

For reading: May 23, 2023

ANCHORAGE, ALASKA
AO No. 2023-66

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING REPEALING** 2
PORTIONS OF ANCHORAGE MUNICIPAL CODE SECTIONS 21.04.010, 3
21.04.020, 21.10.040, AND 21.09.040 TO CREATE ONLY TWO RESIDENTIAL 4
DISTRICTS THROUGHOUT THE ENTIRE MUNICIPALITY AND WAIVING 5
PLANNING AND ZONING COMMISSION REVIEW.

6
7 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase 8
housing availability within the Municipality of Anchorage; and

9
10 **WHEREAS**, the Anchorage 2040 Land Use Plan aims to promote sustainable 11
growth and development within the city; and

12
13 **WHEREAS**, increasing residential density can help address the growing housing 14
demand in Anchorage and provide more affordable housing options for residents; 15
and

16
17 **WHEREAS**, higher residential density promotes efficient land use by utilizing 18
existing infrastructure, reducing urban sprawl, and minimizing the need for extensive 19
new infrastructure development; and

20
21 **WHEREAS**, increasing residential density can contribute to a more walkable and 22
bikeable community, reducing dependence on private vehicles and promoting 23
healthier lifestyles; and

24
25 **WHEREAS**, higher residential density can support the local economy by attracting 26
businesses and services to areas with a larger population base; and 27

28 **WHEREAS**, allowing more density in residential areas can create diverse and 29
vibrant neighborhoods with a greater mix of housing types, promoting social 30
interaction and community cohesion; and

31
32 **WHEREAS**, increased residential density can support public transit systems by 33
providing a larger customer base, making public transportation more economically 34
viable and accessible; and

35
36 **WHEREAS**, higher residential density can enhance access to amenities such as 37
parks, schools, healthcare facilities, and shopping centers, as these amenities can 38
be located closer to where people live; and

39
AO regarding zoning districts Page 2 of 17 1 **WHEREAS**, increasing residential density
can help preserve natural areas and 2 open spaces by minimizing the need for new
development on undeveloped land; 3 and

4

5 **WHEREAS**, accommodating increased residential density can help reduce the 6
environmental impact associated with suburban sprawl, including carbon emissions 7
from transportation and the loss of natural habitats; and

8

9 **WHEREAS**, allowing for more density in residential zoning can encourage the 10
development of mixed-use neighborhoods, where residents have easy access to a 11
variety of services, employment opportunities, and recreational amenities; and 12

13 **WHEREAS**, increasing residential density aligns with the goals of creating a more 14
inclusive and equitable city by providing housing options for people of different 15
income levels and lifestyles; and

16

17 **WHEREAS**, higher residential density can foster a sense of belonging and 18
community pride, as residents have more opportunities to engage with their 19
neighbors and participate in local activities; and

20

21 **WHEREAS**, adapting residential zoning to allow for more density is a proactive and
22 forward-thinking approach that supports the long-term growth and sustainability of 23
Anchorage as outlined in the Anchorage 2040 Land Use Plan; and 24

25 **WHEREAS**, changes to Residential Zoning District types will require additional 26
updates to Title 21, so the effective date of this ordinance is not until January 1, 27 2025
to allow work on the necessary additional changes within code to conform to 28 and fully
implement this ordinance; now, therefore,

29

30 **THE ANCHORAGE ASSEMBLY ORDAINS:**

31

32 **Section 1.** Anchorage Municipal Code section 21.04.010 is hereby amended to 33
read as follows (*the remainder of the section is not affected and therefore not set 34
out*):

35

36 **21.04.010 General provisions.**

37 *** **

38 A. Districts Established; Zoning Map

39

40 1. *Purpose.* The municipality is divided into zoning districts in 41 order to achieve the
purposes of this title established in chapter 42 21.01, which include implementation of
the comprehensive 43 plan, and its land use plan map.

