28 land use regulations that existed prior to the  
29 implementation of the Title 21 Rewrite Project (2002-  
30 2012) and were current as of December 31, 2013 until a  
31 Planned Community District rezone is completed for the  
32 area or until December 31, 2027[2022]. In the event that  
33 no permits for phase 1 development of the Planned  
34 Community Development have been obtained by that  
35 date, the area shall revert to a zoning of I-2.

36 \*\*\* \*\*

37 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2016-95 , § 1,  
38 8-23-16; AO No. 2017-116 , § 7, 9-26-17; AO No. 2019-144 , § 1, 12-17-19)

39  
40 **Section 3.** Anchorage Municipal Code subsection 21.05.070B.3.b. – Location of  
41 Accessory Structures – is hereby amended to read as follows (*the remainder of the*  
42 *section is not affected and therefore not set out*):

43  
44 **21.05.070 Accessory uses and structures.**

45 \*\*\* \*\*

46 **B. General Standards**

47 \*\*\* \*\*

48 3. Dimensional standards for accessory buildings and  
49 structures.

\*\*\*      \*\*\*      \*\*\*

- b. Location of Accessory Structures. No accessory structure shall be erected or maintained in any required setback, except that:
  - i. Buildings accessory to a residential use and allowed by this section 21.05.070 may be erected in a required side or rear setback that is adjacent to an alley;
  - ii. Two sheds or greenhouses, each 200[150] square feet or less, a maximum of 12 feet in height, and not attached to a foundation, may be erected in a required side or rear setback; and

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**Section 4.** Anchorage Municipal Code chapter 21.05, Table 21.05-3 – Table of Accessory Uses-Residential, Commercial, Industrial and Other Districts – is hereby amended to add one line as follows (*the remainder of the table is not affected and therefore not set out*):

**21.05.070 Accessory uses and structures.**

\*\*\*      \*\*\*      \*\*\*

**C. Table of allowed accessory uses.**

\*\*\*      \*\*\*      \*\*\*

<b>TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b>																
<b>P = Permitted</b>				<b>S = Administrative Site Plan Review</b>				<b>C = Conditional Use Review</b>								
<b>Residential</b>																
Accessory Uses	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	R-0	Definitions and Use-Specific Standards
<u>Aircraft hangar, private residential</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>21.05.070D.2</u>

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18;

1 AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-  
2 20; AO No. 2021-26 , § 1, 3-9-21)  
3

4 **Section 5.** Anchorage Municipal Code subsection 21.05.070D.1.b.iii.(C)(5) –  
5 Building code requirements – is hereby amended to read as follows (*the remainder*  
6 *of the section is not affected and therefore not set out*):  
7

8 **21.05.070 Accessory uses and structures.**  
9 \*\*\* \*\*

10 D. Definitions and use-specific standards for allowed accessory  
11 uses and structures. This section defines the accessory uses  
12 listed in Table 21.05-3 and also contains use-specific  
13 standards that apply to those uses. Accessory uses shall  
14 comply with the applicable use-specific standards in the  
15 subsection, in addition to complying with the general  
16 standards in subsection B.  
17

18 1. Accessory dwelling unit (ADU).  
19 \*\*\* \*\*

20 b. Use-specific standards.  
21 \*\*\* \*\*

22 iii. Requirements.  
23 \*\*\* \*\*

24 (C) Requirements for developing an  
25 ADU.  
26 \*\*\* \*\*

27 (5) Building Code  
28 Requirements. To ensure  
29 that the dwellings meet  
30 appropriate health and fire  
31 safety standards, the ADU  
32 shall be built to the adopted  
33 municipal building code  
34 standards [FOR TWO-  
35 FAMILY DWELLINGS].  
36 \*\*\* \*\*

37 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,  
38 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S),  
39 § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-  
40 24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18;  
41 AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-  
42 20; AO No. 2021-26 , § 1, 3-9-21)  
43

44 **Section 6.** Anchorage Municipal Code subsection 21.05.070D.1.b.iii. –  
45 Requirements – is hereby amended to delete subsection (I) Variances, as follows  
46 (*the remainder of the section is not affected and therefore not set out*):  
47

48 **21.05.070 Accessory uses and structures.**  
49 \*\*\* \*\*

1 D. Definitions and use-specific standards for allowed accessory uses  
2 and structures. This section defines the accessory uses listed in  
3 Table 21.05-3 and also contains use-specific standards that apply  
4 to those uses. Accessory uses shall comply with the applicable use-  
5 specific standards in the subsection, in addition to complying with  
6 the general standards in subsection B.

7  
8 1. Accessory dwelling unit (ADU).

9 \*\*\* \*\*

10 b. Use-specific standards.

11 \*\*\* \*\*

12 iii. Requirements.

13 \*\*\* \*\*

14 [(I) VARIANCES. NO VARIANCES SHALL  
15 BE GRANTED FROM THE STANDARDS  
16 AND PROVISIONS OF THIS SECTION.]

17  
18 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,  
19 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S),  
20 § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-  
21 24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18;  
22 AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-  
23 20; AO No. 2021-26 , § 1, 3-9-21)

24  
25 **Section 7.** Anchorage Municipal Code subsection 21.05.070D.12.a. – Intermodal  
26 Shipping Container (Connex Unit) – is hereby amended to read as follows (*the*  
27 *remainder of the section is not affected and therefore not set out*):

28  
29 **21.05.070 Accessory uses and structures.**

30 \*\*\* \*\*

31 D. Definitions and use-specific standards for allowed accessory uses  
32 and structures. This section defines the accessory uses listed in  
33 Table 21.05-3 and also contains use-specific standards that apply  
34 to those uses. Accessory uses shall comply with the applicable use-  
35 specific standards in the subsection, in addition to complying with  
36 the general standards in subsection B.

37 \*\*\* \*\*

38 12. Intermodal shipping container (connex unit).

