

Submitted by: Vice Chair Zaletel and Assembly
Members Volland and Brawley
Prepared by: Assembly Counsel's Office
For reading: August 22, 2023

**ANCHORAGE, ALASKA
AO No. 2023-87**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE**
2 **“HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE”**
3 **(HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF**
4 **ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO**
5 **REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE**
6 **ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE**
7 **COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN,**
8 **PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO**
9 **GROUPS OF RESIDENTIAL ZONING DISTRICTS, AND WAIVING PLANNING**
10 **AND ZONING COMMISSION REVIEW OF THIS ORDINANCE.**

11
12 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase
13 housing availability within the Municipality of Anchorage; and

14
15 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the
16 Anchorage 2040 Land Use Plan (“2040 LUP”) and both guide the implementation of
17 and changes to Title 21 of the Anchorage Municipal Code; and

18
19 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development
20 within the Anchorage Bowl; and

21
22 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to
23 alleviate costs; and

24
25 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan
26 and provides a baseline from which land use decisions can proceed, by: providing
27 greater land use predictability and clearer policy direction, coordinating
28 recommended land uses from various adopted area-specific plans, and clarifying
29 the framework for making zoning and development decisions; and

30
31 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential
32 intensities of use, however, it is zoning that regulates and sets the rules for the use
33 of property, lot size, setbacks, building heights, and other site attributes; and

34
35 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use
36 regulations are separate public processes that include community input; and

37
38 **WHEREAS**, the 2040 Land Use Plan Map is the “blueprint that guides future use,
39 intensity, and character of growth” and Title 21 Land Use Code is the “action that
40 carries out the plan by regulating use of property” (2040 LUP, p. 7); and

41
42 **WHEREAS**, the 2040 LUP contends that recent Anchorage trends provide a general
43 picture of the future population, including:

- 1
- 2 • Accelerated growth in aging households and smaller households with fewer
- 3 children.
- 4 • Continued evolution into one of the most racially and ethnically diverse
- 5 communities in the U.S.
- 6 • Diverse households and income levels that need more affordable housing
- 7 options and more transportation choices.
- 8 • Talented professionals from all fields that are attracted to Anchorage’s
- 9 unique setting.
- 10 • A growing number of multigenerational families and less transient
- 11 population (2040 LUP, p. 10); and
- 12

13 **WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will
14 be in “starter home,” moderate income, or downsizing households and that, as a
15 result, people will be looking for smaller, more urban residences with walkable
16 neighborhood amenities nearby; and

17

18 **WHEREAS**, the majority of the 2040 LUP policies support simplifying and
19 streamlining zoning, it is the intent of the Assembly to do so through this ordinance
20 and subsequent implementing legislation which may be known as the HOME
21 Initiative – Housing Opportunities in the Municipality for Everyone; and

22

23 **WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the
24 growing housing demand in Anchorage and provide more affordable housing
25 options for residents while still retaining predictability and continuity with existing
26 neighborhood characteristics; and

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28 **WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing
29 infrastructure, reducing urban sprawl, and minimizing the need for extensive new
30 infrastructure development; and

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32 **WHEREAS**, simplifying zoning can contribute to a more walkable and bikeable
33 community, reducing dependence on private vehicles and promoting healthier
34 lifestyles; and

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36 **WHEREAS**, allowing simplified zoning in residential areas can create diverse and
37 vibrant neighborhoods with a greater mix of housing types, promoting social
38 interaction and community cohesion, support public transit systems by providing a
39 larger customer base, making public transportation more economically viable and
40 accessible, enhance access to amenities such as parks, schools, healthcare
41 facilities, and shopping centers, as these amenities can be located closer to where
42 people live, help preserve natural areas and open spaces by minimizing the need
43 for new development on undeveloped land, help reduce the environmental impact
44 associated with suburban sprawl, including carbon emissions from transportation
45 and the loss of natural habitats; and

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47 **WHEREAS**, allowing for the possibility of more density in residential zoning
48 consistent with the 2040 LUP can encourage the development of mixed-use
49 neighborhoods, where residents have easy access to a variety of services,
50 employment opportunities, and recreational amenities; and

51

WHEREAS, allowing for the possibility of more density in residential zoning consistent with the 2040 LUP aligns with the goals of creating a more inclusive and equitable city by providing housing options for people of different income levels and lifestyles and can foster a sense of belonging and community pride, as residents have more opportunities to engage with their neighbors and participate in local activities; and

WHEREAS, simplifying residential zoning to allow for predictable development in a streamlined manner is a proactive and forward-thinking approach that supports the long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040 Land Use Plan; and

WHEREAS, changes to Residential Zoning District types will require additional updates to Title 21, so the effective date of this ordinance is staggered between January 1, 2024 and January 1, 2025 to create a phased implementation which will allow work on the necessary additional changes within code or the comprehensive plan to conform to and fully implement this ordinance and be enacted before the changes go into effect; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.010 General provisions.
 *** **

A. Districts Established; Zoning Map

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
Residential Districts	STFR[R-1]	Single and Two Family Residential[SINGLE-FAMILY RESIDENTIAL]
	[R-1A]	[SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A]	[TWO-FAMILY RESIDENTIAL (LARGER LOT)]

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	[R-2D]	[TWO-FAMILY RESIDENTIAL]
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*** *** ***
 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

*** *** ***
21.04.020 Residential districts.

*** *** ***
B. STFR: Single and Two Family Residential district:

1. Purpose. The STFR district provides for a variety of low-density urban/suburban residential neighborhoods with gross densities between three and eight dwelling units per acre. Most areas have well-developed infrastructure, public water and sewer, and municipal services.

[B. R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-1 DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

C. Reserved.[R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).

1. PURPOSE. THE R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

D. Reserved.[R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).

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1 1. PURPOSE. THE R-2A DISTRICT IS INTENDED PRIMARILY
 2 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS
 3 WITH GROSS DENSITIES BETWEEN FIVE AND SEVEN
 4 DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS
 5 SLIGHTLY LARGER THAN THE R-2D DISTRICT. THESE
 6 AREAS GENERALLY ARE INTENDED TO HAVE WELL-
 7 DEVELOPED INFRASTRUCTURE, AND MUNICIPAL
 8 SERVICES GENERALLY ARE INTENDED TO BE
 9 PROVIDED.]

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 11 E. Reserved.[R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.

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 13 1. PURPOSE. THE R-2D DISTRICT IS INTENDED PRIMARILY
 14 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS
 15 WITH GROSS DENSITIES BETWEEN FIVE AND EIGHT
 16 DWELLING UNITS PER ACRE. THESE AREAS GENERALLY
 17 ARE INTENDED TO HAVE WELL-DEVELOPED
 18 INFRASTRUCTURE, AND MUNICIPAL SERVICES
 19 GENERALLY ARE INTENDED TO BE PROVIDED.]

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 21 *** *** ***

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 23 (AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-
 24 176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22;
 25 AO No. 2022-80(S) , § 1, 11-22-22)

26
 27 **Section 2.** Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table
 28 of Allowed Uses is hereby amended as shown in Exhibit A (*the remainder of the*
 29 *section is not affected and therefore not set out*):

30
 31 **21.05.010 Table of allowed uses.**

32
 33 Table 21.05-1 below lists the uses allowed within all base zoning districts in
 34 the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters
 35 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle
 36 River, and the Downtown (DT) Districts, respectively.) Each of the listed uses
 37 is defined in Sections 21.05.030 through 21.05.060.

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 39 *** *** ***

40 E. *Table of Allowed Uses - Residential, Commercial, Industrial, and*
 41 *Other Districts*

42
 43 *[See Exhibit A for amendments to the Table]*

44
 45 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-
 46 28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh.
 47 A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-
 48 3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-
 49 136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 ,
 50 § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17;
 51 AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18;

AO No. 2020-38 , § 6, 5-28-20; AO No. 2020-56 , § 2, 6-23-20; AO No. 2021-54 , § 1, 6-22-21)

Section 3. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.010 General provisions.

A. Districts Established; Zoning Map

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	***	*** *** ***
Residential Districts	<u>CMR-L[R-2M]</u>	<u>Compact Mixed Residential - Low</u>
	***	*** *** ***

*** *** ***
 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

*** *** ***
21.04.020 Residential districts.

*** *** ***
 C. CMR-L: Compact Mixed Residential -Low[RESERVED].

1. Purpose. The CMR-L district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre, with 8 or more near Centers or Transit-supportive Development corridors. The CMR-L district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached

1 dwelling types in close proximity to each other, rather than
2 separated into different zoning districts. The CMR-L district is
3 to be located in areas that are accessible to major streets
4 without travel through less-intensive uses and provide a
5 transition from more intense uses or traffic volumes to lower
6 intensity residential areas. The design of new development,
7 such as building scale and setbacks, parking facility size and
8 location, and yard landscaping, should be complementary to
9 the existing neighborhood and mix of dwelling types.

10 *** **

11 F. Reserved. [R-2M: MIXED RESIDENTIAL DISTRICT.

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14 1. *PURPOSE.* THE R-2M DISTRICT IS INTENDED
15 PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR
16 A VARIETY OF SINGLE-FAMILY, TWO-FAMILY, AND
17 MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES
18 BETWEEN FIVE AND 15 DWELLING UNITS PER ACRE.
19 THE R-2M DISTRICT PROVIDES RESIDENTIAL
20 NEIGHBORHOODS WITH A GREATER DIVERSITY OF
21 HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND
22 A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE
23 PROXIMITY TO EACH OTHER, RATHER THAN
24 SEPARATED INTO DIFFERENT ZONING DISTRICTS. THE
25 R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR
26 REDEVELOPING RESIDENTIAL NEIGHBORHOODS OR IS
27 TO CREATE A TRANSITION BETWEEN SINGLE-FAMILY,
28 TWO-FAMILY, AND HIGHER DENSITY MULTIFAMILY AND
29 MIXED-USE AREAS. THE DESIGN OF NEW
30 DEVELOPMENT, SUCH AS BUILDING SCALE AND
31 SETBACKS, PARKING FACILITY SIZE AND LOCATION,
32 AND YARD LANDSCAPING, SHOULD BE
33 COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD
34 AND MIX OF DWELLING TYPES.

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36 2. DISTRICT-SPECIFIC STANDARDS.

