

Submitted by: Assemblymembers Ossiander and

Shamberg

CLERK'S OFFICE

AMENDED AND APPROVED

Date: 1-24-06

For reading: Assembly Counsel January 10, 2006

RECONSIDERATION WAS SPREAD

on the minutes 1-24-06; ANCHORAGE, ALASKA RECONSIDERED 1-31-06 AO NO. 2005–150(S-1)(Amended)

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 1 21.35.020 TO AMEND AND TO ADD DEFINITIONS RELATING TO THE 2 ACCESSORY USE OF LARGE DOMESTIC ANIMAL FACILITIES AND HOME 3 BASED BUSINESS; TO AMEND SECTIONS 21.40.020, 21.40.070, 21.40.080, 4 21.40.090. 21.40.100, 21.40.110, 21.40.115, 21.40.117; TO ADD LARGE DOMESTIC 5 ANIMAL FACILITIES AND HOME BASED BUSINESSES AS PERMITTED 6 ACCESSORY OR CONDITIONAL USES IN THE R-5A RURAL RESIDENTIAL 7 DISTRICT (LARGE LOT), R-6 SUBURBAN RESIDENTIAL DISTRICT (LARGE 8 LOT), R-7 INTERMEDIATE RURAL RESIDENTAIL DISTRICT, R-8 RURAL 9 RESIDENTIAL DISTRICT (LARGE LOT), R-9 RURAL RESIDENTIAL DISTRICT. 10 R-10 RESIDENTIAL ALPINE/SLOPE DISTRICT, AND R-11 TURNAGAIN ARM 11 DISTRICT; TO AMEND CHAPTER 21.45 TO ADD ACCESSORY BUILDING 12 STANDARDS AND TO ESTABLISH SUPPLEMENTARY DISTRICT STANDARDS 13 FOR LARGE DOMESTIC ANIMAL FACILITIES; AND TO AMEND CHAPTER 14 21.50 TO ESTABLISH CONDITIONAL USE STANDARDS FOR LARGE DOMESTIC 15 ANIMAL FACILITIES. 16

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THE ANCHORAGE ASSEMBLY ORDAINS:

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Section 1. Anchorage Municipal Code section 21.35.020 is hereby amended to read as follows: (Other definitions in the referenced section are not affected and are therefore not set out unless for context.)

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B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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29 30 Animal Arena means a fenced area for the riding, exhibition or exercise of large domestic animals. An arena may be covered or uncovered.

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Barn means a building used for the housing and care of horses or other large domestic animals and for the storage of feed, hay, other crops, tools and farm or tack or equipment, and uses accessory to these uses.

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Building area means the total area of all principal and accessory buildings or structures, projected upward from a horizontal plane thirty (30) inches above grade level to the sky. Building area includes cantilevers, decks and covered areas more than thirty (30) inches above the finished grade level, skywalks and similar structures, but does not include those projections exempted under section 21.45.070. For large domestic animal facilities, building area includes all buildings and covered areas, and excludes uncovered arenas, corrals, paddocks, and riding areas [AREA(S) TAKEN ON A HORIZONTAL PLANE 30 INCHES ABOVE GRADE LEVEL OF THE PRINCIPAL BUILDING(S) AND ALL ACCESSORY BUILDINGS OR STRUCTURES].

Corral means an uncovered pen or enclosure for confining animals.

Coverage, building means that percentage of the total lot area covered by buildings. For the purpose of Floor Area Ratio (FAR) calculations, building coverage excludes 100 percent of the gross floor area which is completely below grade and used exclusively for required vehicle parking and loading.

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Large domestic animal means domestic or semi-domestic animals such as horses, cows, pigs, llamas and other similar animals of similar size, but not dogs, canis familiaris.

Large domestic animal facility means a structure or structures on a lot or tract or abutting lots or tracts and the riding, keeping, boarding, harboring, stabling, training, exercising, breeding, or related use of four (4) or more large domestic animals regardless of animal ownership. Properties with fewer than four (4) large domestic animals are permitted in residential zoning districts in conformity with the requirements of titles 15, 17 and 21.

Lot coverage means the percentage determined by dividing the total building area of a lot (excluding projections of the types permitted in required yards by 21.45.070) by the area of the lot.