39  
40 a. Definition. A pre-fabricated, standardized, reusable,  
41 metal container designed and intended for  
42 transporting cargo on ocean-going ships, trains, or  
43 tractor trailers, also commonly called cargo  
44 containers, transport containers, or marine cargo  
45 containers and that is not completely sided and roofed  
46 using materials and colors which are similar to the  
47 materials and/color of the primary structure.  
48

- b. Use-specific standards. The use of a connex unit is allowed in all zoning districts subject to the following:
  - i. Except in the industrial, commercial, and airport districts, connex units shall be screened on sides facing abutting public streets and residential properties by structures, landscaping, and/or fences at least as high as the unit[, OR ALTERNATELY, SHALL BE SIDED AND ROOFED USING MATERIALS AND COLORS WHICH ARE SIMILAR TO MATERIALS AND/OR COLORS OF THE PRIMARY STRUCTURE]. If the connex unit is placed and used for seasonal purposes subject to the provisions of Section 21.05.080, Temporary Uses and Structures, it may instead be painted with paint that matches the color scheme of the principal building or blends the connex with the surroundings.
  - ii. In commercial districts, connex units shall be located to the rear of all principal structures or alternately, meet [EITHER] the screening [OR THE SIDING AND ROOFING] requirements of subsection b.i. above.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**Section 8.** Anchorage Municipal Code subsection 21.05.070D.21 – Private outdoor storage of noncommercial equipment accessory to a residential use – is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.05.070    Accessory uses and structures.**

\*\*\*      \*\*\*      \*\*\*

D. Definitions and use-specific standards for allowed accessory uses and structures. This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in the subsection, in addition to complying with the general standards in subsection B.

\*\*\*      \*\*\*      \*\*\*

21. Private outdoor storage of noncommercial equipment accessory to a residential use.

a. Definition. The private outdoor storage of



1 noncommercial equipment, including noncommercial  
2 trucks, boats, aircraft, off-road vehicles, recreational  
3 vehicles (RVs), or travel trailers.

- 4 b. Use-specific standard. The private outdoor storage of  
5 noncommercial equipment is permitted in the front  
6 setback only in the driveway, but not within five feet of  
7 any property line, and is prohibited in any side or rear  
8 setback, except in a side or rear setback abutting an  
9 alley. In class B districts, the setback shall be 25 feet  
10 from any property line where the adjacent property is  
11 not in common ownership. A vehicle that is left in a  
12 static position for longer than fourteen consecutive  
13 days and not removed from the property is considered  
14 a stored vehicle and must meet the required setback  
15 minimums.

16 \*\*\* \*\*

17 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,  
18 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S),  
19 § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-  
20 24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18;  
21 AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-  
22 20; AO No. 2021-26 , § 1, 3-9-21)

23  
24 **Section 9.** Anchorage Municipal Code chapter 21.06, Table 21.06-1 – Table of  
25 Dimensional Standards: Residential Districts – is hereby amended to read as follows  
26 (*the remainder of the table is not affected and therefore not set out*):

27  
28 **21.06.020 Dimensional standards tables.**

29 \*\*\* \*\*

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

- 34  
35 A. Table of Dimensional Standards: Residential Districts  
36

<b>TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS</b>			
<b>(Additional standards may apply. See district-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05.)</b>			
Use	Minimum Lot Dimensions <sup>1</sup>		Max Lot Coverage (%)
	Area (sq ft)	Width (ft)	
*** **			
<b>R-3: Mixed Residential District</b>			
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40
Dwelling, single-family detached	6,000	50	40
Dwelling, townhouse	2,000	20 (30 on corner lots)	60
Dwelling, two-family	6,000	50	40
Dwelling, three or more [FOUR] units	6,000 + 1,000 for every unit over 4 units	50	40
[DWELLING, MULTIFAMILY, FIVE OR SIX UNITS]	[8,500]		
[DWELLING, MULTIFAMILY, SEVEN OR MORE UNITS]	[9,000 + 1,000 FOR EVERY UNIT OVER 7 UNITS]		
All other uses	6,000	50	40
*** **			

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , § 3, 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B), 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO No. 2020-38 , § 7, 5-28-20)

**Section 10.** Anchorage Municipal Code subsection 21.06.030C.2.c. – Roofs over porches and other exterior approaches – is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.06.030 Measurements and exceptions.**

\*\*\* \*\*

**C. Setbacks.**

\*\*\* \*\*

**2. Projections into required setbacks.**

\*\*\* \*\*

**c. [ROOFS OVER] P[P]orches, covered and uncovered,**

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18

1 and other exterior approaches. [ROOFS OVER]  
2 P[P]orches, stairways, landings, terraces, or other  
3 exterior approaches to pedestrian doorways, covered or  
4 uncovered, may encroach up to five feet into a front  
5 setback provided that, where such [ROOF] projections  
6 encroach within the setback, the [ROOF] projections  
7 shall comprise no more than 50 percent of the total  
8 length of a building's front elevation. The [COVERED]  
9 porch or entrance area encroaching into the setback  
10 shall remain exterior to the building, and unenclosed or  
11 only partly enclosed, as by a handrail.  
12

13 **Section 11.** Anchorage Municipal Code subsection 21.07.080C – Landscape plan  
14 – is hereby amended to read as follows (*the remainder of the section is not affected*  
15 *and therefore not set out*):  
16

17 **21.07.080 Landscaping, screening, and fences.**

18 \*\*\* \*\*

19 C. Landscape plan

20  
21 1. All landscaping and screening required under this Section  
22 21.07.080 shall be reflected on a landscape plan for review and  
23 approval by the decision-making body.  
24

25 2. Minimum requirements for the landscape plan are as follows:  
26 [EXCEPT FOR LOTS WHERE THERE IS A SINGLE PRINCIPAL  
27 STRUCTURE CONTAINING BETWEEN ONE AND FOUR  
28 DWELLING UNITS AND ANY DEVELOPMENT OF A SINGLE  
29 PRINCIPAL STRUCTURE WHERE THE SUM OF THE REQUIRED  
30 PERIMETER AND PARKING LOT LANDSCAPING IS LESS THAN  
31 1,000 SQUARE FEET, ALL DEVELOPMENT SHALL HAVE A  
32 LANDSCAPE PLAN PREPARED BY A LICENSED LANDSCAPE  
33 ARCHITECT REGISTERED BY THE STATE OF ALASKA  
34 CONSISTENT WITH AS 08.48 AND 12 AAC 36, FOR REVIEW AND  
35 APPROVAL BY THE DECISION-MAKING BODY.]  
36

\*\*\* \*\*

37 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-  
38 28-15 ; AO No. 2017-55 , § 11, 4-11-17; AO No. 2017-160 , § 4, 12-19-17;  
39 AO No. 2020-11 , § 2, 2-25-20; AO No. 2020-38 , § 8, 5-28-20; AO No.  
40 2020-93 , § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21)  
41