44

45 2. Zoning districts established. The following zoning districts are 46 established:

47

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
Residenti	R[R-1]	[SINGLE-FAMILY] Residential

al Districts	R-OUS[R-1A]	<u>Residential On-Site Underground Services</u> [SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A	TWO-FAMILY RESIDENTIAL (LARGER LOT)
	R-2D	TWO-FAMILY RESIDENTIAL
	R-2M	MIXED RESIDENTIAL
	R-3	MIXED RESIDENTIAL
	R-3A	RESIDENTIAL MIXED-USE
	R-4	MULTIFAMILY RESIDENTIAL
	R-4A	MULTIFAMILY RESIDENTIAL MIXED-USE
	R-5	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]
*** **		

1

2 *** **

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

5

6 **Section 2.** Anchorage Municipal Code section 21.04.020 is hereby amended to 7
 insert a new subsection B and C and repealing all subsequent subsections, attached 8
 hereto as Exhibit A. (*subsection A is not affected and therefore not set out*): 9

10 **21.04.020 Residential districts.**

11

12 *** **

13 B. R: Residential district:

AO regarding zoning districts Page 5 of 17

1

2 1. Purpose. The R district is intended to for residential that allow 3 for a variety of
single-family, two-family, and multifamily 4 dwellings, and additionally allowing for it

combination with a 5 variety of compatible commercial, retail, services, or office uses 6 areas. The R district provides residential neighborhoods with a 7 greater diversity of housing by allowing a mix of both detached 8 and a variety of attached dwelling types in close proximity to 9 each other, as well as mixed-use properties and townhouses. 10 These areas generally are intended to have well-developed 11 infrastructure, and municipal services generally are intended 12 to be provided.

13

14 C. R-OUS: Residential onsite underground services district: 15

16 1. Purpose. The R-OUS district is intended for residential use 17 identical to that of R district, with the exception that the 18 availability of developed infrastructure and municipal service 19 may be varied in these areas.

20

21

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

25 Section 3. Anchorage Municipal Code section 21.09.040 is hereby amended to 26 read as follows (the remainder of the section is not affected and therefore not set 27 out):

28 **21.09.040 General Provisions.**

29

30 *** **

31 A. Zoning districts established. Girdwood is divided into the following 32 zoning districts:

33

TABLE 21.09-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED		
District Type	District Name	District Description
Residential Districts	R[R-1]	Residential[ALYESKA HIGHWAY MIXED RESIDENTIAL]
	R-OUS [R-2]	Residential On-Site Underground Services[SINGLE FAMILY/TWO-FAMILY RESIDENTIAL]
	G[R-2A]	SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL (CROW CREEK ROAD)
	GR-3	SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL
	GR-4	MULTIPLE-FAMILY RESIDENTIAL

TABLE 21.09-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED

District Type	District Name	District Description
	GR-5	MULTIPLE-FAMILY RESIDENTIAL]
***	***	***

1

2 B. Residential districts.

3

4 1. General description. There are two[SIX] residential districts in 5 Girdwood. [THE
 RESIDENTIAL DISTRICTS PRIMARILY 6 PERMIT THE DEVELOPMENT OF
 RESIDENTIAL DWELLING 7 UNITS OF VARIOUS INTENSITIES,ALTHOUGH SOME
 ALSO 8 PERMIT THE DEVELOPMENT OF OVERNIGHT LODGING, 9 CHILD CARE,
 RELIGIOUS ASSEMBLY, COMMUNITY
 10 BUILDINGS AND USES, NONCOMMERCIAL PARKS, 11 PRIVATE ACADEMIC
 SCHOOLS AND UTILITY FACILITIES.] 12 Girdwood-specific site and building design
 standards are 13 contained in Sections 21.09.070 and 21.09.080.

14

15 2. Districts.

16

17 a. R: Residential district:

18

19 i. Purpose. The R district is intended to for 20 residential that allow for a variety of
single-family, 21 two-family, and multifamily dwellings, and 22 additionally allowing for it
combination with a 23 variety of compatible commercial, retail, services, 24 or office uses
areas. The R district provides 25 residential neighborhoods with a greater diversity 26 of
housing by allowing a mix of both detached and 27 a variety of attached dwelling types
in close 28 proximity to each other, as well as mixed-use 29 properties and townhouses.
These areas 30 generally are intended to have well-developed 31 infrastructure, and
municipal services generally 32 are intended to be provided.

33

34 b. R-OUS: Residential onsite underground services 35 district:

36

37 i. Purpose. The R-OUS district is intended for 38 residential use identical to that of R
district, with 39 the exception that the availability of developed 40 infrastructure and
municipal service may be 41 varied in these areas.

42

AO regarding zoning districts Page 7 of 17 1 [gR-1 (ALYESKA HIGHWAY MIXED
 RESIDENTIAL) 2 DISTRICT.

