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two-family and multiple-family residential uses with medium population densities, and uses and structures required to serve governmental, educational, religious, and commercial recreational and other needs of such areas. The regulations and restrictions in the R-3 district are intended to protect, preserve and enhance the primarily residential character of the district.

B. *Permitted principal uses and structures.*
Permitted principal uses and structures are as follows:

1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.
2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.
3. Multiple-family dwellings. More than one principal structure may be allowed on any lot or tract.
4. Public, private and parochial academic elementary schools.
5. High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class I or greater designation upon the official streets and highways plan.
6. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district.
7. Public branch libraries.
8. Day care and family residential care.
9. Roominghouses.
10. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other

21.40.050 R-3 multiple-family residential district.

The following statement of intent and use regulations shall apply in the R-3 district:

- A. *Intent.* The R-3 district is intended to include urban and suburban single-family,

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than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.

11. One transmission tower less than 75 feet in height.

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

1. Home occupations, subject to provisions of the supplementary district regulations.
2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits.
3. Private garages.
4. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. Family care.
6. Keeping honey bees, *Apis mellifera*, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:
 - a. At least 25 feet from any lot line not in common ownership;
 - b. Oriented with entrances facing away from adjacent property;
 - c. Placed at least eight feet above ground level; or
 - d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions.

No more than four hives shall be placed on lots smaller than 10,000 square feet.

7. Bed and breakfast with three or less guestrooms.

8. Bed and breakfast with four guestrooms only by administrative site plan review.

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

1. Nursing homes, convalescent homes and similar institutional uses.
2. Utilities substations.
3. Mobile home parks on sites of at least two acres.
4. Off-street parking spaces or structures.
5. Museums, historical and cultural exhibits, aquariums and the like.
6. Camper parks.
7. Convenience establishments.
8. Private clubs and lodges. Uses involving the sale, dispensing or service of alcoholic beverages may be permitted by conditional use only.
9. Planned unit developments.
10. Natural resource extraction on tracts of not less than five acres.
11. 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 100 feet from any lot line.
12. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.
13. Quasi-institutional houses.
14. Twenty-four-hour child care facility.
15. One transmission tower 75 feet in height or greater.

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16. Snow disposal sites.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage or use of mobile homes except as provided in this section.
2. Quonset huts.
3. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.*

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

Use	Lot Area (square feet)	Lot Width (feet)
a. Single-family dwelling	6,000	50
b. Two-family dwelling	6,000	50
c. Three- and four-family dwellings	6,000	50
d. Five or more families	8,500, plus 1,000 square feet for each dwelling unit in excess of 5	75

2. In a cluster housing development conforming to section 21.50.210, a lot that is not part of the common area shall have a minimum area and width in accordance with that section.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

Use	Front Yard* (feet)	Side Yard (feet)	Rear Yard (feet)	Usable Yard (per dwelling unit)
Single-family	20	5	10	N/A
Two-family	20	5	10	N/A

Use	Front Yard* (feet)	Side Yard (feet)	Rear Yard (feet)	Usable Yard (per dwelling unit)
Three- and four-family	20	10	20	400 square feet
Five or more families	20	10	20	400 square feet

No dimension of the usable yard shall be less than ten feet.

*See supplementary district regulations for additional setback requirements.

- H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 40 percent, provided that a cluster housing development under section 21.50.210 shall conform to the maximum lot coverage requirements of that section.
- I. *Maximum height of structures.* Except as otherwise provided in this title, no building or structure shall exceed 35 feet in height.
- J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
- K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, as specified in section 21.45.080.
- L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.
- M. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.
(GAAB 21.05.050.D; AO No. 77-355; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-218; AO No. 84-52; AO No. 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; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114)

EXHIBIT "B"

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21.40.130 R-O residential-office district.

The following statement of intent and use regulations shall apply in the R-O district:

- A. *Intent.* The R-O district is intended to include urban and suburban residential and professional office uses that are needed and appropriate in areas undergoing a transition, or in areas where commercial uses might be damaging to established residential neighborhoods.

The R-O district is further intended to provide a mix of low- to medium-density residential uses with certain specified business, personal and professional services that can function efficiently without generating large volumes of vehicular traffic. The regulations and restrictions in the R-O district are intended to protect, preserve and enhance the residential uses while permitting uses characterized principally by consultative services or executive, administrative or clerical procedures.

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B. *Permitted principal uses and structures.*
Permitted principal uses and structures are as follows:

1. Single-family, two-family and multiple-family dwellings.
2. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be from streets of class I or greater designation on the official streets and highways plan. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
3. Boardinghouses and lodginghouses.
4. Private clubs and lodges. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
5. Parks, playgrounds and playfields, and municipal buildings in keeping with the character of the district.
6. Museums, historic and cultural exhibits, libraries and the like.
7. Family residential care, and 24-hour child care and day care facilities.
8. Public, private and parochial academic schools.
9. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, pharmacies and the like.
10. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
11. Accounting, auditing and bookkeeping services.
12. Engineering, surveying and architectural services.
13. Attorneys and legal services.
14. Real estate services and appraisers.
15. Stock and bond brokerage services.
16. Insurance services.