42 **Section 12.** Anchorage Municipal Code chapter 21.07, Table 21.07-4 – Off-street  
43 Parking Spaces Required – is hereby amended to read as follows (*the remainder of*  
44 *the table is not affected and therefore not set out*):  
45

46 **21.07.090 Off-street parking and loading.**

47 \*\*\* \*\*

48 E. Off-street parking requirements.

49 \*\*\* \*\*

TABLE 21.07-4: OFF-STREET PARKING SPACES REQUIRED ("du" = dwelling unit; "sf" = square feet; "gfa" = gross floor area)		
Use Category	Use Type	Minimum Space Required
<b>COMMERCIAL USES</b>		
Food and Beverage Service	Restaurant	1 per 100 sf gfa for [AND OUTDOOR] seating area
		1 per 125 sf gfa for drive-through restaurants seating area (plus vehicle queuing spaces)
		1 per 400 sf gfa for kitchen area
		1 per 1000 sf gfa for storage area

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 3(Att. B), 5-20-14; AO No. 2015-82, § 5, 7-28-15 ; Ord. No. 2015-100, § 7, 10-13-15 ; AO No. 2015-131, § 5, 1-12-15 ; AO No. 2016-3(S), § 11 ; AO No. 2017-55 , § 12, 4-11-17; AO No. 2017-176 , § 10, 1-9-18; AO No. 2019-67 , § 4, 6-18-19; AO No. 2020-38 , § 8, 5-28-20)

**Section 13.** Anchorage Municipal Code subsection 21.07.090H.12 – Paving – is hereby amended to add the exception as follows (*the remainder of the section is not affected and therefore not set out*):

**21.07.090      Off-street parking and loading.**

\*\*\*      \*\*\*      \*\*\*

**H.      Parking and loading facility design standards.**

\*\*\*      \*\*\*      \*\*\*

**12.      Paving.**

\*\*\*      \*\*\*      \*\*\*

**B.      Paving exceptions and alternatives.**

\*\*\*      \*\*\*      \*\*\*

viii.      Exception for paving if property is accessed by gravel road. If a property is served by a local gravel street the owner shall be allowed to install a gravel driveway in lieu of paving the driveway.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 3(Att. B), 5-20-14; AO No. 2015-82, § 5, 7-28-15 ; Ord. No. 2015-100, § 7, 10-13-15 ; AO No. 2015-131, § 5, 1-12-15 ; AO No. 2016-3(S), § 11 ; AO No. 2017-55 , § 12, 4-11-17; AO No. 2017-176 , § 10, 1-9-18; AO No. 2019-67 , § 4, 6-18-19; AO No. 2020-38 , § 8, 5-28-20)

**Section 14.** Anchorage Municipal Code subsection 21.07.110F.4 – Alleys – is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.07.110      Residential Design Standards**

\*\*\*      \*\*\*      \*\*\*

**F.      Site Design**

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**4.      Alleys**

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a. The intent of this section is to promote vehicle driveway access from rear alleys and reduce the impacts of front yard driveways in older urban neighborhoods.

b. This section applies to residential developments located in the Traditional Neighborhood Design areas designated on Map 2-1: Anchorage 2040 Land Use Plan Map, in the Anchorage 2040 Land Use Plan.

c. [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 street frontage having the secondary front setback 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, two-family dwelling, or townhouse dwelling with two units, 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.

d. [B.] In situations where a group of lots front an entire block 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 building(s) may encroach into the front setback by up to five feet.

e. [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.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20)

**Section 15.** Anchorage Municipal Code subsection 21.08.070E.2. – Applicability– is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.08.070 Alternative residential subdivisions**

\*\*\* \*\*

**E. Unit lot subdivisions.**

2. Applicability. The unit lot subdivision process may be used to create [NO MORE THAN EIGHT UNIT] lots in the R-2M, R-3, R-4, R-4A, RO, B-1A, B-1B, B-2C, B-3, gR-4, gR-5, gC-6, gC-7, gC-8, gC-9, CE-R-2M, CE-R-3, CE-RO, and CE-B-3 districts.

\*\*\* \*\*

**Section 16.** Anchorage Municipal Code chapter 21.09, Table 21.09-2 – Table of Allowed Uses – is hereby amended to read as follows (*the remainder of the table is not affected and therefore not set out*):

**21.09.050 Use regulations.**

\*\*\* \*\*

**A. Table of allowed uses.**

\*\*\* \*\*

TABLE 21.09-2: TABLE OF ALLOWED USE							
P = Permitted; C = Conditional; S = Administrative Site Plan Review ; M = Major Site Plan Review; O (with # inside) = see end of table							
Use Category	Use Type	Residential					
		gR1	gR2	gR 2A	gR 3	gR 4	gR 5
<b>COMMERCIAL</b>							
Vehicle and Equipment	Parking lot or structure [,PRIVATE] (10 or fewer spaces)						
	Parking lot or structure [,PRIVATE] (11+ spaces)						
*** **							

\*\*\* \*\*

**Section 17.** Anchorage Municipal Code chapter 21.11, Table 21.11-4 – Table of Dimensional Standards, Downtown Districts – is hereby amended to read as follows (*the remainder of the table is not affected and therefore not set out*):

1  
2

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS - DOWNTOWN DISTRICTS (Additional standards apply where specified below)							
Use	Lot dimensions		Minimum Setback (ft)			Building Bulk and Height <sup>2</sup>	
	Min Area (sq ft)	Min Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
<b>B-2A: Central Business District Core</b>							
Residential household living uses, except mixed-use dwellings	6,000	50	N/A [10]	N/A [5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET]	N/A [10]	100%, up to three stories in height <sup>2</sup>	Nine stories, by-right.  Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>
All other uses, including mixed-use dwellings			N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	
<b>B-2B: Central Business District, Intermediate</b>							
Residential household living uses, except mixed-use dwellings	6,000	50	N/A [10]	N/A [5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET]	N/A [10]	100%, up to three stories in height <sup>2</sup>	Five stories, by-right.  Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>
All other uses, including mixed-use dwellings			N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	
<b>B-2B: Central Business District, Periphery</b>							
Residential household living uses, except mixed-use dwellings	6,000	50	N/A [10]	N/A [5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET]	N/A [10]	100%, up to three stories in height <sup>2</sup>	Three stories, by-right.  Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>
All other uses, including mixed-use dwellings			N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	

\*\*\*      \*\*\*      \*\*\*

**Section 18.** Anchorage Municipal Code subsection 21.12.070D.1.b. – Location of Accessory Structures – is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.12.070 Signs in the commercial, industrial, downtown (DT), turnagain arm (TA), transition (TR), and airport (A) districts.**

\*\*\*      \*\*\*      \*\*\*

**D. Supplemental standards for freestanding signs.**

1. Number of freestanding signs allowed.
  - b. Lots with 300 or more lineal feet of frontage on any one street may have two freestanding signs per that street frontage. Each individual freestanding sign shall be

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1 sized as per TABLE 21.12-6: FREESTANDING SIGN  
2 REGULATIONS.