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38 a. RESIDENTIAL BUILDINGS SHALL CONTAIN NO
39 MORE THAN EIGHT DWELLING UNITS.
40
41 b. THE MAXIMUM LENGTH OF A BUILDING ELEVATION
42 THAT IS TWO AND A HALF STORIES OR MORE IN
43 HEIGHT AT ANY POINT SHALL BE 150 FEET.
44 OTHERWISE, THE MAXIMUM LENGTH SHALL BE
45 180 FEET.
46
47 c. THE MINIMUM SIDE SETBACK ESTABLISHED IN
48 TABLE 21.06-1 FOR MULTIFAMILY DWELLINGS IN
49 THE R-2M DISTRICT IS REDUCED FROM TEN FEET

TO FIVE FEET, PROVIDED THE BUILDING ELEVATION FACING THE SIDE LOT LINE IS:

- i. NO MORE THAN 72 FEET IN LENGTH, IN ORDER TO BE COMPATIBLE IN SCALE TO A SINGLE-FAMILY DWELLING OR DUPLEX; OR
- ii. NO MORE THAN 48 FEET IN LENGTH WITHOUT A RECESS IN ITS WALL PLANE, SUCH THAT THE REMAINING PORTION OF THE BUILDING ELEVATION HAS A MINIMUM SIDE SETBACK OF AT LEAST 15 FEET, IN ORDER TO APPEAR AS AN ARRANGEMENT OF SMALLER, CONNECTED STRUCTURES WITH BACKYARD SPACE.]

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 (AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

Section 4. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.010 General provisions.

A. Districts Established; Zoning Map

- 1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
- 2. Zoning districts established. The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	***	*** *** ***
Residential Districts	CMR-M[R-3]	Compact Mixed Residential - Medium
	[R-3A]	[RESIDENTIAL MIXED-USE]

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	<u>UR-H</u> [R-4]	<u>Urban Residential – High</u> [MULTIFAMILY RESIDENTIAL]
	[R-4A]	[MULTIFAMILY RESIDENTIAL MIXED-USE]
	<u>LLR</u> [R-5]	<u>Large Lot Residential</u> [LOW-DENSITY RESIDENTIAL]
	[R-6	LOW-DENSITY RESIDENTIAL (1 ACRE)
	R-7	SINGLE-FAMILY RESIDENTIAL (20K)
	R-8	LOW-DENSITY RESIDENTIAL (4 ACRES)
	R-9	LOW-DENSITY RESIDENTIAL (2 ACRES)
	R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
***	***	***

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

*** *** ***

21.04.020 Residential districts.

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D. CMR-M: Compact Mixed Residential – Medium[RESERVED].

1. Purpose. The CMR-M district is a multifamily residential district with gross densities between 10 and 30 dwelling units per acre, with 15 or more near Centers or Transit-supportive Development corridors. It is intended primarily for multifamily, apartments, condominiums, and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the CMR-L zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

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1 2. District-specific standard. The maximum length of a
2 townhouse-style building elevation shall be 250 feet.
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4 E. UR-H: Urban Residential – High[RESERVED].
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6 1. Purpose. The UR-H zone provides for urban living opportunities
7 close to major employment centers and contributes to the
8 vitality of city centers by concentrating new housing nearby. It
9 is intended primarily for apartment buildings, condominiums,
10 and townhouses but also allows for compact single and two-
11 family and mixed-density projects, as well as limited ground
12 floor commercial space within residential projects to make
13 efficient use of public infrastructure and lands near city centers.
14

15 F. LLR: Large Lot-Residential [RESERVED].
16

17 1. Purpose. The LLR district is intended primarily for single- and
18 two-family residential areas with gross densities of one housing
19 unit or less per gross acre, and up to three dwelling units per
20 acre in areas designated by approved district plans. This district
21 preserves natural vegetation, hillside topography,
22 environmental constraints, and adjacent natural open spaces
23 that contribute to the overall rural character and, where
24 feasible, make use of “conservation subdivisions” that cluster
25 homes to preserve natural features and shared open spaces.
26 The availability of infrastructure and municipal services is
27 varied. Mobile homes on individual lots are allowed in this
28 district.
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30 [G. R-3: MIXED RESIDENTIAL DISTRICT.
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32 1. PURPOSE. THE R-3 DISTRICT IS A MULTIFAMILY
33 RESIDENTIAL DISTRICT WITH GROSS DENSITIES
34 BETWEEN 15 AND 40 DWELLING UNITS PER ACRE,
35 PROVIDED, HOWEVER, THAT HOUSING ALLOWED IN THE
36 R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS
37 INTENDED PRIMARILY FOR MULTIFAMILY AND
38 TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-
39 RISE MULTISTORY BUILDINGS. IT ALLOWS A HIGHER
40 PERCENTAGE OF LOT COVERAGE THAN THE R-2M ZONE,
41 WHILE ALSO MAINTAINING THE RESIDENTIAL LIVING
42 ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON
43 OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS.
44 THIS DISTRICT PROVIDES GREATER HOUSING
45 OPPORTUNITIES AND EFFICIENT USE OF RESIDENTIAL
46 LAND NEAR COMMERCIAL, COMMUNITY ACTIVITY
47 CENTERS, TOWN CENTERS, AND AREAS WELL SERVED
48 BY TRANSIT.
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2. *DISTRICT-SPECIFIC STANDARD.* THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.

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H. *R-3A: RESIDENTIAL MIXED-USE DISTRICT.*

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1. *PURPOSE* R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-USE MULTI-FAMILY DISTRICT WITH GROSS DENSITIES BETWEEN 12 AND 30 DWELLING UNITS PER GROSS ACRE. THE R-3A DISTRICT IS PRIMARILY RESIDENTIAL, BUT ALLOWS A VARIETY OF COMPATIBLE COMMERCIAL, RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED IN TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED HOUSING DENSITIES WITH THE ADDITION OF OTHER USES, THE R-3A DISTRICT ALLOWS GREATER BUILDING HEIGHTS AND GREATER LOT COVERAGE THAN THE R-3 DISTRICT, BASED ON SITE-SPECIFIC CRITERIA, WHILE MAINTAINING A RESIDENTIAL LIVING ENVIRONMENT WITH COMMON OPEN SPACE, LANDSCAPING, AND OTHER FEATURES THAT BENEFIT RESIDENTS AND THE COMMUNITY. THE R-3A DISTRICT IS TYPICALLY LOCATED NEAR DESIGNATED CITY, REGIONAL, AND TOWN CENTERS. THE COMMERCIAL ASPECTS OF THIS MIXED-USE DISTRICT ARE INTENDED TO SERVE LOCAL NEIGHBORHOOD NEEDS AND PROMOTE PEDESTRIAN ACCESS TO SUPPORT LOCAL SHOPPING.

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2. *DISTRICT-SPECIFIC STANDARDS.*

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- a. *ALLOWED COMMERCIAL USES.* THE R-3A DISTRICT ALLOWS A MAXIMUM OF 33 PERCENT OF GROSS FLOOR AREA ON THE DEVELOPMENT SITE TO BE DEDICATED TO NON-RESIDENTIAL USES SUCH AS COMMERCIAL DEVELOPMENT. ALLOWED COMMERCIAL USES ARE IDENTIFIED IN TABLE 21.05-1. COMMERCIAL USES MAY BE LOCATED IN THE SAME BUILDING AS RESIDENTIAL DEVELOPMENT OR MAY BE HOUSED IN A SEPARATE BUILDING FROM RESIDENTIAL UNITS.
 - b. *MINIMUM RESIDENTIAL DENSITY.* THE DEVELOPMENT SHALL BE BUILT TO A NET DENSITY OF AT LEAST 15 DWELLING UNITS PER ACRE.
 - c. *TIMING OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT.* AT ANY PHASE OF THE DEVELOPMENT, THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT RECEIVE A CERTIFICATE OF OCCUPANCY OR CONDITIONAL CERTIFICATE OF OCCUPANCY UNTIL THE

1 PROPORTIONATE SHARE OF RESIDENTIAL UNITS
2 THAT MEET THE REQUIREMENTS OF
3 SUBSECTIONS 2.A. AND 2.B. ABOVE HAVE
4 RECEIVED A CERTIFICATE OF OCCUPANCY OR
5 CONDITIONAL CERTIFICATE OF OCCUPANCY.

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7 d. *MIXED-USE DEVELOPMENT STANDARDS.*

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9 *PURPOSE:* THE R-3A DISTRICT IS INTENDED TO
10 CREATE A MIXED-USE NEIGHBORHOOD
11 DEVELOPMENT, WITH BUILDINGS ADDRESSING A
12 "COMPLETE STREET" PEDESTRIAN ENVIRONMENT
13 WITH SHOPS, ENTRANCES, AND WINDOWS. NON-
14 RESIDENTIAL USES SHOULD BE LOCATED ALONG
15 THE STREET FRONTAGE AND AWAY FROM
16 PROPERTY LINES THAT ABUT LOWER DENSITY
17 RESIDENTIAL AREAS.

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19 i. *BUILDING PLACEMENT RELATIVE TO THE*
20 *STREET.* NON-RESIDENTIAL USE SHALL NOT
21 BE SEPARATED FROM ABUTTING STREET
22 ROWS BY PARKING LOTS THAT ARE WIDER
23 THAN ONE PARKING BAY, OR 90 FEET OF
24 TOTAL DISTANCE. WHERE FACING A
25 STREET DESIGNATED IN THE
26 COMPREHENSIVE PLAN AS MAIN STREET,
27 MIXED-USE STREET, OR TRANSIT STREET
28 TYPOLOGY, AT LEAST ONE-THIRD OF THE
29 LENGTH OF THE STREET-FACING
30 COMMERCIAL BUILDING ELEVATION SHALL
31 HAVE A MAXIMUM SETBACK OF 40 FEET, IN
32 COMPLIANCE WITH THE ILLUSTRATED
33 MAXIMUM SETBACK PROVISIONS OF
34 SUBSECTION 21.06.030C.5. THE MAXIMUM
35 SETBACK MAY BE INCREASED TO 60 FEET
36 AS PROVIDED IN SUBSECTION
37 21.06.030C.5.C. OF THE MAXIMUM SETBACK
38 PROVISIONS. SITES THAT FRONT ON MORE
39 THAN ONE FRONTAGE ARE REQUIRED TO
40 MEET THESE STANDARDS ON AT LEAST
41 ONE STREET, AS ESTABLISHED ON
42 SUBSECTION 21.06.030C.5.A.II., EXCEPT
43 THAT A SECOND STREET FRONTAGE SHALL
44 EITHER MEET THE MAXIMUM SETBACK OR
45 INCORPORATE PRIMARY PEDESTRIAN
46 WALKWAYS CONNECTING TO OFF-SITE
47 DESTINATIONS.

