

Submitted by: Assembly Vice Chair  
Zaletel,

Assembly Member Volland

and

Assembly Member Brawley

Prepared by: Assembly Counsel's Office  
For reading:

**ANCHORAGE, ALASKA  
AO No. 2023-87(S-1)**

**SAMPLE – Clean version without Legislative Markup**

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, AND 21.06 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.**  
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9  
10 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase  
11 housing availability within the Municipality of Anchorage; and  
12

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

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

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

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

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

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

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

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

- 3
- 4 • Accelerated growth in aging households and smaller households with fewer
- 5 children.
- 6 • Continued evolution into one of the most racially and ethnically diverse
- 7 communities in the U.S.
- 8 • Diverse households and income levels that need more affordable housing
- 9 options and more transportation choices.
- 10 • Talented professionals from all fields that are attracted to Anchorage’s
- 11 unique setting.
- 12 • A growing number of multigenerational families and less transient
- 13 population (2040 LUP, p. 10); and
- 14

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

19

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

24

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

29

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

33

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

44

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

49

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

7  
8 **WHEREAS**, simplifying residential zoning to allow for predictable development in a  
9 streamlined manner is a proactive and forward-thinking approach that supports the  
10 long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040  
11 Land Use Plan; and

12  
13 **WHEREAS**, the Planning and Zoning Commission is granted specific advisory  
14 powers and duties in AMC 21.10.015 regarding the comprehensive plan and Title  
15 21, including to “1. Develop, review and make recommendations to the assembly  
16 regarding policies, plans and ordinances to implement the municipal function of  
17 planning for the economic, social and land use needs of the community” and “2.  
18 Develop, review and make recommendations to the assembly regarding the  
19 comprehensive development plan and amendments”; now, therefore;

20  
21 **THE ANCHORAGE ASSEMBLY ORDAINS:**

22  
23 **Section 1.** Deleted.

24  
25 **Section 2.** Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table  
26 of Allowed Uses is hereby amended as shown in Exhibit B (*the remainder of the*  
27 *section is not affected and therefore not set out*):

28  
29 **21.05.010 Table of allowed uses.**

30  
31 Table 21.05-1 below lists the uses allowed within all base zoning districts in  
32 the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters  
33 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle  
34 River, and the Downtown (DT) Districts, respectively.) Each of the listed uses  
35 is defined in Sections 21.05.030 through 21.05.060.

36  
37 \*\*\* \*\*

38 E. Table of Allowed Uses - Residential, Commercial, Industrial, and  
39 Other Districts

40  
41 *[See Exhibit B for amendments to the Table]*

42  
43 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-  
44 28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh.  
45 A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-  
46 3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-  
47 136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 ,  
48 § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17;  
49 AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18;

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

3  
4 **Section 3.** Deleted.

5  
6 **Section 4.** Deleted.

7  
8 **Section 5.** Anchorage Municipal Code section 21.05.030 is hereby amended to  
9 read as follows (the remainder of the section is not affected and therefore not set  
10 out):

11  
12 **21.05.030 Residential uses: Definitions and use-specific standards.**

13  
14 This section defines the general residential use categories and specific  
15 residential use types listed in Table 21.05-1. This section also contains use-  
16 specific standards that apply to specific use types. The use-specific  
17 standards apply regardless of whether the use type is permitted as a matter  
18 of right, or subject to a site plan or conditional use review process.

19  
20 A. Household living. This category is characterized by residential  
21 occupancy of a dwelling unit by a "household," which is defined in  
22 Chapter 21.15. Tenancy is arranged on a month-to-month or longer  
23 basis. Common accessory uses include recreational activities, raising  
24 of pets, gardens, personal storage buildings, hobbies, and parking of  
25 the occupants' vehicles. Specific use types include:

26  
27 \*\*\* \*\*

28 6. Dwelling, two-family.

29  
30 a. Definition. Two detached buildings on a single lot, each  
31 constituting one dwelling unit, or o[ø]ne detached  
32 building on one lot designed for and constituting two  
33 dwelling units. The definition includes the term "duplex."

34  
35 b. Use-specific standard. Two-family dwellings constructed  
36 after January 1, 2014 shall comply with the applicable  
37 residential design standards in Section 21.07.110,  
38 Residential Design Standards.

39  
40 \*\*\* \*\*

41 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-  
42 20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17;  
43 AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-  
44 24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24)

45  
46 **Section 6.** Anchorage Municipal Code section 21.06.020 is hereby amended to  
47 read as follows (*the remainder of the section is not affected and therefore not set*  
48 *out*):

49  
50 **21.06.020 Dimensional standards tables.**

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B.      These general standards may be further limited or modified by other applicable sections of this title. In particular, some uses have use-specific standards in Chapter 21.05 that impose stricter requirements than set forth in these tables.

1[A].      Table of Dimensional Standards: Residential Districts

*[See Exhibit C for amendments to the Table]*

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 9, 2-15-22; AO No. 2022-36, § 3, 4-26-22; AO No. 2023-77, § 9, 7-25-23; AO No. 2023-42, § 3, 8-22-23; AO No. 2023-103(S), § 4(Exh. B.Rev1), 1-1-24)

**Section 7.**      This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Municipal Clerk