Paddock means a fenced [AN ENCLOSED] area used to house one or more large domestic animals. A portion of the fenced area may be roofed or otherwise covered. [FOR THE PASTURING OR EXERCISING OF ANIMALS].

(GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No. 92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), § 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No.

99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No. 2002-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO. No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05)

<u>Section 2.</u> Anchorage Municipal Code section 21.40.020, PLI, public lands and institutions district, is hereby amended to read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

21.40.020 PLI public lands and institutions district.

C. Permitted accessory uses and structures. Permitted accessory uses and structures are as follows:

- <u>Large domestic animal facilities on sites 40,000 square feet or larger, subject to supplementary district standards.</u>
- D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:
 - 13. <u>Large domestic animal facilities in excess of the standards established in 21.45.350C</u> [EQUESTRIAN FACILITES].

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GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO No. 81-178(S); AO No. 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO No. 90-152(S); AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO No. 99-131, § 6, 10-26-99; AO No. 99-149, § 1, 12-14-99; AO No. 2002-109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03; AO No. 2005-9, § 2, 3-1-05; AO No. 2005-42(S), § 1, 5-31-05)

Section 3. Anchorage Municipal Code section 21.40.070, R-5 rural residential district, is hereby amended to read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

21.40.070. R-5 rural residential district; R-5A, rural residential district (large lot).

- C. *Permitted accessory uses and structures*. Permitted accessory uses and structures are as follows:
 - 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or

2			other than do	gs shall be at least	25 feet from	an [ANY] abutting neighb	<u>or's</u>	
3			lot line. Alternatively, uncovered animal enclosures shall be at least					
4		seventy five (75) feet from residences existing at the date of adoption of						
5	this ordinance on abutting lots, or shall be at least ten feet from the							
6	abutting neighbor's lot line if the separation area is a vegetative buffer as							
7			per 21.45.12	5(C)(2).				
8				***		***		
9		4.0	***		. 40.0			
10		<u>10</u> .				00 square feet or larger as acco	-	
11			to a permitte	d residential use, si	ubject to supp	olementary district standards.	<u>-</u>	
12			T .1	C (4) 1 1	4*	1:4 46	41. 41	
13		<u>11</u> .		· · · · -		s, subject to conformity with	in the	
14			requirements	of titles 15, 17 and	<u>a 21.</u>			
15	-	C .	1 9		:	the conditional was atondoned	la and	
16	D.					the conditional use standard	.s and	
17	proce	dures o	this title, the	following uses may	be permitted	1: ***		
18		1.6		atio animal facilit	ias in avaos	s of the standards establish	ad in	
19		<u>16.</u>	21.45.350C.	sue ammai facini	ies in excess	s of the standards establish	<u>.cu iii</u>	
20			<u>21.45.550C.</u>					
21		17	A accompany of	tructures for a lar	rae domestic	animal facility in excess of	of the	
22 23		<u>17.</u>		ablished in 21.45.#	-	annual facility in excess (<u>n uic</u>	
23 24			<u>Standards Cst</u>	autistica iii 21.43.	, , , , , , , , , , , , , , , , , , , 			
25	<u>E.</u>	Proh	ihited uses and	structures The fol	llowing uses:	and structures are prohibited:	•	
26	<u>1</u>	17011	viieu uses ana	sir ucrui es. The for	nowing ases	and off dotates are promotion.		
27		1.	Storage in co	nnection with trade	e service or r	nanufacturing activities, unle	ss the	
28		1.	_			or storage associated with a		
29			occupation.	s the exception in	21.10.1002	or storage assessment with		
30			***	***		***		
31	(GAA	B 21.0	5.050.F: AO No	o. 77-355: AO No.	80-27: AO N	o. 81-67(S); AO No. 82-54; A	O No.	
32				-				
33	83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No.							
34	,	-	§ 1, 5-21-02)	,,	,	, ,		
35	2002	(~),	3 -,					
36	Section 4.	Anch	orage Municipa	al Code section 21.4	0.080, R-6 su	burban residential district, is h	ereby	
37						dinance are not set out unle		
38	context.)			55	•		·	
39								
40								
41	21.40	.080	R-6 suburba	n residential dist	rict (large lo	t).		
42					. •	•		
43			***	***		***		
44	C.	Perm	itted accessory	uses and structure	s. Permitted a	accessory uses and structures	are as	

similar structures or enclosures which are utilized for the keeping of animals

follows:

_									
3		4.			of dogs, animals and for all titles of this Code.				
4 5									
6				similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an [ANY] abutting neighbor's					
7				lot line. Alternatively, uncovered animal enclosures shall be at least					
8					ences existing at the da				
9					or shall be at least ten				
10					e separation area is a				
11			per 21.45.1						
12									
13			***	***	***	. 1			
14		<u>10.</u>			sites 40,000 square fee				
15			to a permitte	ed residential use, subj	ect to supplementary di	strict standards.			
16		11	Earron than	four (1) large domag	tic animals, subject to	conformity with the			
17		<u>11.</u>		ts of titles 15, 17 and 2		comormity with the			
18 19			requirement	is of titles 13, 17 and 2	<u>1.</u>				
20	D.	Condi	tional uses.	Subject to the require	ments of the condition	al use standards and			
				following uses may be					
22	r								
21 22 23 24 25			***	***	***				
24		<u>14.</u>			in excess of the star	dards established in			
25			21.45.350C	<u>.</u>					
26		1.5	A	atmiating for a large	domestic animal facil	ity in excess of the			
27		<u>15.</u>		stablished in 21.45.###		ity iii excess of the			
28 29			<u>standards Cs</u>	stablished in 21.45.###	<u>.</u>				
30	E.	Prohil	oited uses and	d structures. The follow	wing uses and structures	s are prohibited:			
31	2.	1701110			-	1			
32		1.	Storage in c	connection with trade, s	ervice or manufacturing	g activities, unless the			
33					45.150E for storage as				
34			occupation.						
35			at all all	ata ata ata	***				
36	(6) 1 1		***	***		ONI 20 54. AONI			
37	(GAAL	3 21.05	.050.G; AO I	No. //-355; AO No. 80-	-27; AO No. 81-67(S); A	No. 82-34; AU No.			
38	85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85;								
39 40	AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-27, § 1, 2-23-99; AO No. 99-62, § 10, 5-11-99)								
40 41	99-41,	8 1, 4-2	23-33, AU N	0. 77-02, g 10, 5-11-97	·)				
4 1	Section 5.	Ancho	rage Municir	oal Code section 21.40.	090, R-7 intermediate ru	ral residential district.			
43	Section 5. Anchorage Municipal Code section 21.40.090, R-7 intermediate rural residential district, is hereby amended to read as follows: (Subsections not affected by this ordinance are not set out unless								
11	for context)			30	•				

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2 3	21.40.090	R-7 intermed	iate rural residentia ***	district.	***	
4	C. Pern	Permitted accessory uses and structures. Permitted accessory uses and structures are as				
5	follows:	·				
6		***	***		***	
7	4.	The outdoor ha	arboring or keeping o	f dogs, animals a	and fowl in a manner	
8			-		Code. Paddocks, stables or	
9					or the keeping of animals	
10					Y] <u>abutting neighbor's</u>	
11			natively, uncovered a			
12		*			he date of adoption of	
13			e on abutting lots, or			
14		•	· · · · · · · · · · · · · · · · · · ·	separation area	is a vegetative buffer as	
15 16		per 21.45.125	(C)(2).			
17		***	***	***		
18	10.	Large domestic	c animal facilities on s	ites 40,000 squa	re feet or larger as accessory	
19			residential use, subject			
20			•	· ·		
21	<u>11.</u>	Fewer than fo	ur (4) large domestic	animals, subje	ect to conformity with the	
22		requirements o	of Titles 15, 17 and 21	<u>•</u>		
23		***	***	***		
24	D. Cama				ditional was atombouds and	
25 26			e, the following uses n		ditional use standards and	
27	proce	dures of this title	, the following uses in	nay be permitted	•	
28		***	***	***		
29	15.	Large domesti	c animal facilities in	n excess of the	standards established in	
30	<u> </u>	21.45.350C.				
31						
32	<u>16.</u>	Accessory stru	ictures for a large d	omestic animal	facility in excess of the	
33		standards estab	olished in AMC 21.45	<u>.###.</u>		
34						
35	E. Prohi	ibited uses and st	ructures. The following	ng uses and stru	ctures are prohibited:	
36	1	Stanoon in come		:		
37 38	1.	•	-		turing activities, unless the ge associated with a home	
39		occupation.	me exception in 21.4.	5.130E for stora	ge associated with a nome	
40		occupation.				
41		***	***	***		
42	(GAAB 21.0	5.050.H; AO No.	77-355; AO No. 80-2 ⁻	7; AO No. 81 - 676	(S); AO No. 82-54; AO No.	
43	•	•	•	•	23; AO No. 86-90; AO No.	
44	•	·	•	•	No. 99-62, § 11, 5-11-99)	
	, ,,	•	` ''	•	,	