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49 ii. *STREET-FACING WINDOWS AND ENTRIES.*
50 VISUAL ACCESS WINDOWS OR PRIMARY
51 ENTRANCES SHALL COMPRISE AT LEAST 15

1 PERCENT OF THE NON-RESIDENTIAL WALL
2 AREA OF THE STREET-FACING ELEVATION.
3 IF THERE IS MORE THAN ONE STREET
4 FRONTAGE OR BUILDING ON THE SITE, THE
5 STREET-FACING WALL AREAS MAY BE
6 COMBINED FOR THE PURPOSE OF THIS
7 CALCULATION. BUILDING FAÇADE WALLS
8 MORE THAN 150 FEET AWAY FROM THE
9 FACING-STREET ROW ARE EXEMPT FROM
10 THIS CALCULATION. THE FOLLOWING
11 ADDITIONAL STANDARDS APPLY TO THIS
12 CALCULATION ON THE GROUND FLOOR:

13
14 (A) QUALIFYING WINDOWS SHALL BE NO
15 MORE THAN FOUR FEET ABOVE
16 FINISHED GRADE.

17
18 (B) NO SINGLE BLANK WALL SECTION
19 BETWEEN QUALIFYING WINDOWS OR
20 ENTRIES ON THE LONGEST BUILDING
21 ELEVATION SHALL BE MORE THAN
22 TWO-THIRDS OF THE TOTAL LENGTH
23 OF THAT ELEVATION.

24
25 iii. *VISIBLE PRIMARY ENTRANCES.*

26
27 (A) DEVELOPMENTS WITH NON-
28 RESIDENTIAL USES SHALL PROVIDE
29 AT LEAST ONE PRIMARY ENTRANCE
30 THAT IS CONNECTED BY A WALKWAY
31 OF 90 FEET OR LESS TO THE STREET
32 ROW. THE WALKWAY SHALL MEET
33 THE STANDARDS OF PRIMARY
34 PEDESTRIAN WALKWAY IF THE
35 WALKWAY IS MORE THAN 45 FEET
36 LONG.

37
38 (B) THE PRIMARY ENTRANCE IN
39 SUBSECTION III.(A) ABOVE SHALL BE
40 ACCENTUATED BY AT LEAST ONE OF
41 THE FOLLOWING MENU CHOICES:

42
43 (1) PORTICO, OVERHANG,
44 CANOPY, OR SIMILAR
45 PERMANENT FEATURE
46 PROJECTING FROM THE WALL;

47
48 (2) RECESSED AND/OR
49 PROJECTED ENTRANCE WALL
50 PLANE;
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- (3) ARCHES, PEAKED ROOF FORMS, TERRACING PARAPETS, OR OTHER CHANGE OF BUILDING ROOFLINE;
 - (4) CHANGES IN SIDING MATERIAL, OR DETAIL FEATURES SUCH AS TILEWORK, TO SIGNIFY THE ENTRANCE; OR
 - (5) ENTRANCE PLAZA, PATIO, OR SIMILAR COMMON PRIVATE SPACE.
- iv. *STREET-FACING STRUCTURED PARKING.* STRUCTURED PARKING IS SUBJECT TO SUBSECTION 21.07.090M.3.
 - v. *OUTDOOR COMMERCIAL OPERATIONS.* ALL COMMERCIAL AND NON-RESIDENTIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING CONCEPT EXCEPT FOR PARKING AND LOADING FACILITIES AND RESTAURANT SEATING.
 - vi. *MAINTAINING RESIDENTIAL CHARACTER.* ALL FLOOR AREA DEDICATED TO HEIGHT INCREASES IN THE DEVELOPMENT BEYOND 40 FEET SHALL BE RESIDENTIAL.
- e. *ENHANCED SIDEWALK OPTION.* AN ENHANCED SIDEWALK ENVIRONMENT MAY BE PROVIDED IN LIEU OF REQUIRED SIDEWALKS AND SITE PERIMETER LANDSCAPING, AS PROVIDED IN SUBSECTION 21.07.060F.17.
 - f. *BUILDING HEIGHT INCREASES.* BUILDING HEIGHT INCREASES MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM HEIGHT OF 70 FEET NOT TO EXCEED SIX STORIES THROUGH THE FOLLOWING BONUSES. THESE PROVIDE FOR AN INCREMENTAL INCREASE IN HEIGHT IN EXCHANGE FOR FEATURES DEEMED OF BENEFIT TO THE COMMUNITY. HEIGHT INCREASES ARE SUBJECT TO THE R-3A DISTRICT BUILDING BULK AND TRANSITION STANDARDS OF SUBSECTION H. BELOW TO MITIGATE IMPACTS ON SURROUNDING PROPERTIES AND SUPPORT NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO 50 FEET NOT TO EXCEED FOUR STORIES ON SITES SMALLER THAN TWO ACRES. AN INCREASE IN

1 HEIGHT MAY BE ACHIEVED THROUGH THE USE OF
2 ONE OR MORE OF THE FOLLOWING CHOICES:

- 3
- 4 i. *INCREASED HOUSING DENSITY*. ONE STORY
5 OF ADDITIONAL HEIGHT IS ALLOWED
6 WHERE THE HOUSING DENSITY OF THE
7 DEVELOPMENT SITE IS AT LEAST 30
8 DWELLING UNITS PER NET ACRE.
- 9
- 10 ii. *BELOW-GRADE PARKING*. ONE STORY OF
11 ADDITIONAL HEIGHT IS ALLOWED WHERE
12 AT LEAST ONE-THIRD OF THE PARKING
13 SPACES OF THE DEVELOPMENT SITE ARE IN
14 A COVERED BELOW-GRADE PARKING
15 LEVEL. ANOTHER STORY OF ADDITIONAL
16 HEIGHT IS ALLOWED WHERE AT LEAST
17 TWO-THIRDS OF THE PARKING SPACES OF
18 THE DEVELOPMENT SITE ARE IN A
19 COVERED BELOW-GRADE PARKING LEVEL.
- 20
- 21 iii. *AFFORDABLE HOUSING UNITS*. ONE STORY
22 OF ADDITIONAL HEIGHT IS ALLOWED
23 WHERE AT LEAST TEN PERCENT OF THE
24 DWELLINGS ARE AFFORDABLE RENTAL
25 HOUSING UNITS CONSISTENT WITH THE
26 STANDARDS OF SUBSECTION 21.07.110G.,
27 AFFORDABLE HOUSING.
- 28
- 29 iv. *HABITABLE FLOOR AREA WRAPPING*
30 *PARKING GARAGES*. ONE STORY OF
31 ADDITIONAL HEIGHT IS ALLOWED WHERE
32 THE DEVELOPMENT FEATURES HABITABLE
33 FLOOR AREA WRAPPED AROUND A
34 PARKING STRUCTURE. THE GROSS FLOOR
35 AREA OF THE WRAP PORTION OF THE
36 BUILDING SHALL BE EQUAL TO AT LEAST
37 HALF THE GROSS FLOOR AREA OF
38 ADDITIONAL HEIGHT GAINED THROUGH
39 THIS FEATURE.
- 40
- 41 v. *ADDITIONAL/HIGH-QUALITY OPEN SPACE*.
42 ONE STORY OF ADDITIONAL HEIGHT IS
43 ALLOWED WHERE ADDITIONAL GROUND-
44 LEVEL OPEN SPACE NOT TO BE USED FOR
45 SNOW STORAGE AND THAT MEETS THE
46 STANDARDS FOR HIGH QUALITY SPACES IN
47 SUBSECTION 21.07.030D.4. IS PROVIDED.
48 THE OPEN SPACE SHALL BE IN ADDITION TO
49 ANY OPEN SPACE OTHERWISE REQUIRED
50 BY THIS TITLE, AND ITS AREA SHALL BE
51 EQUAL TO OR GREATER THAN HALF THE

1 GROSS FLOOR AREA OF ADDITIONAL
2 HEIGHT GAINED THROUGH THIS FEATURE.

3
4 vi. *TRANSITIONS IN BUILDING SCALE OR*
5 *HOUSING TYPE.* ONE STORY OF ADDITIONAL
6 HEIGHT IS ALLOWED WHERE THE
7 DEVELOPMENT PROVIDES A TRANSITION IN
8 BUILDING FORM AND SCALE OR HOUSING
9 TYPE DOWN TO ADJACENT PROPERTIES IN
10 LOWER DENSITY RESIDENTIAL ZONING
11 DISTRICTS ALONG THE ENTIRE LENGTH OF
12 AT LEAST ONE PROPERTY LINE OF THE
13 DEVELOPMENT.

14
15 vii. *HIGHER-QUALITY STREET-LEVEL MIXED-*
16 *USE PEDESTRIAN ENVIRONMENT.* ONE
17 STORY OF ADDITIONAL HEIGHT IS ALLOWED
18 WHERE THE DEVELOPMENT PROVIDES A
19 PEDESTRIAN-INTERACTIVE USE MEETING
20 THE STANDARDS OF SUBSECTION
21 21.07.060F.16. AND ENHANCED SIDEWALK
22 MEETING THE STANDARDS OF SUBSECTION
23 21.07.060F.4. OR 21.07.060F.17., ALONG THE
24 MAJORITY OF THE STREET-FACING
25 BUILDING ELEVATIONS. SITES WITH MORE
26 THAN TWO FRONTAGES ARE NOT
27 REQUIRED TO MEET THIS STANDARD ON
28 MORE THAN TWO STREETS.

29
30 g. *NEIGHBORHOOD PROTECTIONS.* IN ORDER FOR
31 NEW DEVELOPMENTS IN THIS DISTRICT TO
32 MAINTAIN COMPATIBILITY WITH ADJACENT
33 RESIDENTIAL AREAS, THE FOLLOWING
34 STANDARDS APPLY:

35
36 i. *HEIGHT/BULK TRANSITIONS.* BUILDINGS
37 ARE SUBJECT TO THE HEIGHT TRANSITIONS
38 FOR NEIGHBORHOOD COMPATIBILITY IN
39 SUBSECTION 21.06.030D.8.

40
41 ii. *NORTHERN CLIMATE WEATHER*
42 *PROTECTION AND SUNLIGHT.* BUILDINGS
43 TALLER THAN 40 FEET SHALL NOT CAST
44 SHADOWS ON RESIDENTIAL PROPERTIES,
45 DEDICATED NEIGHBORHOOD USE PARKS,
46 OR SCHOOL PROPERTIES BETWEEN 9:00
47 A.M. AND 3:00 P.M., SOLAR TIME ON THE
48 MARCH/SEPTEMBER 21 EQUINOXES.
49 PROPOSED BUILDINGS THAT WOULD CAST
50 SHADOWS ON PROPERTIES IN AN R-1 OR R-
51 2 DISTRICT BETWEEN 9:00 A.M. AND 3:00

1 P.M., SOLAR TIME FROM SEPTEMBER 21 TO
2 OCTOBER 21, SHALL BE SUBJECT TO MAJOR
3 SITE PLAN REVIEW PROCESS TO MITIGATE
4 SUCH SHADOW IMPACTS.