3 \*\*\* \*\*

4 (AO 2012-124(S), 2-26-13; AO No. 2015-138, § 4, 1-12-16 ; AO No. 2020-  
5 38 , §§ 11, 12, 5-28-20)  
6

7 **Section 19.** Anchorage Municipal Code subsection 21.12.070J – Temporary Signs  
8 – is hereby amended to read as follows (*the remainder of the section is not affected*  
9 *and therefore not set out*):

10  
11 **21.12.070 Signs in the commercial, industrial, downtown (DT),**  
12 **turnagain arm (TA), transition (TR), and airport (A)**  
13 **districts.**

14 \*\*\* \*\*

15 J. Temporary signs. Temporary signs in nonresidential districts are  
16 permitted pursuant to Table 21.12-7 as set forth below.

17  
18 1. Banners shall not be deemed signs for purposes of sign  
19 permitting requirements under Title 23 [AND THE  
20 TEMPORARY SIGN REMOVAL CASH BOND  
21 REQUIREMENT IN AMCR 21.20.007,] provided that these  
22 conditions are met:

- 23 a. The banner is maintained in an "as new" condition at all  
24 times and is displayed and secured so as not to  
25 encroach into a public right-of-way.
- 26 b. Notice is filed with the municipality, land use  
27 enforcement division, at commencement of each  
28 display period.
- 29 c. The banner is displayed for no more than 30  
30 consecutive days from the commencement date  
31 specified in the notice, and for no more than 120 total  
32 days annually.

33  
34 2. Balloons, pennants, ribbons, and streamers are considered  
35 decorative display and not signs for purposes of sign  
36 permitting under Title 23 [AND THE TEMPORARY SIGN  
37 REMOVAL CASH BOND REQUIREMENT IN AMCR  
38 21.20.007]. Balloons, pennants, ribbons, and streamers shall  
39 meet these requirements:

- 40 a. Balloons, pennants, ribbons, and streamers shall be  
41 maintained in an "as new" condition at all times and  
42 shall be displayed and secured so as not to encroach  
43 into the public right-of-way.
- 44 b. Balloons, pennants, ribbons, and streamers are  
45 decoration within the scope of enforcement of AMC  
46 15.20.020B.11. and shall not create a public nuisance  
47 by reason of condition or inappropriate location.

48  
49 3. Poster advertisement and other window applications that are



1 affixed or attached to a window or door, or are applied or  
2 attached within a building and located near a window for the  
3 purpose of being visible to and read from the outside of the  
4 building, are permitted without being subject to number, sign  
5 permitting under Title 23 [AND THE TEMPORARY SIGN  
6 REMOVAL CASH BOND REQUIREMENT IN AMCR  
7 21.20.007]. The total combined area of poster advertisement  
8 and other window application shall not exceed 50 percent of  
9 the window area unless the structure is under construction  
10 and not occupied. If under construction, the windows may be  
11 fully covered.

12 \*\*\* \*\*

13 (AO 2012-124(S), 2-26-13; AO No. 2015-138, § 4, 1-12-16 ; AO No. 2020-  
14 38 , §§ 11, 12, 5-28-20)

15  
16 **Section 20.** Anchorage Municipal Code Title 21 is hereby amended to remove all  
17 references to the "Title 21 User's guide" throughout the entire Title 21, as follows:

18  
19 **21.03.020 Common procedures.**

20 \*\*\* \*\*

21 E. Application contents, submittal schedule, and fees.

22  
23 1. [TITLE 21 USER'S GUIDE. THE DIRECTOR SHALL  
24 COMPILE THE REQUIREMENTS FOR APPLICATION  
25 CONTENTS, FORMS, FEES, AND THE SUBMITTAL AND  
26 REVIEW SCHEDULE (INCLUDING TYPICAL TIME  
27 FRAMES FOR REVIEW) IN A USER'S GUIDE, WHICH  
28 SHALL BE MADE AVAILABLE TO THE PUBLIC. THE  
29 DIRECTOR, AFTER SEEKING THE RECOMMENDATION  
30 OF THE PLANNING AND ZONING COMMISSION, MAY  
31 AMEND AND UPDATE THE USER'S GUIDE FROM TIME  
32 TO TIME. SEE SUBSECTION 21.15.020F. FOR MORE  
33 INFORMATION ABOUT THE USER'S GUIDE.]

34  
35 [2.] Form of application. Applications required under this chapter  
36 shall be submitted on the appropriate form provided by the  
37 department and in such number as required for the individual  
38 application type [IN A FORM AND IN SUCH NUMBER AS  
39 REQUIRED IN THE USER'S GUIDE].

40  
41 2[3]. Processing fees. Applications shall be accompanied by the  
42 fee amount established by the assembly and listed in AMCR  
43 21.20 [THE USER'S GUIDE]. Fees are not subject to waivers  
44 except as specifically allowed by this title.