3 i. LOCATION. THE GR-1 DISTRICT IS LOCATED 4 IN TWO SECTIONS ALONG
 ALYESKA 5 HIGHWAY FROM JUST NORTH OF THE 6 RAILROAD TO JUST PAST
 THE JUNCTION 7 WITH CROW CREEK ROAD AND 8 ENCOMPASSES
 ALREADY-SEWERED, 9 ESTABLISHED AND LARGELY DEVELOPED
 10 RESIDENTIAL NEIGHBORHOODS 11 CHARACTERIZED GENERALLY BY SINGLE
 12 FAMILY DETACHED AND TWO-FAMILY 13 DEVELOPMENT.

14

15 ii. INTENT. THE INTENT OF THIS DISTRICT IS TO 16 CONTINUE THE EXISTING

PATTERN OF DEVELOPMENT AS DWELLING UNITS ARE CONSTRUCTED ON THE REMAINING UNDEVELOPED LOTS, AND TO PERMIT DEVELOPMENT OF HOSTELS, INNS AND MULTIPLE-FAMILY HOUSING. III. DISTRICT SPECIFIC STANDARD. MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT BY ADMINISTRATIVE SITE PLAN REVIEW.

26

27 b. GR-2 (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL) DISTRICT.

29

30 i. LOCATION. THE GR-2 DISTRICT IS LOCATED IN THE FOLLOWING THREE AREAS:

33 (A) THE MINE ROADS AREA WEST OF ALYESKA HIGHWAY, JUST NORTH OF THE RAILROAD;

36

37 (B) SOUTH OF ALYESKA HIGHWAY, WEST OF TIMBERLINE DRIVE; AND (C) ALYESKA BASIN SUBDIVISION, LYING NORTH AND SOUTH OF ALYESKA HIGHWAY, AT THE BASE OF MT. ALYESKA.

43

44 ii. INTENT. THESE ARE ESTABLISHED AND LARGELY DEVELOPED RESIDENTIAL NEIGHBORHOODS CHARACTERIZED BY SINGLE-FAMILY DETACHED AND TWO

48 FAMILY DEVELOPMENT. THE INTENT IS TO ALLOW DEVELOPMENT TO CONTINUE IN A MANNER CONSISTENT AND COMPATIBLE WITH EXISTING DEVELOPMENT PATTERNS.

52

AO regarding zoning districts Page 8 of 17 1 III. DISTRICT-SPECIFIC STANDARDS. 2

3 (A) NONRESIDENTIAL USES MAY BE ALLOWED AS PROVIDED IN TABLE 21.09-2, BUT SHALL BE ALLOWED ONLY ON CENTRAL SEWER, NOT SEPTIC SYSTEMS.

8

9 (B) ONLY ONE PRINCIPAL STRUCTURE IS ALLOWED ON ANY LOT OR TRACT.

12 c. GR-2A (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL —CROW CREEK ROAD) DISTRICT.

15 i. LOCATION. THE GR-2A DISTRICT IS LOCATED ON BOTH SIDES OF UPPER CROW CREEK ROAD IN CROW CREEK VALLEY, JUST SOUTH OF THE GIRDWOOD MINE.

19

20 II. INTENT. THIS AREA CONSISTS OF AN ESTABLISHED, SPARSELY-DEVELOPED RESIDENTIAL NEIGHBORHOOD CHARACTERIZED BY SINGLE-FAMILY DETACHED DEVELOPMENT. THE INTENT OF THIS DISTRICT IS TO ALLOW DEVELOPMENT TO CONTINUE IN A MANNER CONSISTENT AND COMPATIBLE WITH EXISTING DEVELOPMENT PATTERNS.

29

30 III. FEDERAL PATENTS TO MINERAL ESTATE AND VALID STATE AND FEDERAL MINING CLAIMS. THE PROPERTIES IN THIS DISTRICT HAVE FEDERAL PATENTS TO MINERAL ESTATE AND/OR VALID STATE AND FEDERAL MINING CLAIMS. MINING ACTIVITY UNDER THE AUSPICES OF THOSE PATENTS AND/OR CLAIMS SHALL COMPLY WITH RELEVANT

FEDERAL AND STATE 39 REGULATIONS.

40

41 IV. DISTRICT-SPECIFIC STANDARDS. 42

43 (A) IN SPITE OF SECTION 3.A. BELOW, 44 COMMERCIAL VEHICLES, SHIPPING
45 CONTAINERS, CONSTRUCTION 46 EQUIPMENT, AND THE LIKE MAY BE 47
STORED OUTDOORS IN THIS 48 DISTRICT.