5
6 iii. *BUILDING HEIGHT INCREASES.* BUILDING
7 HEIGHT INCREASES AS PROVIDED FOR IN
8 SUBSECTION G. ABOVE SHALL BE SUBJECT
9 TO ADMINISTRATIVE SITE PLAN REVIEW
10 UNLESS A MAJOR SITE PLAN REVIEW IS
11 REQUIRED BY OTHER PROVISIONS.
12 NEIGHBORHOOD PROTECTION STANDARDS
13 IN SECTION 21.07.070 APPLY AS APPROVAL
14 CRITERIA. IN CASES WHERE LONG-
15 DISTANCE VIEWS FROM ABUTTING
16 STREETS OR RESIDENTIAL PROPERTIES TO
17 THE MOUNTAINS, THE INLET, NEARBY
18 LAKES, OR BOGS ARE IMPACTED BY
19 PROPOSED CONSTRUCTION OVER 40 FEET
20 IN HEIGHT, THE IMPORTANCE OF THE VIEW
21 AND THE NUMBER OF PROPERTIES
22 IMPACTED MAY BE CONSIDERED BY THE
23 DECISION-MAKING BODY IN ESTABLISHING
24 THE ALLOWED BUILDING HEIGHT.

25
26 iv. *SCALE, PROPORTION, AND DAYLIGHTING*
27 *OF STREET CANYON.* UPPER-FLOOR
28 PORTIONS OF THE STRUCTURE SHALL BE
29 SET BACK AN ADDITIONAL FOOT FROM THE
30 STREET BEYOND THE MINIMUM 10-FOOT
31 SETBACK OF THE DISTRICT, FOR EACH
32 FOOT IN BUILDING HEIGHT ABOVE 40 FEET.

33
34 v. *UPPER STORY SIZE/WIDTH LIMITS.*
35 PORTIONS OF STRUCTURES GAINED
36 THROUGH AN INCREASE IN ALLOWED
37 HEIGHT ABOVE A HEIGHT OF 40 FEET ARE
38 LIMITED TO A MAXIMUM FAÇADE WIDTH OF
39 130 FEET. THE AVERAGE GROSS FLOOR
40 AREA OF ALL STORIES ABOVE 40 FEET IN
41 HEIGHT SHALL BE LIMITED TO 12,000
42 SQUARE FEET. FOR EACH OF THE FOURTH
43 THROUGH SIXTH STORIES, THE TOTAL
44 GROSS FLOOR AREA OF THE FLOOR
45 PLATES(S) OF THE BUILDING(S) ON THE SITE
46 IS LIMITED TO A MAXIMUM OF 25 PERCENT
47 OF THE LOT AREA.

48
49 vi. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM
50 LENGTH OF A TOWNHOUSE-STYLE
51 BUILDING ELEVATION SHALL BE 250 FEET.

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3 vii. **COMMERCIAL GROSS FLOOR AREA**
4 **LIMITATIONS.** THE GROSS FLOOR AREA OF
5 EACH ALLOWED USE IN THE COMMERCIAL
6 USE CATEGORY, EXCEPT FOR GROCERY
7 OR FOOD STORE, IS LIMITED TO 10,000
8 SQUARE FEET PER USE, WITHOUT ANY
9 REVIEW BEYOND THAT REQUIRED BY
10 TABLE 21.05-1. GROSS FLOOR AREA OF
11 MORE THAN 10,000 SQUARE FEET FOR
12 ALLOWED COMMERCIAL USES EXCEPTING
13 GROCERY OR FOOD STORES MAY BE
14 REQUESTED THROUGH THE CONDITIONAL
15 USE PROCEDURE. THE MAXIMUM GROSS
16 FLOOR AREA OF A GROCERY OR FOOD
17 STORE IS 20,000 SQUARE FEET, WITHOUT
18 ANY REVIEW BEYOND THAT REQUIRED BY
19 TABLE 21.05-1.

20 3. **DISTRICT LOCATION REQUIREMENTS.**

21
22 a. **PURPOSE.** IT IS ESSENTIAL THAT THIS DISTRICT
23 BE LIMITED IN EXTENT TO PARTICULAR
24 LOCATIONS THAT CAN ACCOMMODATE
25 RESIDENTIAL GROWTH WITH MINIMAL IMPACTS
26 TO THE CHARACTER OF SURROUNDING
27 RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS
28 DISTRICT SHOULD ALSO INCLUDE ADEQUATE AND
29 COMPLETE STREETS, PUBLIC TRANSIT, WATER,
30 SEWER, ELECTRIC, PARKS AND OPEN SPACE
31 INFRASTRUCTURE.

32
33 b. **REQUIREMENTS.** THE MINIMUM CONTIGUOUS
34 AREA FOR AN R-3A DISTRICT SHALL BE 21,000
35 SQUARE FEET OR GREATER. IN ADDITION TO
36 MEETING THE GENERAL REZONING APPROVAL
37 CRITERIA, THE NEW OR ENLARGED R-3A
38 DISTRICTS SHALL:

39
40 i. LOCATE IN AN AREA DESIGNATED IN THE
41 COMPREHENSIVE PLAN, LAND USE PLAN
42 MAP, WHERE THE GROWTH-SUPPORTING
43 FEATURE FOR RESIDENTIAL MIXED-USE
44 DEVELOPMENT OVERLAYS THE COMPACT
45 MIXED RESIDENTIAL-MEDIUM, TOWN
46 CENTER, OR MAIN STREET CORRIDOR
47 DESIGNATION, OR A CORRESPONDING
48 DESIGNATION IN A NEIGHBORHOOD OR
49 DISTRICT PLAN; AND
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ii. BE ADJACENT TO ONE OF THE FOLLOWING LAND USE DESIGNATIONS OR STREET CLASSIFICATIONS IDENTIFIED IN THE COMPREHENSIVE PLAN:

- (A) CITY CENTER;
- (B) REGIONAL CENTER;
- (C) TOWN CENTER;
- (D) MAIN STREET CORRIDOR;
- (E) ONE-QUARTER MILE OF A TRANSIT ROUTE STREET ROW OF A DESIGNATED TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDOR; OR
- (F) INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET CLASSIFIED IN THE OFFICIAL STREETS AND HIGHWAYS PLAN AS A COLLECTOR OR GREATER, WITH PUBLIC TRANSIT ON BOTH STREETS.]

I. *R-4: MULTIFAMILY RESIDENTIAL DISTRICT.*

1. *PURPOSE.* THE R-4 DISTRICT IS A MULTIFAMILY MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT. IT IS INTENDED PRIMARILY FOR MULTIFAMILY AND MULTI-STORY RESIDENTIAL BUILDINGS, BUT ALSO ALLOWS SINGLE-FAMILY, DUPLEX, AND TOWNHOUSE RESIDENTIAL DEVELOPMENT. FOR MULTI-STORY BUILDINGS, THE MAXIMUM SIZE OF BUILDINGS AND INTENSITY OF USE IS REGULATED BY FLOOR AREA RATIO (FAR) AND OTHER SITE DEVELOPMENT STANDARDS. MULTI-STORY DEVELOPMENT IS INTENDED TO BE APPLIED IN AREAS WELL SERVED BY TRANSIT AND/OR ARTERIAL STREETS, AND BY SUPPORTIVE COMMERCIAL SERVICES NEAR THE MAJOR COMMERCIAL AND EMPLOYMENT CENTERS IN DOWNTOWN AND MIDTOWN. ALTHOUGH SOME COMMERCIAL DEVELOPMENT IS ALLOWED WITHIN A RESIDENTIAL DEVELOPMENT, THE DISTRICT IS INTENDED TO BE PRIMARILY RESIDENTIAL. FOR MULTI-STORY BUILDINGS, DEVELOPMENT IS INTENDED TO BE ORIENTED TO THE SIDEWALK WITH WINDOWS, ENTRANCES, AND WALKWAYS TO PROVIDE STRONG PEDESTRIAN CONNECTIONS TO NEARBY SERVICES.

2. *DISTRICT-SPECIFIC STANDARDS.*

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- a. *ALLOWED COMMERCIAL USES.* THE COMMERCIAL USES LISTED BELOW ARE ALLOWED THROUGH THE APPROVAL PROCESS SHOWN IN TABLE 21.05-1, SHALL ONLY BE DEVELOPED IN CONJUNCTION WITH MULTIFAMILY OR MIXED USE DWELLINGS, AND ARE LIMITED TO FIVE PERCENT OF THE GROSS FLOOR AREA OF THE DEVELOPMENT ON A SITE, OR 1,500 SQUARE FEET, WHICHEVER IS LESS.
 - i. FITNESS AND RECREATIONAL SPORTS CENTER;
 - ii. RESTAURANT;
 - iii. CONVENIENCE STORE;
 - iv. GROCERY OR FOOD STORE.
 - b. *ALCOHOL SALES PROHIBITED.* SPECIAL LAND USE PERMITS FOR ALCOHOL SHALL NOT BE AUTHORIZED FOR USES IN THE R-4 DISTRICT.
 - c. *FLOOR AREA RATIO (FAR).* THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE R-4 DISTRICT IS 1.0, BUT MAY BE INCREASED THROUGH THE BONUS PROVISIONS IN SUBSECTION 21.04.020I.2.D. BELOW.
 - d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-4 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY MORE—SEE SUBSECTION 21.06.030D.7., HEIGHT ADJUSTMENTS), SUBJECT TO ALL OF THE FOLLOWING REQUIREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AND AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:
 - i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW;
 - ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NONPARKING USE, FOR AT LEAST 24 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE STREET FACING BUILDING ELEVATION,

EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON AT LEAST ONE FRONTAGE. THE DIRECTOR MAY WAIVE THIS REQUIREMENT ON ARTERIALS OR GREATER CLASSIFICATION STREETS;

iii. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS PROVISIONS OF SUBSECTION 21.06.030D.8.; AND

iv. DEVELOPMENT REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW, UNLESS A HIGHER LEVEL OF REVIEW IS ALREADY REQUIRED.

e. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 300 FEET.