45  
46 3[4]. Waivers. The director may waive certain submittal  
47 requirements in order to reduce the burden on the applicant  
48 and to tailor the requirements to the information necessary to  
49 review a particular application. The director may waive such

1 requirements where he or she finds that the projected size,  
2 complexity, anticipated impacts, or other factors associated  
3 with the proposed development clearly, in his or her opinion,  
4 support such waiver. The waiver shall be made in writing and  
5 shall become a part of the case record for the application.  
6

7 **F. Verification of application completeness.**

8 \*\*\* \*\*

- 9 2. An application shall be considered complete if it is submitted  
10 in the required form, includes all mandatory information,  
11 [INCLUDING ALL SUPPORTING MATERIALS SPECIFIED IN  
12 THE TITLE 21 USER'S GUIDE], and is accompanied by the  
13 applicable fee. A pre-application conference shall have been  
14 held, if required, pursuant to subsection 21.03.020B., pre-  
15 application conferences.  
16 \*\*\* \*\*

17 **L. Postponements.**

- 18 1. If only five or fewer board or commission members are in  
19 attendance at the hearing, the applicant may request a  
20 postponement of his or her case, and the fee for the first  
21 postponement request shall be waived.  
22 2. The applicant may request a postponement of his or her  
23 case for any other reason, which he or she shall state to the  
24 decision-making body. If the decision-making body grants  
25 the postponement request, the applicant shall pay the  
26 postponement fee as required by AMCR 21.20 [ LISTED IN  
27 THE USER'S GUIDE], and a new hearing date shall be  
28 determined by the department.  
29 \*\*\* \*\*

30 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-16)

31  
32  
33 **21.03.030 Administrative permits.**

34 \*\*\* \*\*

- 35 **C. Regulations.** The director may promulgate regulations to implement  
36 this section, as provided in AMC Chapter 3.40. Permits shall be  
37 issued and renewed as outlined in the use specific standards of  
38 Chapter 21.05 [TITLE 21 USER'S GUIDE].  
39

40 \*\*\* \*\*

41 (AO 2012-124(S), 2-26-13)

42  
43 **21.03.040 Alcohol – special land use permit.**

44  
45 **A. Applicability.**

46 \*\*\* \*\*

- 47 3. No modification of an existing special land use permit for  
48 alcohol shall be required for the first duplicate liquor license  
49 provided:

\*\*\* \*\*

- b. If there is an increase in the square footage of the licensed premise, such increase is five hundred square feet or less, whether or not the area of increase is used year-round. In such case the licensed business shall request a minor modification to their approval by submitting a site plan for department review, along with the fee specified in AMCR 21.20 [THE USER'S GUIDE]. The department shall review the site plan for potential impacts including, but not limited to, parking, lighting, noise, and traffic.

\*\*\* \*\*

C. Application and review period.

1. Application submittal. Applications for a special land use permit for alcohol shall be submitted to the director after application is made to the state alcoholic beverage control board for issue or transfer of location of a liquor license. Applications shall contain a zoning map showing the proposed location and any other information specified on the application form [IN THE TITLE 21 USER'S GUIDE]. The assembly may promulgate regulations concerning the mandatory information to be submitted with the application for a special land use permit for alcohol.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2021-14 , § 2, 2-23-21)

**21.03.080 Conditional uses.**

\*\*\* \*\*

C. Procedure.

\*\*\* \*\*

4. Application submittal. Applications for a conditional use approval shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE, AND SHALL BE SUBMITTED TO THE DIRECTOR ON A FORM PROVIDED BY THE DEPARTMENT].

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-36, 5-14-15)

**21.03.110 Master planning, institutional.**

\*\*\* \*\*

D. Procedures for master plan approval.

\*\*\* \*\*

4. Application submittal. Applications for institutional master plan approval shall be submitted to the director on a form provided by the department and shall contain all information and supporting materials specified [IN THE TITLE 21 USER'S

GUIDE AND] in subsection C.2. above and any other information specified on the application form [, AND SHALL BE SUBMITTED TO THE DIRECTOR ON A FORM PROVIDED BY THE DEPARTMENT]. The director may require the submittal of such other information as may be necessary to permit the informed exercise of judgment under the criteria for the review of the plan, as set out in subsection E. below.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13)

**21.03.140 Public facility site selection.**

\*\*\* \*\*

D. Required information. The agency proposing a site selection shall submit to the commission all information identified on the application provided by the department [IN THE USER'S GUIDE]. This information shall include, but need not be limited to, an evaluation of alternative sites, or an explanation why no alternative sites were considered.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2020-38 , § 3, 5-28-20)

**21.03.150 Record of survey maps.**

\*\*\* \*\*

C. Application submittal. Applications for approval of a record of survey map shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE, AND SHALL BE SUBMITTED TO THE PLATTING OFFICER ON A FORM PROVIDED BY THE DEPARTMENT].

\*\*\* \*\*

(AO 2012-124(S), 2-26-13)

**21.03.160 Rezoning (zoning map amendments).**

\*\*\* \*\*

D. General procedure.

\*\*\* \*\*

4. Application submittal. Applications for a rezoning shall [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER'S GUIDE, AND SHALL] be submitted to the director on a form provided by the department and shall contain the information specified on the application form. Additional materials may be required for certain types of rezoning, such as rezoning with special limitations.

\*\*\* \*\*

1 I. Rezoning to planned community development district (PCD).  
2 \*\*\* \*\*

3 5. Application and documentation. Applications for rezoning to a  
4 PCD district shall contain the information specified on the  
5 application form [IN THE TITLE 21 USER'S GUIDE], and the  
6 following:  
7 \*\*\* \*\*

8 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 1,  
9 1-9-18)

10 **21.03.180 Site plan review.**  
11 \*\*\* \*\*

12 C. Administrative site plan review.  
13 \*\*\* \*\*

14 2. Procedure.

15 a. Application submittal. Applications for an  
16 administrative site plan review [SHALL CONTAIN THE  
17 INFORMATION SPECIFIED IN THE TITLE 21  
18 USER'S GUIDE, AND] shall be submitted to the  
19 director on a form provided by the department and  
20 shall contain the information specified on the  
21 application form.  
22 \*\*\* \*\*

23 D. Major site plan review.  
24 \*\*\* \*\*

25 3. Procedure.  
26 \*\*\* \*\*

27 c. Application submittal. Applications for a major site  
28 plan review [SHALL CONTAIN THE INFORMATION  
29 SPECIFIED IN THE TITLE 21 USER'S GUIDE, AND]  
30 shall be submitted to the director on a form provided  
31 by the department and shall contain the information  
32 specified on the application form.  
33 \*\*\* \*\*

34 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1),  
35 § 2, 6-21-16 ; AO No. 2020-38 , § 3, 5-28-20)  
36

37 **21.03.190 Street and trail review.**  
38 \*\*\* \*\*

39 B. Street review.  
40 \*\*\* \*\*

41 2. Procedure for design study report and plans in hand review.  
42 \*\*\* \*\*

43 c. Application submittal. Applications shall contain the  
44 information specified in [THE TITLE 21 USER'S  
45 GUIDE AND IN] A Strategy for Developing Context  
46 Sensitive Transportation Projects and the information  
47 specified on the application form for a Context  
48

Sensitive Solutions Transportation Project Site Plan  
Review.