Section 6. Anchorage Municipal Code section 21.40.100, R-8 rural residential district, is hereby amended to read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

21.40.100 R-8 rural residential district (large lot).

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C. *Permitted accessory uses and structures*. Permitted accessory uses and structures are as follows:

4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 [50] feet from an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).

- 10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.
- 11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.
- 12. Large domestic animal related businesses on lots larger than two acres, when the requirements of supplementary district regulation 21.45.350, subsections B through G are met.
- D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

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- 11. <u>Large domestic animal facilities in excess of the standards established in 21.45.350C.</u>
- 12. Accessory structures for a large domestic animal facility in excess of the standards established in AMC 21.45.###.

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(GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99)

Section 7. Anchorage Municipal Code section 21.40.110, R-9 rural residential district, is hereby amended to read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

21.40.110 R-9 rural residential district.

C. *Permitted accessory uses and structures*. Permitted accessory uses and structures are as follows:

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4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 [50] feet from an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).

10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.

11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of Titles 15, 17 and 21.

12. Large domestic animal related businesses on lots larger than two acres, when the requirements of supplementary district regulation 21.45.350, subsections B through G are met.

D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

11. <u>Large domestic animal facilities in excess of the standards established in 21.45.350C.</u>

12. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.###.

(GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 5, 6-9-98; AO No. 99-62, § 13, 5-11-99)

Section 8. Anchorage Municipal Code section 21.40.115, R-10 residential alpine/slope district, is hereby amended to read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

21.40.115 R-10 residential alpine/slope district.

C. *Permitted accessory uses and structures*. Permitted accessory uses and structures are as follows:

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4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).

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- 9. <u>Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.</u>
- 10. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.
- D. *Conditional uses*. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:
 - 7. <u>Large domestic animal facilities in excess of the standards established in 21.45.350C.</u>
 - 8. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.###.

(AO No. 81-97; AO No. 81-217; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 6, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 14, 5-11-99)

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<u>Section 9.</u> Anchorage Municipal Code section 21.40.117, R-11 Turnagain Arm district, is hereby amended to read as follows: (Subsections not affected by this ordinance are not set out unless for context.)

21.40.117 R-11 Turnagain Arm district.

- C. Permitted accessory uses and structures. Permitted accessory uses and structures are as follows:
 - 1. Accessory uses and structures which are customarily incidental to permitted principal uses.

3. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 [100] feet from an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).

- 7. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, where the large domestic animal facility building area does not exceed 4,000 square feet.
- 8. Fewer than four (4) large domestic animals, subject to conformity with the requirements of Titles 15, 17 and 21.
- D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

- 19. <u>Large domestic animal facilities in excess of the standards established in 21.45.350C.</u>
- 20. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, where the large domestic animal facility building area does not exceed 4,000 square feet.

(AO No. 82-162; AO No. 84-34; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-144, 11-26-88; AO No. 88-171(S-1), 12-31-88; AO No. 94-120, § 1, 8-23-94; AO No. 94-238(S), § 3, 2-28-94; AO No. 94-239, § 1, 2-14-95; AO No. 96-118, § 1, 8-22-96; AO No. 96-118, § 1, 8-13-96; AO No. 99-62, § 15, 5-11-99; AO No. 2001-88, § 1, 6-5-01)

<u>Section 10.</u> Anchorage Municipal Code section chapter 21.45.150, home occupations, is hereby amended as follows:

21.45.150 Home occupations.

C. There shall be no change in the outside of the building or premises, nor shall there be other visible evidence of the conduct of such home occupation other than signs in accordance with AMC 21.47.040. [ONE SIGN NOT EXCEEDING ONE SQUARE FOOT IN AREA, NONILLUMINATED, AND MOUNTED FLAT AGAINST THE PRINCIPAL BUILDING;]

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E. Any storage of wholesale or retail stock in trade in conjunction with the home occupation shall not exceed ten percent of the area devoted to the home occupation, except on lots 40,000 square feet or larger in rural zoning districts as defined in AMC 21.85.020. On lots meeting this exception, storage of stock in trade may equal the area devoted to the home occupation, if the storage is screened from neighboring lots and separated from the neighboring lot line by at least the established district yard setback;

(GAAB 21.05.060.S; AO No. 82-204)

<u>Section 11.</u> Anchorage Municipal Code chapter 21.45, supplementary district regulations, is hereby amended to add a new section to read as follows:

21.45.350 Large domestic animal facilities.

- A. *Purpose*. A large domestic animal facility is intended to be an accessory activity in certain residential districts where this use is allowed. All uses of the property shall be subordinate to the principal use of the residential dwelling. A large domestic animal facility in the PLI district may be considered an accessory use to an equestrian arena.
- B. Large domestic animal facilities include without limitation structures such as barns, stables, arenas, corrals, paddocks, and exercise tracks, and any structures used for the storage of feed, tack, tools, animal waste, or equipment. Large domestic animal facilities include structures that are freestanding or attached to residential structures. A large domestic animal facility is allowed to be larger than the principal structure but is limited by lot coverage and height restrictions applicable for each zoning district.

21 50 ##

amended to add a new section to read as follows:

Section 12.

- C. The minimum lot size for a large animal facility is 40,000 square feet for four (4) animals, with an additional 10,000 square feet required for each animal above four. Application for administrative approval of deviation in minimum lot size of 40,000 square feet may be made to the Planning Department. The Director of the Planning Department may approve deviation of site area square footage, not to exceed ten percent (10%), upon consultation with the Department of Health and Human Services and Department of Developmental Services.
- D. In the event arena seating is provided, the required parking shall be one (1) space per every four (4) seats, or one (1) parking space per stall, whichever is greater.
- E. A large domestic animal facility shall meet setback requirements of the applicable zoning district and section 21.45.140A. for roofed or otherwise covered portions of paddocks, barns, stables, or similar structures which are utilized for the keeping of animals, except in the case of interior abutting lot lines per section 21.45.350H. In no circumstances shall barbed wire be allowed for fencing of any facilities.
- F. The uses shall meet the requirements of chapter 15.20 regarding animal waste; chapter 15.50 concerning Watershed District regulations; section 15.55.060B concerning separation requirements from water supply wells; and section 21.45.210 concerning stream protection setbacks.
- G. The large domestic animal facility shall:
 - 1. Obtain an animal control facility license; and
 - 2. Obtain certification of compliance with a State of Alaska, Anchorage Soil and Water <u>Conservation</u> District conservation plan, or obtain a letter from the State of Alaska, Anchorage Soil and Water District showing demonstrated intent to come into compliance with a conservation plan within one year.
 - 3. Comply with licensing and other laws concerning the keeping of animals as set forth in Titles 15, 17 and 21.

Anchorage Municipal Code chapter 21.50, standards for conditional uses and site plans, is

- H. Adjacent lots may be used in square footage calculations for site size only. If the adjacent lots are not under single ownership, the lot owners shall submit a recorded joint usage agreement for review and approval by the Director of the Planning Department or the Director's designee. In such cases, yard setback requirements shall not apply to the common interior lot lines and a primary use need not be located on the adjacent lot.
- 21.50.### Conditional use standards large domestic animal facilities.

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In addition to the standards of section 21.50.020, the approval of a conditional use application for a large domestic animal facility not meeting the supplementary district regulations for site area or lot coverage or has a greater number of large animals than specified in 21.45.350 shall meet these requirements.