J. *R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT.*

1. *PURPOSE.* THE R-4A DISTRICT IS A PRIMARILY RESIDENTIAL DISTRICT INTENDED FOR HIGH-DENSITY MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES INTENDED TO BE GREATER THAN 35 DWELLING UNITS PER ACRE. COMMERCIAL RETAIL, SERVICES, AND OFFICE USES ARE ALSO ALLOWED IN COMBINATION WITH HOUSING TO CREATE A TRULY MIXED-USE NEIGHBORHOOD ENVIRONMENT, ALTHOUGH A MAJORITY OF THE GROSS FLOOR AREA OF THE DEVELOPMENT SHALL BE A RESIDENTIAL USE. THIS DISTRICT IS TO BE APPLIED IN AREAS NEAR DOWNTOWN AND MIDTOWN, IN ORDER TO PROVIDE HOUSING DENSITIES WHICH SUPPORT THESE CITY CENTERS, EFFICIENT USE OF RESIDENTIAL LAND, AND RESIDENTIAL LIVING OPPORTUNITIES NEAR EMPLOYMENT AND SERVICES. BY PROVIDING THE FLEXIBILITY FOR INTEGRATED MIXED-USE SITE DEVELOPMENT, THE R-4A DISTRICT FACILITATES REINVESTMENT AND REVITALIZATION WITHIN AREAS IN TRANSITION. NEW MIXED-USE DEVELOPMENT SHOULD FACILITATE STRONG PEDESTRIAN AND BICYCLE CONNECTIONS WITH NEARBY NEIGHBORHOODS AND CITY CENTERS.

2. *DISTRICT-SPECIFIC STANDARDS.*

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1 a. *MIXED-USE DEVELOPMENT STANDARDS.*
2 DEVELOPMENT IN THE R-4A DISTRICT SHALL
3 COMPLY WITH THE MIXED-USE DEVELOPMENT
4 STANDARDS IN SUBSECTIONS 21.04.030G.6. AND
5 21.04.030G.7. REGARDING ENHANCED SIDEWALK
6 OPTION AND BUILDING PLACEMENT AND
7 ORIENTATION.

8
9 b. *MAINTAINING RESIDENTIAL CHARACTER.*
10 DEVELOPMENT SHALL BE PRIMARILY
11 RESIDENTIAL. THE FOLLOWING STANDARDS AND
12 EXCEPTIONS APPLY:

13
14 i. NON-RESIDENTIAL USES ALLOWED IN THE
15 R-4A DISTRICT SHALL BE MIXED WITH
16 RESIDENTIAL ACCORDING TO THE
17 PROVISIONS THAT FOLLOW. (THE USES
18 "PARK, PUBLIC OR PRIVATE," "COMMUNITY
19 GARDEN," "UTILITY SUBSTATION,"
20 TELECOMMUNICATIONS TOWERS,
21 "PARKING LOT, PRINCIPAL USE," AND
22 "PARKING STRUCTURE, PRINCIPAL USE"
23 ARE EXEMPT FROM THE MIXED-USE
24 REQUIREMENT.)

25
26 (A) IF RESIDENTIAL USES OCCUPY AT
27 LEAST 90 PERCENT OF THE GROSS
28 FLOOR AREA DEPICTED ON A SITE
29 PLAN, NO REVIEW BEYOND THAT
30 REQUIRED BY TABLE 21.05-1 IS
31 REQUIRED.

32
33 (B) A MAJOR SITE PLAN REVIEW IS
34 REQUIRED FOR NON-RESIDENTIAL
35 USES PROPOSED TO OCCUPY
36 GREATER THAN TEN AND LESS THAN
37 OR EQUAL TO 20 PERCENT OF THE
38 GROSS FLOOR AREA OF THE
39 DEVELOPMENT AS DEPICTED ON A
40 SITE PLAN.

41
42 (C) A CONDITIONAL USE PERMIT IS
43 REQUIRED FOR NON-RESIDENTIAL
44 USES PROPOSED TO OCCUPY
45 GREATER THAN 20 AND LESS THAN
46 OR EQUAL TO 49 PERCENT OF THE
47 GROSS FLOOR AREA OF THE
48 DEVELOPMENT AS DEPICTED ON A
49 SITE PLAN.
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(D) MAJOR SITE PLAN REVIEWS OR CONDITIONAL USE REVIEWS UNDER SUBSECTIONS B.I.(B). AND B.I.(C). SHALL MEET THE FOLLOWING CRITERIA. THIS SHALL BE IN ADDITION TO THE GENERAL SITE PLAN APPROVAL CRITERIA (SUBSECTION 21.03.180F.) AND CONDITIONAL USE APPROVAL CRITERIA (SUBSECTION 21.03.080D.).

(1) THE DEVELOPMENT SHALL RESULT IN A NET INCREASE IN DWELLING UNITS OVER PRE-DEVELOPMENT DENSITY, OR SHALL BE AT LEAST 20 DWELLING UNITS PER ACRE, WHICHEVER IS GREATER. THE TOTAL GROSS FLOOR AREA OF HOUSEHOLD LIVING USES SHALL BE EQUAL TO OR GREATER THAN ANY PRIOR RESIDENTIAL DEVELOPMENT.

(2) STIPULATIONS MAY BE IMPOSED RELATING TO BUILDING DESIGN, TRAFFIC, PRIVACY, FLOOR AREA RESTRICTIONS, RESTRICTIONS AGAINST COMMERCIAL ABOVE THE GROUND FLOOR, AND OTHER CONDITIONS NECESSARY TO MAINTAIN A RESIDENTIAL CHARACTER AND COMPATIBILITY WITH ADJACENT RESIDENTIAL DISTRICTS.

ii. THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT BE GIVEN A CERTIFICATE OF ZONING COMPLIANCE OR A CONDITIONAL CERTIFICATE OF ZONING COMPLIANCE UNTIL ALL OF THE RESIDENTIAL PORTION OF THE DEVELOPMENT IS GIVEN A CERTIFICATE OF ZONING COMPLIANCE.

iii. GROUND FLOOR BUILDING FACADES FACING AND WITHIN 100 FEET OF PUBLIC STREETS, PRIMARY CIRCULATION DRIVES, OR PRIMARY PEDESTRIAN WALKWAYS

1 SHALL MEET THE FOLLOWING WINDOW
2 STANDARDS ON THOSE FACADES:

3
4 (A) NON-RESIDENTIAL USES: AT LEAST 50
5 PERCENT OF THE LENGTH AND 25
6 PERCENT OF THE AREA OF GROUND-
7 LEVEL WALLS SHALL BE WINDOWS
8 PROVIDING VISUAL ACCESS TO THE
9 INTERIOR OF THE BUILDING.

10
11 (B) RESIDENTIAL USES: AT LEAST 25
12 PERCENT OF THE LENGTH AND 12
13 PERCENT OF THE AREA OF GROUND-
14 LEVEL WALLS SHALL BE WINDOWS.

15
16 (C) ALL USES: BLANK WALLS SHALL NOT
17 EXCEED 30 FEET IN LENGTH.

18
19 iv. ALL COMMERCIAL USES SHALL BE
20 CONDUCTED ENTIRELY WITHIN A
21 COMPLETELY ENCLOSED BUILDING EXCEPT
22 FOR PARKING AND LOADING FACILITIES
23 AND OUTDOOR RESTAURANT SEATING.
24 OUTDOOR STORAGE OF GOODS
25 ACCESSORY TO A COMMERCIAL USE IS
26 PROHIBITED.

27
28 c. *FLOOR AREA RATIO (FAR) INCENTIVES FOR THE R-4 AND R-4A DISTRICTS.* THE MAXIMUM FLOOR
29 AREA RATIO (FAR) WITHIN THE R-4 AND R-4A
30 DISTRICTS IS 1.5 AND 2.0 FAR RESPECTIVELY, BUT
31 MAY BE INCREASED UP TO A MAXIMUM TOTAL FAR
32 OF 2.0 IN THE R-4 DISTRICT AND 3.0 IN THE R-4A
33 DISTRICT THROUGH THE FOLLOWING BONUS
34 PROVISIONS, SUBJECT TO SECTION 21.06.030E.
35 THESE INCENTIVES PROVIDE FOR AN
36 INCREMENTAL INCREASE IN THE FLOOR AREA OF
37 A DEVELOPMENT IN EXCHANGE FOR
38 INCREMENTAL INCREASES IN ANY OF THE
39 FOLLOWING SPECIAL FEATURES DEEMED OF
40 BENEFIT TO THE COMMUNITY. INCREASES IN THE
41 FAR MAY BE ACHIEVED THROUGH THE USE OF
42 ONE OR MORE OF THE FOLLOWING:

43
44
45 i. *BONUS FOR OPEN SPACE.* ONE SQUARE
46 FOOT OF ADDITIONAL FLOOR AREA IS
47 ALLOWED PER SQUARE FOOT OF
48 ADDITIONAL OPEN SPACE AREA. THIS
49 SPACE SHALL MEET THE STANDARDS OF
50 SUBSECTION 21.07.030D. AND BE IN
51 ADDITION TO ANY OPEN SPACE REQUIRED

1 BY SECTION 21.07.030. THE FLOOR AREA
2 BONUS INCREASES TO TWO SQUARE FEET
3 FOR OPEN SPACE THAT MEETS THE
4 STANDARDS FOR HIGH QUALITY SPACES IN
5 SUBSECTION 21.07.030D.6.

6
7 ii. *BONUS FOR BELOW GRADE PARKING.* TWO
8 SQUARE FEET OF ADDITIONAL FLOOR AREA
9 IS ALLOWED PER GROSS SQUARE FOOT OF
10 COVERED BELOW GRADE PARKING FLOOR
11 AREA, UP TO A MAXIMUM INCREASE OF 1.0
12 FAR. THE FLOOR AREA BONUS INCREASES
13 TO THREE SQUARE FEET ON THE SECOND
14 PARKING LEVEL BELOW GRADE.

15
16 iii. *BONUS FOR AFFORDABLE HOUSING.* THREE
17 SQUARE FEET OF ADDITIONAL FLOOR AREA
18 IS ALLOWED PER SQUARE FOOT OF
19 AFFORDABLE HOUSING UNIT FLOOR AREA,
20 UP TO A MAXIMUM INCREASE OF 0.5 FAR.
21 THE AFFORDABLE HOUSING UNITS SHALL
22 BE CONSISTENT WITH THE STANDARDS OF
23 SUBSECTION 21.07.110H., AFFORDABLE
24 HOUSING.