\*\*\* \*\*

C. Trail review.

\*\*\* \*\*

3. Review and action.

\*\*\* \*\*

b. Application submittal. Applications for trails review shall contain 15 copies of the information specified on the application form for a Context Sensitive Solutions Transportation Project Site Plan Review for Municipality of Anchorage trail projects, and 35 copies for State of Alaska Department of Transportation trail projects.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**21.03.200 Subdivisions.**

\*\*\* \*\*

C. Review and approval of subdivision plans.

\*\*\* \*\*

4. Application submittal.

\*\*\* \*\*

b. Applications for a preliminary plat shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE, AND SHALL BE SUBMITTED TO THE PLATTING OFFICER ON A FORM PROVIDED BY THE DEPARTMENT].

\*\*\* \*\*

8. Final plat.

\*\*\* \*\*

c. Requirements for final plat. The final plat shall be prepared to the technical specifications, and shall be accompanied by appropriate supporting materials, as specified in Anchorage Ordinance 2015-94 and by direction from the Municipal Surveyor [THE TITLE 21 USER'S GUIDE].

\*\*\* \*\*

D. Abbreviated plat procedure.

\*\*\* \*\*

2. Application submittal. Applications shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form. [APPLICATIONS FOR ABBREVIATED PLATS SHALL CONTAIN ALL OF THE SUBMITTAL REQUIREMENTS THAT ARE LISTED IN THE TITLE 21 USER'S GUIDE.]

\*\*\* \*\*

1 E. Commercial tract plats.

2 \*\*\* \*\*

3 3. Review, approval, and modification of commercial tract plats.

4 a. Application submittal. Applications for a commercial  
5 tract plat [SHALL CONTAIN THE INFORMATION  
6 SPECIFIED IN THE TITLE 21 USER'S GUIDE, AND]  
7 shall be submitted to the platting officer on a form  
8 provided by the department and shall contain the  
9 information specified on the application form. An  
10 application for approval of a commercial tract shall be  
11 signed by the owners of the property involved.

12 \*\*\* \*\*

13 F. Right-of-way acquisition plat.

14 \*\*\* \*\*

15 2. Application submittal. Applications for a right-of-way  
16 acquisition plat shall [CONTAIN THE INFORMATION  
17 SPECIFIED IN THE TITLE 21 USER'S GUIDE, AND] be  
18 submitted to the platting officer on a form provided by the  
19 department and shall contain the information specified on the  
20 application form.

21 \*\*\* \*\*

22 G. Modification or removal of plat notes.

23 \*\*\* \*\*

24 3. Application. Applications for modifying or removing a plat  
25 note(s) shall [CONTAIN THE INFORMATION SPECIFIED IN  
26 THE TITLE 21 USER'S GUIDE, AND] be submitted to the  
27 platting officer on a form provided by the department and  
28 shall be accompanied by the information specified on the  
29 application form.

30 \*\*\* \*\*

31 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-75, § 2,  
32 5-9-17; AO No. 2020-38, § 3, 5-28-20)

33  
34 **21.03.230 Vacation of public and private interests in land.**

35 \*\*\* \*\*

36 B. Application submittal. Applications for vacation requests shall  
37 [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21  
38 USER'S GUIDE, AND] be submitted to the platting officer on a form  
39 provided by the department and shall be accompanied by the  
40 information specified on the application form.

41 \*\*\* \*\*

42 (AO 2012-124(S), 2-26-13)

43  
44 **21.03.240 Variances**

45 \*\*\* \*\*

46 C. Application submittal. Applications for a variance shall [CONTAIN  
47 THE INFORMATION SPECIFIED IN THE TITLE 21 USER'S  
48 GUIDE, AND] be submitted to the director on a form provided by

1 the department and shall be accompanied by the information  
2 specified on the application form.

3 \*\*\* \*\*

4 J. Administrative variances.

5 1. Process.

- 6 a. Application submittal. Applications for a variance shall  
7 [CONTAIN THE INFORMATION SPECIFIED IN THE  
8 TITLE 21 USER'S GUIDE, AND] be submitted to the  
9 director on a form provided by the department and  
10 shall contain the information specified on the  
11 application form.

12 \*\*\* \*\*

13 **21.05.040 Community uses: definitions and use-specific standards.**

14 \*\*\* \*\*

15 J. Utility facility.

16 \*\*\* \*\*

17 4. Wind energy conversion system (WECS), utility.

18 \*\*\* \*\*

19 b. Use-specific standards.

- 20 i. I[t]he following shall be provided: [IN  
21 ADDITION TO THE MINIMUM APPLICATION  
22 INFORMATION SET FORTH IN THE TITLE 21  
23 USER'S GUIDE,]

24 \*\*\* \*\*

25 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1),  
26 § 4, 6-21-16 ; AO No. 2018-59 , § 1, 7-31-18; AO No. 2019-11 , § 3, 2-12-  
27 19)

28  
29 **21.05.060 Industrial uses: definitions and use-specific standards.**

30 \*\*\* \*\*

31 B. Manufacturing and production.

32 \*\*\* \*\*

33 6. Natural resource extraction, organic and inorganic.

34 \*\*\* \*\*

- 35 b. Use-specific standards (also apply to "natural resource  
36 extraction, placer mining").

37 \*\*\* \*\*

- 38 v. Required submittals. In addition to the general  
39 submittal requirements applicable to all site  
40 plans specified in section 21.03.080 or  
41 21.03.180, as applicable [THE TITLE 21 USER'S  
42 GUIDE], an applicant for a natural resource  
43 extraction use shall submit the following:

44  
45 (A) A site plan showing:

46 (1) Drainage.

47 (2) Existing and proposed  
48 topographical contours (ten-foot  
49 contour).



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(3) Water table information.  
(4) Points of vehicular access to the site.

(B) An erosion and sediment control plan.

(C) A description of the soil types encountered on the site.

(D) A landscaping plan for final restoration of the site at the completion of the natural resource extraction activities.

(E) A security plan to prevent casual trespass.

(F) Proposed hours of operation.

(G) A description of the natural resource extraction operations proposed for the site

(H) Projected traffic counts for each point of vehicular access to the site.

