AN ORDINANCE TO PROVISIONALLY ADOPT NEW CHAPTERS 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; AND 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.

In furtherance of the review and public hearing process for the ongoing re-write of Anchorage Municipal Code Title 21, the ordinance covers Chapters 21.04, Zoning Districts, 21.05, Use Regulations, and 21.06, Dimensional Standards and Measurements. A brief description of these chapters follows:

- Chapter 21.04, Zoning Districts: Describes the various zoning districts in the Municipality and any district-specific standards.

- Chapter 21.05, Use Regulations: 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 21.06, Dimensional Standards and Measurements: Provides dimensional information for each zoning district, such as minimum required lot area, setbacks, lot coverage limits, height, etc.

The attached public hearing drafts of these chapters, dated August 5, 2007, have been reviewed by the Assembly Title 21 Committee.

The Planning and Zoning Commission held public hearings on these three chapters in October 2007. They recommended extensive amendments to Chapter 21.04 to improve the clarity and readability of the text; a substitute version of Chapter 21.04 showing all of their recommended amendments is provided as Attachment D. The Commission’s recommendations for Chapters 21.05 and 21.06 are included in Attachments E and F.

Public hearing before the Assembly will provide the opportunity for additional public comment.
Adoption of this ordinance will add three more chapters to the five that have been provisionally adopted by the Assembly to date. All chapters provisionally adopted by the Assembly remain provisional until concurrent final passage and approval of all such provisionally adopted chapters of Title 21, when the on-going re-write of Title 21 is complete.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE TO PROVISIONALLY ADOPT NEW CHAPTERS 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; AND 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21, AS SHOWN IN ATTACHMENTS A THROUGH F.

Prepared by: Planning Department
Approved by: Tom Nelson, Director, Planning Department
Concur: Mary Jane Michael, Executive Director
Office of Economic and Community Development
Concur: James N. Reeves, Municipal Attorney
Concur: Michael K. Abbott, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Attachments: A. Chapter 21.04, Zoning Districts
B. Chapter 21.05, Use Regulations
C. Chapter 21.06, Dimensional Standards and Measurements
D. S-Version of Chapter 21.04, Zoning Districts
E. Planning and Zoning Commission Recommended Amendments for Chapter 5, Use Regulations
F. Planning and Zoning Commission Recommended Amendments for Chapter 6, Dimensional Standards and Measurements