25
26 iv. *BONUS FOR SIDEWALK/WALKWAY*
27 *WIDENING.* ONE SQUARE FOOT OF
28 ADDITIONAL FLOOR AREA IS ALLOWED PER
29 SQUARE FOOT OF AREA PROVIDED AS PART
30 OF A PRIMARY PEDESTRIAN WALKWAY
31 THAT MEETS THE REQUIREMENTS OF
32 SUBSECTION 21.07.060F.4.

33
34 v. *BONUS FOR UPPER LEVEL SETBACKS/STEP*
35 *BACKS FOR SUNLIGHT ACCESS.* A FLOOR
36 AREA BONUS IS ALLOWED EQUAL TO ONE-
37 THIRD OF THE SUM OF STEP BACK AREAS
38 ON EACH UPPER FLOOR WHERE THE STEP
39 BACK IS AT LEAST 16 FEET FROM THE FACE
40 OF THE BUILDING AT THE FLOOR
41 IMMEDIATELY BELOW, SUCH THAT THE
42 FLOOR'S EXISTENCE DOES NOT INCREASE
43 THE AMOUNT OF SHADOWING ON
44 SURROUNDING RESIDENCES, PRIVATE
45 OPEN SPACES, SIDEWALKS, SCHOOLS, OR
46 PARKS ON MARCH/SEPTEMBER 21, FROM
47 9:00 A.M. TO 3:00 P.M. SOLAR TIME.

48
49 vi. *BONUS FOR AMBIENT DAYLIGHT FOR*
50 *RESIDENCES.* A FLOOR AREA BONUS
51 EQUAL TO TEN PERCENT OF THE LOT AREA

1 (0.10 FAR) BUT NOT TO EXCEED 4,000
2 SQUARE FEET IS ALLOWED FOR
3 PRESERVATION OF DAYLIGHT FOR ALL
4 DWELLINGS IN THE DEVELOPMENT AND
5 FACING THE DEVELOPMENT, USING THE
6 STANDARDS OF SUBSECTION
7 21.07.110C.8.H.
8

9 vii. *BONUS FOR PEDESTRIAN-INTERACTIVE*
10 *USE.* THREE SQUARE FEET OF ADDITIONAL
11 FLOOR AREA IS ALLOWED PER EACH
12 SQUARE FOOT OF GROUND-FLOOR SPACE
13 WHICH IS TO BE OCCUPIED BY A
14 PEDESTRIAN-INTERACTIVE USE THAT
15 MEETS THE STANDARDS OF SUBSECTION
16 21.07.060F.16.
17

18 d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-
19 4A DISTRICT MAY EXCEED THE MAXIMUM HEIGHT
20 ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM
21 TOTAL HEIGHT OF 90 FEET, SUBJECT TO ALL OF
22 THE FOLLOWING CONDITIONS. THESE
23 CONDITIONS ENCOURAGE SLENDER TOWERS
24 WITH CONDENSED FLOOR PLATES, LIGHT AND AIR
25 AT THE PEDESTRIAN LEVEL, AND ACTIVE USES ON
26 THE GROUND FLOOR FACING THE STREET:
27

28 i. THE DEVELOPMENT SHALL PARTICIPATE IN
29 THE FAR INCENTIVES PROVIDED FOR THE
30 R-4A DISTRICT IN SUBSECTION
31 21.04.020I.2.C. ABOVE;
32

33 ii. THE GROUND FLOOR OF THE BUILDING
34 SHALL BE RESIDENTIAL OR OTHER
35 PERMITTED NON-PARKING USE FOR AT
36 LEAST 25 FEET OF DEPTH FACING THE
37 STREET FOR THE FULL LENGTH OF THE
38 BUILDING, EXCEPT FOR VEHICLE
39 ENTRANCES AND EXITS. WHERE THE SITE
40 HAS TWO OR MORE FRONTAGES, THE
41 STANDARD SHALL BE MET ON TWO
42 FRONTAGES;
43

44 iii. ALL FLOOR AREA PROVIDED BY THE HEIGHT
45 INCREASE SHALL BE FOR RESIDENTIAL
46 USES;
47

48 iv. THE HEIGHT INCREASE SHALL ADHERE TO
49 THE HEIGHT TRANSITIONS OF SUBSECTION
50 21.06.030D.8.;
51

1 v. THE HEIGHT INCREASE SHALL ADHERE TO
 2 THE APPLICABLE DESIGN STANDARDS FOR
 3 TALL BUILDINGS IN SUBSECTION
 4 21.07.120C.; AND

5
 6 vi. UNLESS A MAJOR SITE PLAN REVIEW OR A
 7 CONDITIONAL USE IS REQUIRED BY OTHER
 8 PARTS OF THIS SECTION, ALL
 9 DEVELOPMENTS REQUESTING THE HEIGHT
 10 INCREASE SHALL BE SUBJECT TO
 11 ADMINISTRATIVE SITE PLAN REVIEW.

12
 13 3. *DISTRICT LOCATION REQUIREMENT.* IT IS ESSENTIAL
 14 THAT THIS DISTRICT BE LIMITED IN EXTENT TO
 15 PARTICULAR STRATEGIC LOCATIONS. THE SUBJECT
 16 PROPERTY SHALL BE:

17
 18 a. IN AN AREA DESIGNATED IN THE
 19 COMPREHENSIVE PLAN FOR RESIDENTIAL CITY
 20 CENTER INTENSITY OR REDEVELOPMENT/MIXED-
 21 USE, OR SIMILAR DESIGNATION IN A
 22 NEIGHBORHOOD OR DISTRICT PLAN; AND

23
 24 b. ADJACENT TO OR WITHIN A DESIGNATED MAJOR
 25 EMPLOYMENT CENTER OR MAJOR CITY CENTER,
 26 OR ON A DESIGNATED TRANSIT SUPPORTIVE
 27 DEVELOPMENT CORRIDOR OR TRANSIT ROUTE
 28 WITH 15-MINUTE BUS SERVICE HEADWAYS; AND

29
 30 c. CONCENTRATED AS A NODE NEAR THE
 31 INTERSECTION OF AN ARTERIAL STREET AND
 32 ANOTHER STREET OF COLLECTOR
 33 CLASSIFICATION OR GREATER, IN A COMPACT
 34 FORM LIMITED IN EXTENT TO NO MORE THAN A
 35 QUARTER MILE BETWEEN ANY TWO POINTS ON
 36 THE DISTRICT BOUNDARY, UNLESS SPECIFICALLY
 37 DESIGNATED OTHERWISE IN AN ADOPTED
 38 NEIGHBORHOOD OR DISTRICT PLAN.

39
 40 K. *R-5: LOW DENSITY RESIDENTIAL DISTRICT.*

41
 42 1. *PURPOSE.* THE R-5 DISTRICT IS INTENDED PRIMARILY
 43 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS
 44 WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS
 45 PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS ARE
 46 ALLOWED IN THIS DISTRICT.

47
 48 L. *R-6: LOW-DENSITY RESIDENTIAL (1 ACRE) DISTRICT.*

49
 50 1. *PURPOSE.* THE R-6 DISTRICT IS INTENDED PRIMARILY
 51 FOR SINGLE- AND TWO-FAMILY LARGE-LOT

1 RESIDENTIAL AREAS, WITH GROSS DENSITIES OF UP TO
2 ONE DWELLING UNIT PER ACRE. THE R-6 IS DESIGNED
3 TO ENCOURAGE LOW-DENSITY RESIDENTIAL
4 DEVELOPMENT. THIS DISTRICT IS INTENDED TO
5 PROTECT AND ENHANCE THOSE PHYSICAL AND
6 ENVIRONMENTAL FEATURES THAT ADD TO THE
7 DESIRABILITY OF LARGE-LOT RESIDENTIAL LIVING. THE
8 AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL
9 SERVICES IS VARIED.

10
11 M. *R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT.*

- 12
13 1. *PURPOSE.* THE R-7 DISTRICT IS INTENDED PRIMARILY
14 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS
15 WITH GROSS DENSITIES BETWEEN ONE AND TWO
16 DWELLING UNITS PER ACRE. THIS DISTRICT MAY ALSO
17 BE APPLIED TO AREAS BETWEEN LARGER LOT
18 DISTRICTS AND HIGHER DENSITY DISTRICTS.

19
20 N. *R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT.*

- 21
22 1. *PURPOSE.* THE R-8 DISTRICT IS INTENDED PRIMARILY
23 FOR SINGLE- AND TWO-FAMILY LARGE-LOT
24 RESIDENTIAL AREAS WITH GROSS DENSITIES LESS
25 THAN ONE DWELLING UNIT PER FOUR ACRES, WHERE
26 TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE
27 SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD
28 BE UNFEASIBLE. IN ADDITION TO TOPOGRAPHY, SOME
29 OF THE NATURAL CONDITIONS WHICH COULD EXIST TO
30 RENDER LAND DESIRABLE FOR THE DENSITIES
31 PROPOSED IN THIS ZONE ARE WIND HAZARDS,
32 MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY,
33 POTENTIAL FOR GROUNDWATER POLLUTION, AND
34 GROUNDWATER AVAILABILITY.

35
36 O. *R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT.*

- 37
38 1. *PURPOSE.* THE R-9 DISTRICT IS INTENDED PRIMARILY
39 FOR SINGLE- AND TWO-FAMILY LARGE LOT
40 RESIDENTIAL AREAS WITH GROSS DENSITIES LESS
41 THAN ONE DWELLING UNIT PER TWO ACRES, WHERE
42 PUBLIC SEWER AND WATER ARE UNLIKELY TO BE
43 PROVIDED OR WHERE TOPOGRAPHIC OR OTHER
44 NATURAL CONDITIONS ARE SUCH THAT HIGHER-
45 DENSITY DEVELOPMENT WOULD BE UNFEASIBLE.
46 WHERE PUBLIC FACILITIES MAY BE PROVIDED IN THE
47 DISTANT FUTURE, THE REGULATIONS ARE INTENDED TO
48 ENSURE THAT DEVELOPMENT DURING THE INTERIM
49 PERIOD DOES NOT EXCEED GEOLOGICAL AND
50 HYDROLOGICAL CAPACITIES FOR SAFE AND
51 HEALTHFUL MAINTENANCE OF HUMAN HABITATION.