(I) An estimate of the quantity of materials to be excavated from the site, with supporting calculations conforming to generally accepted engineering principles; and,

(J) Such other materials as the director may require by regulation pursuant to AMC Chapter 3.40.

vi. The site plan shall be subject to review and approval of the department of public works for drainage, erosion, and sedimentation control; for conformance with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and other applicable EPA guidelines; and for compliance with generally accepted sound engineering principles.

vii[VI]. Standards for approval.  
\*\*\* \*\*

E. Waste and salvage.  
\*\*\* \*\*

5. Land reclamation.  
\*\*\* \*\*

b. Use-specific standards.  
\*\*\* \*\*

ii In addition to the submittal requirements in section 21.03.080 or 21.03.180, as applicable [THE USER'S GUIDE], an applicant for a land reclamation use shall submit the following:  
\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 2, 7-28-15 ; AO No. 2015-131, § 3, 1-12-15 ; AO No. 2016-131 , § 2, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-74 , § 2, 5-23-17; AO No. 2018-118 , § 2, 1-1-19; AO No. 2020-56 , § 1, 6-23-20)

**21.05.070 Accessory uses and structures.**

\*\*\* \*\*

D. Definitions and use-specific standards for allowed accessory uses and structures.

1. Accessory dwelling unit (ADU).

\*\*\* \*\*

b. Use-specific standards.

\*\*\* \*\*

ii. Application, review, and approval procedures.

\*\*\* \*\*

(D) The department shall receive a fee from the applicant pursuant to AMCR 21.20 [THE TITLE 21 USER'S GUIDE].

\*\*\* \*\*

23. Wind energy conversion systems (WECS).

\*\*\* \*\*

c. Use-specific standards.

i. Submittal requirements.

(A) [ADDITIONAL SUBMITTAL REQUIREMENTS FOR WECS ARE PROVIDED IN THE TITLE 21 USER'S GUIDE.]

[(B)] In addition to meeting the approval criteria of Chapter 21.03 for the appropriate approval process, applicants for small WECS shall demonstrate in their application materials that the small WECS' visual impacts are minimized or mitigated for surrounding neighbors and the community. This may include, but is not limited to, information regarding site selection, turbine design or appearance, buffering, and screening of ground-mounted equipment.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**21.07.040 Drainage, storm water treatment, erosion control, and prohibited discharges.**

1 \*\*\* \*\*

2 E. Storm water treatment and erosion and sediment control.

3 \*\*\* \*\*

- 4 5. Submittal requirements and review procedure. Storm water  
5 treatment plans shall be submitted to the public works  
6 department on the form provided. The submittal shall include  
7 plans for both temporary (during construction) and permanent  
8 storm water treatment and erosion control, and any  
9 supplementary information required in the [USER'S GUIDE OR  
10 THE] Design Criteria Manual.

11 \*\*\* \*\*

12 (AO 2012-124(S), 2-26-13; AO No. 2015-100, § 5, 10-13-15 )

13  
14 **21.07.080 Landscaping, screening, and fences.**

15 \*\*\* \*\*

16 G. Screening.

17 \*\*\* \*\*

18 2. Refuse collection.

19 \*\*\* \*\*

- 20 h. Administrative variance for refuse receptacle location  
21 and screening.

22 \*\*\* \*\*

- 23 i. If a site was developed prior to January 1, 2014,  
24 the property owner may apply for an  
25 administrative variance from the location and/or  
26 screening standards of this section, using the  
27 administrative variance procedure of subsection  
28 21.03.240J., subject to the following approval  
29 criteria:

30  
31 (A) Compliance would conflict with other  
32 requirements of this title, or other laws,  
33 ordinances, or regulations;

34  
35 (B) Compliance would create unsafe access  
36 for refuse collection operations or would  
37 obstruct or interfere with designated  
38 vehicular or pedestrian circulation routes  
39 on site [NOT BE COMPATIBLE WITH  
40 STANDARDS FOR ACCESS AND  
41 SAFETY OF REFUSE COLLECTION  
42 OPERATIONS, AS DOCUMENTED IN  
43 THE TITLE 21 USER'S GUIDE].

44  
45 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-  
46 28-15 ; AO No. 2017-55 , § 11, 4-11-17; AO No. 2017-160 , § 4, 12-19-17;  
47 AO No. 2020-11 , § 2, 2-25-20; AO No. 2020-38 , § 8, 5-28-20; AO No.  
48 2020-93 , § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21)

49

1           **21.07.090    Off-Street parking and loading.**

2           \*\*\*       \*\*\*       \*\*\*

3           D.       Parking lot layout and design plan.

4           \*\*\*       \*\*\*       \*\*\*

5                2.       Minimum plan requirements.

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

7                   b.       The [DIRECTOR AND TRAFFIC ENGINEER SHALL  
8                   ESTABLISH THE MINIMUM SUBMITTAL  
9                   REQUIREMENTS] parking facility layout, circulation,  
10                   and design plan shall include; [FOR SUCH PLANS  
11                   THAT WILL ENABLE STAFF TO ADEQUATELY  
12                   REVIEW AND ENSURE COMPLIANCE WITH THE  
13                   STANDARDS AND REQUIREMENTS OF THIS  
14                   SECTION 21.07.090. SUCH SUBMITTAL  
15                   REQUIREMENTS, TO BE INCLUDED IN THE USER'S  
16                   GUIDE, SHALL INCLUDE BUT NOT BE LIMITED TO  
17                   ELEMENTS SUCH AS PLACEMENT AND  
18                   DIMENSIONS OF SPACES, LANDSCAPING,  
19                   PEDESTRIAN AND VEHICLE CIRCULATION, SNOW  
20                   STORAGE, LIGHTING, LOADING AND TRASH  
21                   COLLECTION AREAS, AND DRAINAGE.]

22  
23                   i.       Location of permanent or temporary snow  
24                   storage areas with calculations per 21.07.040 F;

25  
26                   ii.       Location of required landscaping areas, refuse  
27                   screening, and fences;

28  
29                   iii.       Location of required pedestrian sidewalks and  
30                   walkways per 21.07.060.E. Show dimensions for  
31                   sidewalk widths and grades with spot elevations;

32  
33                   iv.       Off street parking and loading calculation for all  
34                   uses located on the site per tables 21.07-4 and  
35                   21.07-6;

36  
37                   v.       Parking space and loading berth locations.  
38                   Include number of spaces provided, typical space  
39                   dimensions, and grades per 21.07.090 H;

40  
41                   vi.       Show all parking area circulation patterns  
42                   including location of curbed end islands at end of  
43                   parking rows. Provide dimensions for the width  
44                   of the circulation aisles, and show grades with  
45                   spot elevations per 21.07.090 H.