49

50 (B) ONLY ONE PRINCIPAL STRUCTURE IS 51 ALLOWED ON ANY LOT OR
TRACT. 52

AO regarding zoning districts Page 9 of 17 1 d. GR-3 (SINGLE-FAMILY/TWO-FAMILY
RESIDENTIAL) 2 DISTRICT.

3

4 i. LOCATION. DISCRETE AREAS OF THE GR-3 5 DISTRICT ARE LOCATED IN
THE FOLLOWING 6 AREAS:

7

8 (A) WEST OF ALYESKA HIGHWAY, WEST 9 OF THE GR-1 DISTRICT AND WEST
OF 10 THE MINE ROADS PORTION OF THE

11 GR-2 DISTRICT; AND 12

13 (B) BOTH EAST AND WEST OF CROW 14 CREEK ROAD.

15

16 ii. INTENT. THE GR-3 DISTRICT IS FOUND IN A 17 NUMBER OF AREAS AND
CONSISTS OF 18 UNDEVELOPED LAND DESIGNATED 19 PRIMARILY FOR
SINGLE-FAMILY DETACHED 20 AND TWO-FAMILY DEVELOPMENT, 21 ALTHOUGH
OTHER TYPES OF RESIDENTIAL 22 USES AND VISITOR ACCOMMODATIONS 23
MAY BE ALLOWED PURSUANT TO THE 24 MASTER PLANNING PROCESS AND
TABLE 25 21.09-2.

26

27 iii. AREA MASTER PLANNING 28 REQUIRED.(A)PRIOR TO SUBDIVISION OR 29
DEVELOPMENT OF ANY PORTION OF THIS 30 DISTRICT, AREA MASTER
PLANNING IS 31 REQUIRED PURSUANT TO SUBSECTION 32 21.09.030 E.(B)USES
ALLOWED IN THIS 33 DISTRICT ARE SET FORTH IN TABLE 21.09-2. 34 AREA
MASTER PLANNING SHALL NOT 35 CHANGE THE ALLOWED USES IN THIS 36
DISTRICT, UNLESS THE MASTER PLAN IS 37 ADOPTED CONCURRENTLY WITH 38
AMENDMENTS TO THE GIRWOOD AREA 39 PLAN AND THIS
CHAPTER.(C)DIMENSIONAL 40 STANDARDS, SITE DEVELOPMENT AND 41
DESIGN STANDARDS, AND BUILDING 42 DESIGN STANDARDS FOR THIS
DISTRICT 43 ARE SET OUT IN SECTIONS 21.09.060, 44 21.09.070, AND 21.09.070,
RESPECTIVELY. 45 AREA MASTER PLANNING SHALL NOT 46 CHANGE THOSE
STANDARDS.

47

48 iv. District-specific standard. Unless determined 49 otherwise through an area master
plan, only one 50 principal structure is allowed on any lot or tract. 51

52 e. GR-4 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT.

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1

2 I. LOCATION. THE DISTRICT CONSISTS OF 3 TWO ALREADY-DEVELOPED
AREAS AT THE 4 BASE OF MT. ALYESKA, TWO, SMALL 5 ALREADY-DEVELOPED
AREAS ON THE 6 WEST SIDE OF ALYESKA HIGHWAY, AND AN 7 AREA SOUTH
OF ALYESKA HIGHWAY, JUST 8 EAST OF GLACIER CREEK.

9

10 II. INTENT. THE INTENT FOR THE GR-4 11 DISTRICT IS TO CONTINUE THE
EXISTING 12 PATTERN OF MULTIPLE-FAMILY 13 DEVELOPMENT ON SEWERS.
SINGLE
14 FAMILY AND TWO-FAMILY DEVELOPMENT IS 15 ALLOWED ON EXISTING LOTS
OF LESS THAN 16 20,000 SQUARE FEET.

17
18 III. DISTRICT-SPECIFIC STANDARD. MORE 19 THAN ONE PRINCIPAL
STRUCTURE MAY BE 20 ALLOWED ON ANY LOT OR TRACT BY 21
ADMINISTRATIVE SITE PLAN REVIEW.

22
23 f. GR-5 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT. 24

25 I. LOCATION. THE GR-5 DISTRICT CONSISTS 26 OF TWO AREAS WHICH ARE: 27
28 (A) WEST OF CROW CREEK ROAD, JUST 29 NORTH OF CALIFORNIA CREEK;
AND 30

31 (B) EAST OF CROW CREEK ROAD, WEST 32 OF GLACIER CREEK. 33

34 ii. INTENT. THIS DISTRICT IS INTENDED FOR 35 MULTIPLE-FAMILY
DEVELOPMENT ON 36 SEWERS.