1
2 P. *R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.*
3

4 1. *PURPOSE.* THE R-10 DISTRICT IS INTENDED FOR USE IN
5 THOSE AREAS WHERE NATURAL PHYSICAL FEATURES
6 AND ENVIRONMENTAL FACTORS SUCH AS SLOPES,
7 ALPINE AND FOREST VEGETATION, SOILS, SLOPE
8 STABILITY, AND GEOLOGIC HAZARDS REQUIRE UNIQUE
9 AND CREATIVE DESIGN FOR DEVELOPMENT. CREATIVE
10 SITE DESIGN AND SITE ENGINEERING ARE ESSENTIAL
11 TO ENSURE THAT THE DEVELOPMENT OF THESE LANDS
12 WILL:
13

14 a. PROTECT NATURAL FEATURES SUCH AS PONDS,
15 STREAMS, WETLANDS, AND SPRINGS, AND
16 INCORPORATE SUCH FEATURES INTO THE
17 DEVELOPMENT OF THE SITE DESIGN;
18

19 b. ENSURE THE USE OF SITE DESIGN TECHNIQUES
20 THAT TAKE INTO CONSIDERATION TOPOGRAPHIC
21 CONSTRAINTS AND OTHER PHYSICAL FEATURES;
22

23 c. AVOID NATURAL HAZARDS INCLUDING SNOW
24 AVALANCHE AND MASS WASTING AREAS;
25

26 d. DETAIN THE NATURAL FLOW AND STORAGE
27 CAPACITY OF ANY WATERCOURSE AND
28 WETLAND, TO MINIMIZE THE POSSIBILITY OF
29 FLOODING OR ALTERATION OF WATER
30 BOUNDARIES;
31

32 e. ASSURE THAT SOIL AND SUBSOIL CONDITIONS
33 ARE SUITABLE FOR EXCAVATIONS, SITE
34 PREPARATION, AND ON-SITE WASTE WATER
35 DISPOSAL;
36

37 f. PROVIDE ADEQUATE SITE DRAINAGE TO AVOID
38 EROSION AND TO CONTROL THE SURFACE
39 RUNOFF IN COMPLIANCE WITH THE FEDERAL
40 CLEAN WATER ACT;
41

42 g. ASSURE AN ADEQUATE SUPPLY OF POTABLE
43 WATER FOR THE SITE DEVELOPMENT; AND
44

45 h. MINIMIZE THE GRADING OPERATIONS, INCLUDING
46 CUT AND FILL, CONSISTENT WITH THE RETENTION
47 OF THE NATURAL CHARACTER OF THE SITE.
48

49 2. *DISTRICT-SPECIFIC STANDARDS.*
50

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5

a. **LOT AND SITE REQUIREMENTS.** TABLE 21.04-2 PROVIDES THE LOT AND SITE REQUIREMENTS FOR THE R-10 DISTRICT. THIS TABLE APPLIES IN ADDITION TO THE DIMENSIONAL STANDARDS STATED IN TABLE 21.06-1.

TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT				
AVERAGE SLOPE OF LOT (PERCENT)	MINIMUM LOT AREA (ACRES)	MINIMUM LOT WIDTH (FEET)	MAXIMUM LOT COVERAGE OF ALL BUILDINGS (PERCENT)	COVERAGE IMPERVIOUS SURFACES (PERCENT)
MORE THAN 30.00	7.50	300	3	8
25.01—30.00	5.00	300	5	10
20.01—25.00	2.50	180	8	14
20.00 OR LESS	1.25	100	10	20

AVERAGE SLOPE IS CALCULATED BY THE FOLLOWING FORMULA:
 $S = \frac{I}{L} \times A \times 0.0023$
 WHERE:
 S = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT
 I = CONTOUR INTERVAL (20 FEET OR LESS)
 L = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET
 A = AREA OF THE LOT OR TRACT IN ACRES

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b. **BEDROCK.** WHEN ONE-THIRD OR MORE OF REQUIRED SOILS BORINGS REVEAL BEDROCK AT A DEPTH OF LESS THAN 16 FEET ON THE LOT OR TRACT, LOT AND SITE REQUIREMENTS SHALL BE DETERMINED AS IF THE AVERAGE SLOPE WERE IN THE NEXT STEEPER PERCENTAGE RANGE SHOWN ON THE TABLE IN THIS SUBSECTION. ANY REQUIRED SOIL BORING THAT DOES NOT EXTEND TO A DEPTH OF AT LEAST 16 FEET SHALL BE DEEMED FOR THE PURPOSES OF THIS SUBSECTION TO HAVE ENCOUNTERED BEDROCK.]

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

Section 5. Upon passage of this ordinance by the Assembly, the Planning Department shall initiate the procedure under AMC 21.03.070. to amend the comprehensive plan to be consistent with this ordinance, if the Department

determines there are any inconsistencies of this ordinance with the comprehensive plan.

Section 6. The Assembly hereby petitions the Planning Department to initiate and expedite a text amendment ordinance to Title 21 under AMC section 21.03.210 by evaluating what amendments are needed to the dimensional standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal Code necessary to give effect to Sections 1 and 2 of this ordinance; drafting an ordinance or ordinances that do so; and providing it and a staff report to the Planning and Zoning Commission for its review and recommendation to be forwarded to the Assembly for action.

Section 7. The Planning Department shall report to the Assembly by information memorandum at the September 26, 2023 regular meeting the status of its review, its determination, and the timeline for a comprehensive plan amendment if such is needed, and text amendment ordinance(s), pursuant to Sections 5 and 6 of this ordinance.

Section 8. It is the intent of the Assembly that it shall, through subsequent ordinance(s), make any additional amendments to the Anchorage Municipal Code necessary to give effect to Sections 3 and 4 of this ordinance by the effective dates for those respective sections, after the Planning Department staff report and Planning and Zoning Commission’s review and recommendation in accordance with AMC section 21.03.210.

Section 9. Notwithstanding AMC section 21.03.210, this ordinance shall not require Planning and Zoning Commission review prior to Assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4. is waived; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 10. This ordinance and the subsequent ordinance and legislation necessary to implement it shall be known as the Housing Opportunities in the Municipality for Everyone (HOME) Initiative.

Section 11. This ordinance shall have the following effective dates:

- Sections 1 and 2 of this ordinance shall be effective on January 1, 2024.
- Section 3 of this ordinance shall be effective on June 1, 2024.
- Section 4 of this ordinance shall be effective on January 1, 2025.
- The remainder of this ordinance shall be effective upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2023.

Chair _____

ATTEST:

1
2
3
4

Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 662-2023

Meeting Date: August 22, 2023

From: Assembly Member Volland

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE.

This Memorandum outlines a proposal for the “Housing Opportunities in the Municipality for Everyone (HOME) Initiative,” including future process requirements, benefits, and challenges of consolidating current Title 21 residential zoning districts into broader, more flexible, and more inclusionary zones that align with adopted 2040 Land Use Plan land use designations, which are already mapped on the 2020 Land Use Plan Map. The 2040 LUP map, as well as a 2040 LUP table that cross references 2040 LUP land designations and current zoning districts, are included.

I request your support for the ordinance.

Reviewed by: Assembly Counsel’s Office

Respectfully submitted: Daniel Volland, Assembly Member
District 1, North Anchorage

Residential Zoning By 2040 Land Use Plan Proposal

Proposal:

Simplify existing Title 21 zoning according to the adopted 2040 Land Use Plan designations by converting some residential zones into new, broadly flexible zones based on 2040 land use designations. Create a code where when people want to build housing, they are able to build it.

Existing Zone	Converts To:
R-5, R-6, R-7, R-8, R-9, R-10	LLR—Large Lot Residential
R-1, R-1A, R-2A, R-2D	STFR—Single and Two Family Residential
R-2M	Compact Mixed Residential - Low
R-3, R-3A	Compact Mixed Residential - Medium
R-4, R-4A	Urban Residential - High

Other zoning districts would remain the same.

What This Would Require:

- *Amending chapter 4:* Zoning districts—creating new purpose statements according to the 2040 land use plan.
- *Amending chapter 5:* Uses--update the primary use and accessory use tables. Also look into any special use restrictions for existing zones.
 - Which uses should be allowed where? What is the purpose of distinguishing between so many use types (especially for residential)?
 - Are there any uses that need to be added or removed? (Short term rentals, for example)
 - Is this the time to look seriously at moving away from use-based zoning towards form-based zoning?
- *Amending chapter 6:* Dimensional standards—Discuss the dimensional standards for each new zone (lot size, height, setback, etc.)
- *Amending chapter 7:* Do we need all these highly specific design standards?
- *Amending other sections of code* with buried references to existing zones.
- *Addressing whether Girdwood and Eagle River want a similar approach* or prefer their existing codes.

Justification:

- This directly implements the adopted 2040 plan. This is the direction in which the MOA is already moving.
- Large swaths of Title 21 create complications without clear benefit, but this allows a chance to start over without a complete code rewrite.
- This proposal does not address mixed use or industrial zones or any of the highly impactful elements of Title 21 related to design and other standards.

Potential Benefits, Obstacles, and Complications:

Benefits

- This addresses the need for change within the existing framework.
- This could be a new approach to zoning which focuses on trying to reach positive outcomes rather than avoid negative potentialities.
- Simplified zoning will allow for expanded property rights and more flexibility for development.
- Simplified zoning provides more opportunities for building different types of housing and other economic activity.
- Simplified zoning makes local land use regulations more accessible and transparent to the public.
- This approach would directly implement the 2040 plan, and likely result in an Anchorage that looks like the plan intended.

Obstacles/Complications

- Existing residents will have less control/influence over their neighbors' behavior.
- MOA might need to be more responsive to dealing with nuisances relating to impactful behaviors on private property.
- Finding consensus on design standards (Chapter 7 of Title 21), or establishing a baseline of what is arbitrary and what is clear and objective, might be difficult.
- Existing bureaucratic structures may be uncomfortable with uncertainty and/or hostile to growth/change.
- This won't make the desire to exclude go away. Those with means might resort to more HOA or other types of restrictions in some areas, but these are more easily changed (and enforced differently) than zoning rules controlled by the Municipality (see lot reform in Texas).

How to Move Forward:

1. Direct Municipal Staff to provide a proposal that combines existing zones into fewer more flexible zones that reflect the 2040 land use plan.
2. Provide a clear timeline for deliverables.
3. Require that any standards be clear, objective, and justifiable under the Title21 purpose statement that zoning “protects the public health, safety, welfare, and economic vitality” (or change that purpose statement if it is no longer appropriate).

Relationship to Land Use Designations in Area-specific Plans

As of 2017, the 14 neighborhood, district, and other area-specific plans adopted for the Bowl collectively used 70 different land use designations to represent future intensity and distribution of land uses. Many of these designations share similar names and definitions. **Map 2-1, Anchorage 2040 Land Use Plan Map**, retains each plan’s land uses.

The *2040 Land Use Plan Map* illustrates a more general picture of future land use for the Bowl by distilling all 70 land use designations into 18. This provides a citywide land use policy structure which supports and coordinates the various plans with a common terminology.

