

title 21 rewrite

schedule



Chapters 4, 5, 6 & 12 released on August 6

Public Hearing
(Planning & Zoning Commission)

Chapter 12, *Nonconformities*

Monday, September 17, 6:30 p.m.
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street

Community Workshop

Wednesday, September 19
6:30 - 8:30 p.m.
BP Energy Center
900 E. Benson Boulevard

Public Hearings
(Planning & Zoning Commission)

Chapter 4, *Zoning Districts*
Chapter 5, *Use Regulations*
Chapter 6, *Dimensional Standards*

Monday, October 1, 6:30 p.m.
Assembly Chambers - Z.J. Loussac Library
3600 Denali Street

Wednesday, October 3
6:30 p.m.

Sydney Laurence Theatre
Alaska Center for the Performing Arts
621 West 6th Avenue

Thursday, October 4
6:30 p.m.

Multi-purpose Room
Spenard Recreation Center
2020 West 48th Avenue

Chapters 3, 7 & 14 to be released in Mid September

Community Workshops

Wednesday, October 17
6:30 - 8:30 p.m.
BP Energy Center
900 E. Benson Boulevard

Wednesday, October 24
6:30 - 8:30 p.m.
Dimond High Multi-purpose Room
2909 West 88th Avenue

Public Hearings
(Planning & Zoning Commission)

Chapter 3, *Review and Approval
Procedures;*

Chapter 7, *Development and
Design Standards;* &

Chapter 14, *Rules of Construction
and Definitions*

Monday, November 5
6:30 p.m.

Assembly Chambers
Z.J. Loussac Library
3600 Denali Street

Wednesday, November 7
6:30 p.m.

Wilda Marston Theatre
Z.J. Loussac Library
3600 Denali Street

Thursday, November 8
6:30 p.m.

Wilda Marston Theatre
Z.J. Loussac Library
3600 Denali Street

Status of Title 21 Rewrite Chapters – August 31, 2007

Chapter 1: *General Provisions*—adopted by AO 2006-172*

- Lays out the authority, purpose, applicability and jurisdiction of Title 21. It established the official zoning map, elements of the municipal Comprehensive Plan and proposes dealing with conflict between the various documents and transitional provisions.

Chapter 2: *Boards, Commissions and Municipal Administration*—adopted by AO 2006-172*

- States the powers and duties of each of the boards and commissions, which have responsibilities established in Title 21, as well as general procedures for all the bodies.

Chapter 3: *Review and Approval Procedures*—to be released mid September

- Lays out the application, review, and approval processes for entitlements and other procedures of the Planning Department. Common procedures include conditional use requests, rezoning requests, and variance requests.

Chapter 4: *Zoning Districts*—released August 6

- Describes the various zoning districts in the Municipality and any district-specific standards.

Chapter 5: *Use Regulations*—released August 6

- Defines the various land uses of the Municipality and shows which land uses are allowed in which zoning districts, as well as any use-specific standards.

Chapter 6: *Dimensional Standards and Measurements*—released August 6

- Provides dimensional information for each zoning district, such as minimum required lot area, setbacks, lot coverage limits, height, etc.

Chapter 7: *Development and Design Standards*—to be released mid September

- Provides the development and design standards for all development in the Municipality. Such standards include environmental protections such as stream setbacks, parking and landscaping requirements, and building design standards.

Chapter 8: *Subdivision Standards*—adopted by AO 2006-172*; amended by AO 2007-82 on June 12, 2007, and only Section 21.08.060 regarding subdivision agreements is effective and is applicable to all preliminary plat applications submitted after that date.

- Includes design standards for subdivisions, outlines the types and amounts of dedication and improvements required and who is responsible. Outlines the subdivisions agreement process and provides an alternate method of subdividing called Conservation Subdivision.

Chapter 9: *Girdwood*—adopted by AO 2005-81(S), on November 1, 2005, and in effect as 21.09

Chapter 10: *Chugiak-Eagle River*—Placeholder for Chugiak-Eagle River's Land Use Code

Chapter 11: *Signs*—adopted by AO 2003-62(S-1), on October 1, 2003, and in effect as 21.47

Chapter 12: *Nonconformities*—released August 6

- Delineates the rules for those situations where an existing use, lot, or structure does not meet the requirements of the code.

Chapter 13: *Enforcement*—adopted by AO 2006-172*

- Defines a violation, states who is responsible for enforcement and inspections, lays out remedies and penalties for violations and provides two procedures (public and private) for enforcement actions.

Chapter 14: *Rules of Construction and Definitions*—to be released mid September

- Supplies the definitions of terms used throughout Title 21.

*** AO 2006-172: Chapters 1, 2, 8, and 13 were provisionally adopted on April 10, 2007, but will not take effect until remaining chapters are also adopted, which is anticipated in early 2008. (See Chapter 8 exception above regarding subdivision agreements.)**