37
38 iii. DISTRICT-SPECIFIC STANDARDS. 39

40 (A) MINIMUM DENSITY. THE MINIMUM 41 DENSITY FOR RESIDENTIAL 42
DEVELOPMENT WHERE PUBLIC 43 SEWER IS AVAILABLE, SHALL BE FIVE 44
DWELLING UNITS PER ACRE.

45
46 (B) SINGLE-FAMILY DEVELOPMENT IN 47 GR-5. ONE SINGLE-FAMILY 48
STRUCTURE IS ALLOWED ON A 49 PARCEL ONLY WHERE PUBLIC SEWER 50 IS
NOT AVAILABLE. MINIMUM LOT SIZE 51 SHALL BE 50,000 SQUARE FEET. 52
SUBDIVISION IS PROHIBITED FOR THE

AO regarding zoning districts Page 11 of 17 1 PURPOSE OF PROVIDING SINGLE 2
FAMILY DEVELOPMENT. 3

4 (C) MULTIPLE RESIDENTIAL 5 STRUCTURES. MORE THAN ONE 6 PRINCIPAL
STRUCTURE MAY BE 7 ALLOWED ON ANY LOT OR TRACT BY 8
ADMINISTRATIVE SITE PLAN REVIEW.]

9
10 **Section 4.** Anchorage Municipal Code section 21.10.040 is hereby amended to 11
read as follows (*the remainder of the section is not affected and therefore not set 12
out*):

13
14 **SECTION 21.10.040. Zoning Districts.**

15
16 *** **

17 *B. Zoning districts established.*

18
19 1. Chugiak-Eagle River is divided into the following zoning 20 districts as shown on
Table 21.10-2:

21

TABLE 21.10.-2: CHUGIAK-EAGLE RIVER ZONING DISTRICTS ESTABLISHED

District Type	ABBREVIATION	DISTRICT NAME
Residential Districts	R[CE-R-1]	Residential[SINGLE-FAMILY RESIDENTIAL]
	R-OUS [CE-R-1A]	Residential On-Site Underground Services[SINGLE-FAMILY RESIDENTIAL]
	CE-R-2A	SINGLE- AND TWO-FAMILY RESIDENTIAL
	CE-R-2D	TWO-FAMILY RESIDENTIAL
	CE-R-2M	MIXED RESIDENTIAL
	CE-R-3	MULTIFAMILY RESIDENTIAL
	CE-R-5	SUBURBAN RESIDENTIAL WITH MOBILE HOMES
	CE-R-5A	RURAL RESIDENTIAL WITH MOBILE HOMES
	CE-R-6	LOW-DENSITY RESIDENTIAL
	CE-R-7	MEDIUM-DENSITY SINGLE-FAMILY

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		RESIDENTIAL
	CE-R-8	LOW-DENSITY RESIDENTIAL
	CE-R-9	LOW-DENSITY RESIDENTIAL
	CE-R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
***	***	****

1

2 C. Residential districts

3

4 *** **

5 2. R: Residential district:

6

7 a. Purpose. The R district is intended to for residential that 8 allow for a variety of

single-family, two-family, and 9 multifamily dwellings, and additionally allowing for it
10 combination with a variety of compatible commercial, 11 retail, services, or office uses
areas. The R district 12 provides residential neighborhoods with a greater 13 diversity of
housing by allowing a mix of both detached 14 and a variety of attached dwelling types
in close 15 proximity to each other, as well as mixed-use properties 16 and townhouses.
These areas generally are intended to 17 have well-developed infrastructure, and
municipal 18 services generally are intended to be provided.

19

20 **3. R-OUS: Residential onsite underground services district:** 21

22 **a. Purpose.** The R-OUS district is intended for residential 23 use identical to that of R
district, with the exception that 24 the availability of developed infrastructure and
municipal 25 service may be varied in these areas.

26

27 **[CE-R-1: Single-family residential district.** 28

29 **a. PURPOSE.** THE CE-R-1 DISTRICT IS INTENDED 30 PRIMARILY TO PROVIDE
FOR DETACHED SINGLE 31 FAMILY RESIDENTIAL AREAS WITH GROSS 32
DENSITIES UP TO SIX DWELLING UNITS PER ACRE. 33 THESE AREAS
GENERALLY ARE INTENDED TO 34 HAVE WELL-DEVELOPED INFRASTRUCTURE
AND 35 MUNICIPAL SERVICES.