Figure 2-4 on the following pages cross-references the *2040 Land Use Plan Map* designations with the corresponding designations applied in the area-specific plans. This system retains the land use designation categories in the neighborhood and district plans, which refine the citywide land use categories in order to address area-specific needs.

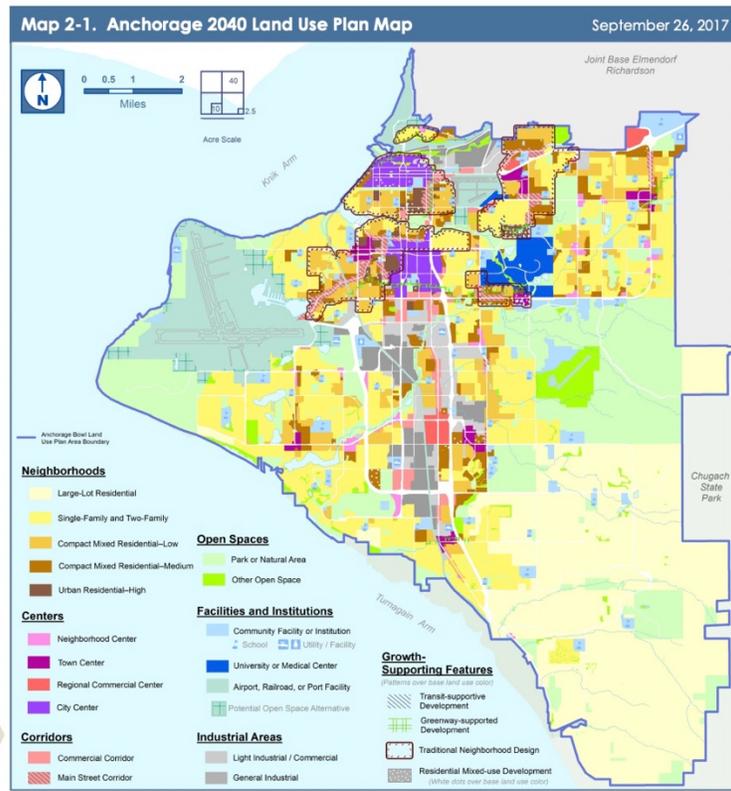


Figure 3-2. 2040 LUP and Zoning District Cross-Reference

Types of Places	Land Use Designations	Potential Implementation Zoning Districts as Established in Section 2
Neighborhoods	Large-lot Residential	R-6, R-8, R-9, and R-10; R-7 where designated in <i>HDP</i> Map 2.1 Land Use Plan for 1-3 units per acre.
	Single-family and Two-family	R-1 and R-1A; R-2A and R-2D in attached and two-family areas.
	Compact Mixed Residential–Low	R-2M; R-2D in transition areas; New compact housing district between R-2D and R-2M.
	Compact Mixed Residential–Medium	R-3; R-2M in transition areas; New R-3A mixed-use variation of R-3 in “Residential Mixed-use Development” areas.
	Urban Residential–High	R-4; R-3 in transition areas; R-4A in “Residential Mixed-use Development” areas.
	Small-scale commercial uses in the Neighborhood designations above	B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.
Centers	Neighborhood Center	B-1A and B-1B; CCO overlay zone. Potential new form-based district or overlay zone in “Traditional Neighborhood Design” areas.
	Town Center	B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for housing sites.
	Regional Commercial Center	B-3 District.
	City Center	New DT-1, DT-2, and DT-3 in Downtown; PCD and I-2 in Ship Creek; New seismically-induced ground failure overlay zone in parts of Downtown; B-3 with CCO overlay or other overlay in Midtown; R-4 and R-4A also possible.
Corridors	Commercial Corridor	B-3 primarily; secondarily B-1A and B-1B; RO in residential-office areas; R-3.
	Main Street Corridor	B-3 or B-1-B, or RO in residential-office locations, with CCO overlay or new overlay zone; potential new overlay or form-based zone in “Traditional Neighborhood Design” areas; R-3 and new R-3A mixed-use variation of R-3 also possible; R-4 or R-4A possible in Fairview.
Open Spaces	Park or Natural Area	PR and PLI.
	Other Open Space	PLI or other districts depending on location.
Facilities and Institutions	Community Facility or Institution	PLI and other districts; utility / public works facilities may be implemented by I-1 and I-2, and antenna farms by AF.
	University or Medical Center	PLI primarily; RO in limited locations, subject to special limitations; zoning to implement UMED Village.
	Airport, Railroad, or Port Facility	MI, I-1, I-2, and PLI; new Airport District; Alaska Railroad Corridor passes through a variety of zoning districts.
Industrial Area	Light Industrial / Commercial	I-1 and Ship Creek PCD.
	General Industrial	I-2 and MI.
Growth-supporting Features	Transit-supportive Development	The underlying base color indicates the land use designation. Potential new overlay zone.
	Greenway-supported Development	The underlying base color indicates the land use designation.
	Traditional Neighborhood Design	The underlying base color indicates the land use designation. Potential new overlay or form-based districts.
	Residential Mixed-use Development	R-4A, and new R-3A mixed-use variation of R-3 district; new DT-3 district in Downtown; RO also possible in designated Centers and Corridors.

Exhibit A

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																																		
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review																																		
For uses allowed in the A, TA, and TR districts, see section 21.04.060.																																		
All other uses not shown are prohibited.																																		
Use Category	Use Type	RESIDENTIAL														COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards					
		STFR [R-1]	[R-1A]	[R-2A]	[R-2D]	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	MI	AF	DR	PR	PLI		W				
RESIDENTIAL USES																																		
Household Living	Dwelling, mixed-use							P	P	P								P	P	P	P	C											21.05.030A.1.	
	Dwelling, multifamily					P/S	P	P	P	P								P	P	P													21.05.030A.2.	
	Dwelling, single-family, attached	P		[P]	[P]	P	P	P	P																								21.05.030A.3.	
	Dwelling, single-family, detached	P	[P]	[P]	[P]	P	P	P	P	P	P	P	P	P	P											P							21.05.030A.4.	
	Dwelling, townhouse					S	S	S	S	S										S	S												21.05.030A.5.	
	Dwelling, two-family	P		[P]	[P]	P	P	P	P		P	P	P	P	P																		21.05.030A.6.	
	Dwelling, mobile home										P																							21.05.030A.7.
	Manufactured home community					C	C		C		C																							21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	[P]	[P]	[P]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P													21.05.030B.1.	
	Assisted living facility (9 or more residents)	C	[C]	[C]	[C]	P	P	P	P	P	P	C	C					P	P	P	P	C									C		21.05.030B.1.	
	Correctional community residential center																		C	C			C	C								C		21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	P	[P]	[P]	[P]	P	P	P	P	P	P	P	P					P	P	P											P		21.05.030B.3.	
	Habilitative care facility, medium (9-25 residents)	C	[C]	[C]	[C]	C	P	P	P	P	C	C	C						P	P	P											C		21.05.030B.3.
	Habilitative care facility, large (26+ residents)						P	P	P	P									P	P	P											C		21.05.030B.3.
	Rooming-house					C	P	P	P	P	C	C	C	C	C			P	P	P	P													21.05.030B.4.
	Transitional living facility						P	P	P	P									P	P												C		21.05.030B.5.
COMMUNITY USES																																		
Adult Care	Adult care facility (3 to 8 persons)	P	[P]	[P]	[P]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											P		21.05.040A.	
	Adult care facility (9 or more persons)	C	[C]	[C]	[C]	C	C	C	C	C									P	P	P													21.05.040 A.
Child Care	Child care center (9 or more children)	C	[C]	[C]	[C]	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P											P		21.05.040B.1.	
	Child care home (up to 8 children)	P	[P]	[P]	[P]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														21.05.040B.2.
Community Service	Cemetery or mausoleum																														P		21.05.040C.1.	
	Community center						S	S	S	S									S	S	S										C	S		21.05.040C.2.

Exhibit A

Utility Facility	Tower, high voltage transmission	P/C	[P/C]	[P/C]	[P/C]	P/C	P/C	P/C	21.05.040J.1.																																									
	Utility facility																				C	C	P	P					C	C	21.05.040J.2.																			
	Utility substation	C	[C]	[C]	[C]	C	C	C	C	C	C	C	C	C	C	S	S	S	S	S	P	P	P	S	S			S	S	21.05.040J.3.																				
	Wind energy conversion system (WECS), utility																						C	C	C					C	21.05.040J.4.																			
Telecommunication Facilities	Antenna only, large 4																			P	P	P							S	P	P	21.05.040K.																		
	Antenna only, small 4	P	[P]	[P]	[P]	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040K.																			
	Type 1 tower 4								S											P	P	P	C	P	P	P	P	P/C 5	P	C	C	P	21.05.040K.																	
	Type 2 tower 4																				C	C	P	C	P	P	P	S/C 5	C	C	C	S	21.05.040K.																	
	Type 3 tower 4								S												P	P	P		P	P	P	P/C 5	P			P	21.05.040K.																	
	Type 4 tower 4								P												P	P	P	S	P	P	P	P/C 5	P	S	S	P	21.05.040K.																	
COMMERCIAL USES																																																		
Agricultural Uses	Commercial horticulture	C	[C]	[C]	[C]	C																										C	21.05.050A.1.																	
*** **																																																		
INDUSTRIAL USES																																																		
*** **																																																		
Manufacturing and Production	Commercial food production																																P	P	P					P	21.05.060B.1.									
	Cottage crafts																																								21.05.060B.2.									
	Manufacturing, general																																							21.05.060B.3.										
	Manufacturing, heavy																																							21.05.060B.4.										
	Manufacturing, light																																							21.05.06B.5.										
	Natural resource extraction, organic and inorganic	C	[C]	[C]	[C]	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C						21.05.060B.6.											
	Natural resource extraction, placer mining																																							21.05.060B.7.										
*** **																																																		
Waste and Salvage	Composting facility																																							P							C	21.05.060E.1.		
	Incinerator or thermal desorption unit																																													C	21.05.060E.3.			
	Junkyard or salvage yard																																																C	21.05.060E.4.
	Land reclamation	P/C	[P/C]	[P/C]	[P/C]	P/C	P/S	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C												21.05.060E.5.																						
	Landfill																																														C	21.05.060E.6.		
	Recycling drop-off																																															P	21.05.060E.7.	
	Snow disposal site	C	[C]	[C]	[C]	C	C																																								C	21.05.060E.8.		
	Solid waste transfer facility																																																C	21.05.060E.9.