- Maximum height shall be that of the underlying district and section 21.65.050. Α
- Traffic access. Traffic access shall be from a street constructed to standards found by the B. traffic engineer to be appropriate to the intensity of use proposed.
- Licensing. The large domestic animal facility shall comply with licensing and other laws C. concerning the keeping of animals as set forth in Title 15 and Title 17.
- Environmental protection. The uses shall meet the requirements of chapter 15.20 D. regarding animal waste; chapter 15.50 concerning watershed district regulations; section 15.55.060b concerning separation requirements from water supply wells; and section 21.45.210 concerning stream protection setbacks.
- Parking standards. In the event arena seating is provided, the required parking shall be E. one (1) space per every four (4) seats, or one (1) parking space per stall, whichever is greater.
- Lot coverage. Lot coverage shall be that of the underlying zoning district unless the F. planning and zoning commission allows additional lot coverage above the maximum allowed in the district, not to exceed a ten percent (10%).
- Additional conditions. The planning and zoning commission may impose additional G. conditions upon the final approval, necessary to conform the conditional use or site plan to the standards for its approval, or enforce development in accordance with the final approval. This includes, but is not limited to, further restrictions regarding lot coverage or setbacks.}
- Anchorage Municipal Code chapter 21.45, supplementary district regulations, is hereby amended to add a new section to read as follows:

Accessory buildings in conjunction with large domestic animal facilities. 21.45.###

The following additional requirements for accessory buildings in conjunction with large domestic animal facilities shall apply:

In the R-5A, R-6, R-7, R-8, R-9, R-10, and R-11 districts, the square footage of any A. one single large domestic animal facility structure shall not exceed ten percent of the lot size, up to a maximum of 8,000 square feet.

1	B. Large domestic animal facility structures exceeding these size requirements are						
2	subject to conditional use approval under section 21.15.030 and subject to the						
3	standards of section 21.50.020.						
4							
5	Section 14. The fees required by Anchorage Municipal Code of Regulations section 21.20.002 for						
6	administrative approval of a deviation under subsection 21.45.350C and conditional use under						
7	subsection 21.45###B shall be waived for properties in existence at the time of the adoption of this						
8	ordinance for property owners who apply for administrative approval of a deviation under subsection						
9	21.45.350C and conditional use under subsection 21.45###B within twelve months following the						
10	effective date.						
11							
12	Section 15. This ordinance shall become effective immediately upon its passage and approval by the						
13	Assembly.						
14	act of the second secon						
15	PASSED AND APPROVED by the Anchorage Assembly this 28th day of Jelmany.						
16	2006.						
17	<u>.</u>						
18	<u>Anna I. Fair clough</u> Chair						
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20	Chair						
21	ATTEST:						
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25	Municipal Clerk						
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Municipality of Anchorage MUNICIPAL CLERK'S OFFICE

Agenda Document Control Sheet

AO 2005-150 (S-1) AMENDED

(SEI	REVERSE SIDE FOR FURTHER INFORMATION)			AU 2003-130. (S-1)	A
1 .	SUBJECT OF AGENDA DOCUMENT		DATE PREPAR	RED	_
1	LARGE DOMESTIC ANIMAL FACILITIES AN	1/30/0	6		
	HOME BASED BUSINESS				
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		, <u>, , , , , , , , , , , , , , , , , , </u>	'	Indicate Documents Attached	
<u> </u>	DEPARTMENT NAME				
2	1		DIRECTOR'S N	AME	_
	Assembly		Anna Fair	clough, Chair	
	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER		
3	Susan B. Lutz - Assemblŷ Cour	nsel's Off	ice 343-	-4572	
4	COORDINATED WITH AND REVIEWED BY	T			
		I INIT	TALS	DATE	
<u> </u>	Mayor				_
	Municipal Clerk				_
	Municipal Attorney				—
	Employee Relations				
	Municipal Manager				
	Cultural & Recreational Services			.3	_
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	Solid Waste Services			+	
	Transit				_
	Water & Wastewater Utility	<u> </u>			
	Executive Manager				_
	Community Planning & Development				_
	Finance, Chief Fiscal Officer				_
	Heritage Land Bank				4
	Management Information Services				4
	Property & Facility Management				4
	Purchasing				4
	Other				4
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6 A	SSEMBLY HEARING DATE REQUESTED	PUBLIC HEAL	RING DATE REQ	UESTED	4
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