36 **3. CE-R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT.** 37

38 **a. PURPOSE.** THE CE-R-1A DISTRICT IS INTENDED 39 PRIMARILY FOR
DETACHED SINGLE-FAMILY 40 RESIDENTIAL AREAS WITH GROSS DENSITIES UP

AO regarding zoning districts Page 13 of 17 1 TO FOUR DWELLING UNITS PER

ACRE, AND 2 MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN 3 THE CE-R-1
DISTRICT. THESE AREAS GENERALLY 4 ARE INTENDED TO HAVE
WELL-DEVELOPED 5 INFRASTRUCTURE, AND MUNICIPAL SERVICES 6
GENERALLY ARE INTENDED TO BE PROVIDED. 7

8 **4. CR-R-2A: TWO-FAMILY RESIDENTIAL DISTRICT.** 9

10 **a. PURPOSE.** THE CE-R-2A DISTRICT IS INTENDED 11 PRIMARILY FOR SINGLE-
AND TWO-FAMILY 12 RESIDENTIAL AREAS WITH GROSS DENSITIES UP 13 TO
TEN DWELLING UNITS PER ACRE. THESE 14 AREAS GENERALLY ARE INTENDED
TO HAVE 15 WELL-DEVELOPED INFRASTRUCTURE, AND 16 MUNICIPAL
SERVICES GENERALLY ARE INTENDED 17 TO BE PROVIDED.

18

19 **b. DISTRICT-SPECIFIC STANDARD.** 20

21 **i.** MULTIPLE DETACHED DWELLING UNITS 22 BUILT ON THE SAME LOT OR
TRACT WHICH 23 DO NOT QUALIFY AS AN ADU, SHALL BE 24 ALLOWED
THROUGH THE PLANNED UNIT 25 DEVELOPMENT (PUD) PROCESS IN 26
ACCORDANCE WITH SUBSECTION 27 21.03.080H.

28

29 **5. CE-R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.** 30

31 **a. PURPOSE.** THE CE-R-2D DISTRICT IS INTENDED 32 PRIMARILY FOR SINGLE-
AND TWO-FAMILY 33 RESIDENTIAL AREAS WITH GROSS DENSITIES UP 34 TO 12
DWELLING UNITS PER ACRE. THESE AREAS 35 GENERALLY ARE INTENDED TO
HAVE WELL

36 DEVELOPED INFRASTRUCTURE, AND MUNICIPAL 37 SERVICES GENERALLY
ARE INTENDED TO BE 38 PROVIDED.

39

40 **b. DISTRICT-SPECIFIC STANDARD.** 41

42 **i.** THE CE-R-2D DISTRICT SHALL CONFORM TO 43 THE DISTRICT SPECIFIC

STANDARDS OF 44 THE CE-R-2A DISTRICT.

45

46 6. *CE-R-2M: MIXED RESIDENTIAL DISTRICT.* 47

48 a. *PURPOSE.* THE CE-R-2M DISTRICT IS INTENDED 49 PRIMARILY FOR
RESIDENTIAL AREAS THAT 50 ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO
51 FAMILY, AND MULTIFAMILY DWELLINGS, WITH 52 GROSS DENSITIES UP TO 15
DWELLING UNITS PER

AO regarding zoning districts Page 14 of 17 1 ACRE. THE CE-R-2M DISTRICT
PROVIDES 2 RESIDENTIAL NEIGHBORHOODS WITH A GREATER 3 DIVERSITY
OF HOUSING BY ALLOWING A MIX OF 4 BOTH DETACHED AND A VARIETY OF
ATTACHED 5 DWELLING TYPES IN CLOSE PROXIMITY TO EACH 6 OTHER,
RATHER THAN SEPARATED INTO 7 DIFFERENT USE DISTRICTS. THE CE-R-2M 8
DISTRICT IS TO BE LOCATED IN ESTABLISHED OR 9 REDEVELOPING
RESIDENTIAL NEIGHBORHOODS.

10 THE DESIGN OF NEW DEVELOPMENT, SUCH AS 11 BUILDING SCALE AND
SETBACKS, PARKING 12 FACILITY SIZE AND LOCATION, AND YARD 13
LANDSCAPING, SHOULD BE COMPLEMENTARY TO 14 THE EXISTING
NEIGHBORHOOD AND MIX OF 15 DWELLING TYPES.