46  
47                   vii.       Location of accessible parking spaces and  
48                   access aisles per 21.07.090 J.  
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- viii. Location of passenger loading zones and spaces if required per 21.07.090 I.
- ix. Vehicle queueing spaces and dimensions including vehicle-to-vehicle separation if required per 21.07.090 L.
- x. Number, location and dimensions of bicycle parking spaces if required per 21.07.090 K.
- xi. Driveways to streets and alleys. Provide dimensions for throat width/depth, landing grades, and driveway slope including spot elevations. Show sight distance triangles per Municipal Driveway Standards.
- xii. On site traffic control signage and locations. Provide a sign summary table that indicates Sign ID, MUTCD/ATMS sign designation, description, and the direction the sign is facing.
- xiii. Required parking lot lighting locations, lighting calculations and glare statement
- xiv. Location of significant drainage elements such as manholes, catch basin, and drainage swales.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 3(Att. B), 5-20-14; AO No. 2015-82, § 5, 7-28-15 ; Ord. No. 2015-100, § 7, 10-13-15 ; AO No. 2015-131, § 5, 1-12-15 ; AO No. 2016-3(S), § 11 ; AO No. 2017-55 , § 12, 4-11-17; AO No. 2017-176 , § 10, 1-9-18; AO No. 2019-67 , § 4, 6-18-19; AO No. 2020-38 , § 8, 5-28-20)

**21.07.110 Residential design standards.**

\*\*\*      \*\*\*      \*\*\*

**H. Conditional use for a residential planned unit development.**

\*\*\*      \*\*\*      \*\*\*

- 2. Minimum standards. All planned unit developments shall meet the following minimum standards. In addition, the planning and zoning commission may require compliance with such other design standards relating to the construction, design, and placement of buildings, landscaping, streets, roadways, walkways, drainageways, and other site design features as it may deem necessary. A PUD shall comply with any special limitations of the zoning district. [THE USER'S GUIDE MAY INCLUDE GUIDELINES TO ASSIST DEVELOPERS IN MEETING SUCH STANDARDS.]

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8,

9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20)

**21.07.120 Large establishments.**

\*\*\* \*\*

**C. Tall buildings.**

\*\*\* \*\*

**1. Wind.**

\*\*\* \*\*

- a. Wind speed criteria. Acceptable wind speed thresholds for outdoor comfort and safety shall be [PROVIDED IN THE TITLE 21 USER'S GUIDE, OR SHALL BE] as supported by ASCE publications, and based on the types of pedestrian activity anticipated to occur around the proposed building.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-121 , § 1, 9-26-17)

**21.10.070 Development and design standards.**

\*\*\* \*\*

**C. Landscaping, screening, and fences.**

\*\*\* \*\*

**1. Refuse collection screening.**

\*\*\* \*\*

- a. If a screening enclosure is necessary to meet the standards of this subsection, the screening enclosure shall consist of a durable, three-sided screening structure. Screening enclosure construction and dimensions shall comply with service provider industry standards, as provided in [THE TITLE 21 USER'S GUIDE AND] AMC 26.70.050.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**21.12.060 Characteristics of use.**

\*\*\* \*\*

**C. Bringing characteristics into compliance.**

\*\*\* \*\*

**2. Standard.**

\*\*\* \*\*

- c. If the applicant chooses to spend more than 15 percent, the amount in excess of 15 percent may be credited [, AS OUTLINED IN THE USER'S GUIDE,] towards future improvements under this section.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 6, 7-28-15 ; AO No. 2017-55 , § 13, 4-11-17; AO No. 2018-67(S-1) , § 8, 10-9-18; AO No. 2019-11 , § 6, 2-12-19; AO No. 2020-38 , §§ 11, 13, 5-28-20)

**21.13.030 Nonconforming uses of land or structures.**

\*\*\* \*\*

D. Damage or destruction. Any person wishing to replicate a nonconforming use that has been damaged or destroyed to an extent of more than 50 percent of the replacement cost at the time of destruction shall apply as stated in D.1. below.

1. Administrative approval.

a. An application for administrative approval to rebuild a nonconforming use shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE, AND SHALL BE SUBMITTED TO THE DIRECTOR].

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2020-38 , § 11, 5-28-20)

**21.13.040 Nonconforming structures.**

\*\*\* \*\*

D. Damage or destruction.

1. Application and approval methods.

a. Administrative approval.

i. An application for administrative approval to rebuild a nonconforming structure shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE AND SHALL BE SUBMITTED TO THE DIRECTOR].

\*\*\* \*\*

b. Conditional use approval.

i. An application for conditional use approval shall contain the information specified in section 21.03.080C.4 [THE TITLE 21 USER'S GUIDE], and shall be submitted to the director.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2020-38 , § 11, 5-28-20; AO No. 2020-93 , § 6, 10-1-20)

**21.15.020 Rules of construction and interpretation.**

\*\*\* \*\*

[F. TITLE 21 USER'S GUIDE. THE USER'S GUIDE IS A NON-REGULATORY DOCUMENT, WITH THE EXCEPTION OF THE FEES AND SUBMITTAL REQUIREMENTS. IT PROVIDES

1 EXPLANATIONS, EXAMPLES, AND ILLUSTRATIONS TO ASSIST  
2 WITH USAGE AND INTERPRETATION OF THE CODE, BUT IT  
3 SHALL NOT CONTAIN ADDITIONAL LAND USE AND  
4 DEVELOPMENT REQUIREMENTS.]

5 \*\*\* \*\*

6 [NOTE: Renumber sections G-O accordingly.]

7  
8 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-38 , § 11,  
9 5-28-20)

10  
11 **Section 21.** This ordinance shall be effective immediately upon passage and  
12 approval by the Assembly.

13  
14  
15 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
16 of \_\_\_\_\_, 2021.

17  
18  
19  
20  
21 \_\_\_\_\_  
22 Chair of the Assembly

23  
24 ATTEST:

25  
26 \_\_\_\_\_  
27 Municipal Clerk