16

17 b. *DISTRICT-SPECIFIC STANDARDS.* 18

19 i. MULTIFAMILY BUILDINGS SHALL CONTAIN 20 NO MORE THAN EIGHT
DWELLING UNITS 21 PER BUILDING.

22

23 ii. ON LOTS OF ONE ACRE OR MORE WHERE 24 MORE THAN ONE PRINCIPAL
STRUCTURE IS 25 ALLOWED (SEE TABLE 21.10-6), THE 26 DEVELOPMENT OF
TWO TO FOUR 27 PRINCIPAL STRUCTURES ON A LOT 28 REQUIRES AN
ADMINISTRATIVE SITE PLAN 29 REVIEW.

30

31 iii. ON LOTS OF ONE ACRE OR MORE WHERE 32 MORE THAN ONE PRINCIPAL
STRUCTURE IS 33 ALLOWED (SEE TABLE 21.10-6), THE 34 DEVELOPMENT OF
FIVE OR MORE 35 PRINCIPAL STRUCTURES ON A LOT SHALL 36 BE ALLOWED
THROUGH THE PLANNED UNIT 37 DEVELOPMENT (PUD) PROCESS IN 38
ACCORDANCE WITH 39 SUBSECTION 21.03.080 H.

40

41 7. *CE-R-3: MULTIFAMILY RESIDENTIAL DISTRICT.* 42

43 a. *PURPOSE.* THE CE-R-3 DISTRICT IS INTENDED 44 PRIMARILY FOR
RESIDENTIAL AREAS THAT 45 ALLOW FOR A VARIETY OF MULTIFAMILY, TWO 46
FAMILY, AND SINGLE-FAMILY DWELLINGS, WITH 47 GROSS DENSITIES UP TO 30
DWELLING UNITS PER 48 ACRE. THE DESIGN OF CE-R-3 DEVELOPMENT, 49
INCLUDING BUILDING APPEARANCE, LOCATION 50 OF PARKING, SETBACKS,
AND LANDSCAPING, 51 SHOULD BE COMPLEMENTARY TO THE EXISTING 52
NEIGHBORHOOD AND MIX OF DWELLING TYPES.

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1

2 b. *DISTRICT-SPECIFIC STANDARD.* 3

4 i. MULTIPLE DETACHED DWELLING UNITS 5 BUILT ON THE SAME LOT OR
TRACT, WHICH 6 DO NOT QUALIFY AS AN ADU, SHALL BE 7 ALLOWED
THROUGH THE PLANNED UNIT 8 DEVELOPMENT (PUD) PROCESS IN 9
ACCORDANCE WITH SUBSECTION 10 21.03.080 H.

11

12 8. *CE-R-5: SUBURBAN RESIDENTIAL DISTRICT WITH 13 MOBILE HOMES.*

14

15 a. *PURPOSE.* THE CE-R-5 DISTRICT IS INTENDED FOR 16 SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS 17 WITH GROSS DENSITIES UP TO SIX DWELLING 18 UNITS PER ACRE WHERE PUBLIC SEWER AND 19 WATER ARE GENERALLY AVAILABLE, AND TO 20 ENCOURAGE AFFORDABLE HOUSING. MOBILE 21 HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN 22 THIS DISTRICT.

23

24 9. *CE-R-5A: RURAL RESIDENTIAL DISTRICT WITH MOBILE 25 HOMES.*

26

27 a. *PURPOSE.* THE CE-R-5A DISTRICT IS INTENDED 28 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL 29 AREAS WITH GROSS DENSITIES UP TO ONE 30 DWELLING UNIT PER ACRE, WHERE PUBLIC 31 SEWER AND WATER ARE GENERALLY NOT 32 AVAILABLE, TO ENCOURAGE AFFORDABLE 33 HOUSING, AND TO PROTECT THE RURAL SETTING 34 BY MAINTAINING LARGE LOTS AND LOW 35 POPULATION DENSITIES IN THE CHUGIAK-EAGLE 36 RIVER AREA. MOBILE HOMES ON INDIVIDUAL LOTS 37 ARE ALLOWED IN THIS DISTRICT.

38

39 10. *CE-R-6: LOW-DENSITY RESIDENTIAL DISTRICT.* 40

41 a. *PURPOSE.* THE CE-R-6 DISTRICT IS INTENDED FOR 42 THOSE LAND AREAS WHERE LARGE LOT 43 DEVELOPMENT IS DESIRABLE. THE CE-R-6 44 DISTRICT IS DESIGNED TO ENCOURAGE LOW 45 DENSITY RESIDENTIAL DEVELOPMENT WITH 46 GROSS DENSITIES OF UP TO ONE DWELLING UNIT 47 PER ACRE, WHILE AT THE SAME TIME 48 PROTECTING AND ENHANCING THOSE PHYSICAL 49 AND ENVIRONMENTAL FEATURES WHICH ADD TO 50 THE DESIRABILITY OF RURAL RESIDENTIAL 51 LIVING. AVAILABILITY OF INFRASTRUCTURE AND 52 MUNICIPAL SERVICES MAY VARY.

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1

2 11. *CE-R-7: MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL 3 DISTRICT.*

4

5 a. *PURPOSE.* THE CE-R-7 DISTRICT IS INTENDED 6 PRIMARILY FOR SINGLE- AND TWO-FAMILY 7 RESIDENTIAL AREAS WITH GROSS DENSITIES UP 8 TO TWO DWELLING UNITS PER ACRE. THIS 9 DISTRICT MAY ALSO BE APPLIED TO AREAS

10 BETWEEN LARGER LOT DISTRICTS AND HIGHER 11 DENSITY DISTRICTS WHILE AT THE SAME TIME 12 PROTECTING AND ENHANCING THOSE PHYSICAL 13 AND ENVIRONMENTAL FEATURES WHICH ADD TO 14 THE DESIRABILITY OF RURAL RESIDENTIAL 15 LIVING.

16

17 12. *CE-R-8: LOW-DENSITY RESIDENTIAL DISTRICT.* 18

19 a. *PURPOSE.* THE CE-R-8 DISTRICT IS INTENDED 20 PRIMARILY FOR SINGLE- AND TWO-FAMILY 21 RESIDENTIAL AREAS WITH GROSS DENSITIES UP 22 TO ONE DWELLING UNIT PER FOUR ACRES, 23 WHERE TOPOGRAPHIC OR OTHER NATURAL 24 CONDITIONS ARE SUCH THAT HIGHER-DENSITY 25 DEVELOPMENT WOULD BE UNFEASIBLE. IN 26 ADDITION TO TOPOGRAPHY, SOME OF THE 27 NATURAL CONDITIONS WHICH COULD EXIST TO 28 RENDER LAND DESIRABLE FOR THE DENSITIES 29 PROPOSED IN THIS ZONE ARE WIND HAZARDS, 30 MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY, 31 POTENTIAL FOR GROUNDWATER POLLUTION, 32 AND GROUNDWATER AVAILABILITY.

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34 13. *CE-R-9: LOW-DENSITY RESIDENTIAL DISTRICT.* 35

36 a. *PURPOSE.* THE CE-R-9 DISTRICT IS PRIMARILY 37 FOR SINGLE- AND
TWO-FAMILY LARGE LOT 38 RESIDENTIAL AREAS WITH GROSS DENSITIES UP 39
TO ONE DWELLING UNIT PER TWO ACRES, WHERE 40 PUBLIC SEWER AND
WATER ARE UNLIKELY TO BE 41 PROVIDED, OR WHERE TOPOGRAPHIC OR
OTHER 42 NATURAL CONDITIONS ARE SUCH THAT HIGHER
43 DENSITY DEVELOPMENT WOULD BE UNFEASIBLE. 44

45 14. *CE-R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE* 46 *DISTRICT.*

47

48 a. *PURPOSE.* THE CE-R-10 DISTRICT IS INTENDED 49 FOR USE IN THOSE
AREAS WHERE NATURAL 50 PHYSICAL FEATURES AND ENVIRONMENTAL 51
FACTORS SUCH AS SLOPES, ALPINE AND FOREST 52 VEGETATION, SOILS,
SLOPE STABILITY, AND

AO regarding zoning districts Page 17 of 17 1 GEOLOGIC HAZARDS REQUIRE
UNIQUE AND 2 CREATIVE DESIGN FOR DEVELOPMENT. 3

4 b. *DISTRICT-SPECIFIC STANDARDS.* DISTRICT 5 SPECIFIC STANDARDS ARE AS
ESTABLISHED IN 6 SUBSECTION 21.04.020.P.2.]

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9 **Section 5.** This ordinance shall be effective on January 1, 2025, upon passage 10
and approval by the Assembly.

11

12 PASSED AND APPROVED by the Anchorage Assembly this _____ day 13 of
_____, 2023.

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18 Chair

19 ATTEST:

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23 Municipal Clerk

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