17. Photographic services.
 18. Funeral services; provided, however, that crematoriums are specifically prohibited.
 19. Banks, savings and loan associations, credit unions and similar financial institutions.
 20. Private employment agencies, placement services and temporary personnel services.
 21. Headquarters or administrative offices for such charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature.
 22. Veterinary clinics, provided that such activities shall be conducted within a completely enclosed building.
 23. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
 24. One transmission tower less than 75 feet in height.
 25. Barbershops and beauty shops.
- C. *Permitted accessory uses and structures.*
Permitted accessory uses and structures are as follows:
1. Accessory uses incidental to any of the principal uses listed in subsection B of this section.
 2. For hotels, motels or motor lodges having 20 or more rental units, personal and professional service establishments

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and restaurants which are clearly incidental to the operation of the permitted principal use.

3. Family care.
4. Bed and breakfast with three or less guestrooms.
5. Bed and breakfast with four guestrooms only by administrative site plan review.

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

1. Townhouses, row houses and office buildings built to a common wall at side lot lines.
2. Utilities substations.
3. Off-street parking spaces or structures.
4. Planned unit developments.
5. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.
6. Quasi-institutional houses.
7. Two or more drive-up bank stations.
8. One transmission tower 75 feet in height or greater.
9. Snow disposal sites.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage for use of mobile homes or quonset huts.
2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "exces-

sive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.* Minimum lot requirements are as follows:

Use	Lot Area (square feet)	Lot Width (feet)
1. Single-family dwelling	6,000	50
2. Two-family dwelling	6,000	50
3. Three- through ten-family dwelling	6,000	50

4. Apartment buildings for 11 or more families may only be constructed on sites having a minimum area of 14,000 square feet and minimum frontage of 100 feet on a class I or greater street, and shall be limited by a floor area ratio (F.A.R.) of 2.0, and shall be subject to the yard requirements of this section. For purposes of this subsection, floor area ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. A floor area ratio of 2.0 provides for 28,000 gross square feet of building area on a lot with an area of 14,000 square feet.

5. Lot requirements for all other permitted uses are as follows:

- a. Lot area: 6,000 square feet.
- b. Lot width: 50 feet.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: Ten feet, except as provided in the supplementary district regulations.
2. Side yard:
Single-family, two-family and multiple-family dwellings: Five feet;

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provided, however, that, where buildings exceed 35 feet in height, minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet.

All other permitted uses: None; provided, however, that, if any side yard is provided, it shall not be less than five feet, the purpose being that adjoining buildings shall either directly abut or shall maintain a minimum of five feet between such buildings.

with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

(GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO No. 80-57; AO No. 81-67(S); AO No. 83-226; AO No. 85-18; AO No. 85-23; AO No. 85-69; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 86-171; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 91-97; AO No. 92-114)

3. Rear yard: Ten feet.
 4. Multiple-family dwellings shall provide a usable yard area of 100 square feet per dwelling unit.
- H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is as follows:
1. Single-family, two-family and multiple-family dwellings: 50 percent.
 2. All other permitted uses: Unrestricted.
- I. *Maximum height of structures.* Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches.
- J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
- K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use as specified in section 21.45.080.
- L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.
- M. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted

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21.40.030 R-1 and R-1A single-family residential districts.

The following statement of intent and use regulations shall apply in the R-1 and R-1A districts:

- A. *Intent.* These districts are intended as urban and suburban single-family residential areas with low population densities. R-1 and R-1A use regulations are identical, but existing dimensional differences in lot width and area are intended to be preserved. Structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of such areas are permitted within such districts or are permissible as conditional uses subject to restrictions intended to preserve and protect their single-family residential character.
- B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:
 1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract.
 2. Public, private and parochial academic elementary schools.
 3. High schools with primarily academic curricula, provided that principal access to such school shall be directly from a street of class I or greater designation upon the official streets and highways plan.
 4. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district.
 5. Public branch libraries.
 6. Family residential care.
 7. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
8. One transmission tower less than 75 feet in height.
- C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
 1. Home occupations, subject to provisions of the supplementary district regulations.
 2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits.
 3. Private garages.
 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all other 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 100 feet from any lot line.
 5. Family care.
 6. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
 7. Keeping honey bees, *Apis mellifera*, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:
 - a. At least 25 feet from any lot line not in common ownership;
 - b. Oriented with entrances facing away from adjacent property;
 - c. Placed at least eight feet above ground level; or

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- d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions.

No more than four hives shall be placed on lots smaller than 10,000 square feet.

8. Bed and breakfast with three or less guestrooms.
 9. Bed and breakfast with four guestrooms only by administrative site plan review.
- D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:
1. Commercial greenhouses and tree nurseries.
 2. Airstrips and heliports, if adequate approach and noise buffer areas are provided.
 3. Utilities substations.
 4. Nursing homes, convalescent homes and similar institutional uses, subject to the provisions of the supplementary district regulations.
 5. Art schools, music schools, dancing schools and the like.
 6. Residential planned unit developments.
 7. Natural resource extraction on tracts of not less than five acres.
 8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.
 9. Quasi-institutional houses.
 10. Day care.
 11. Bed and breakfast with five guestrooms.
 12. One transmission tower 75 feet in height or greater.

13. Snow disposal site.

- E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage or use of mobile homes or quonset huts.
2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

- F. *Minimum lot requirements.*

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

District	Lot Area (square feet)	Lot Width (feet)
R-1	6,000	50
R-1A	8,400	70

2. In a cluster housing development conforming to section 21.50.210, all lots not part of the common area shall have a minimum area and width in accordance with that section.

- G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: 20 feet.
2. Side yard: Five feet.
3. Rear yard: Ten feet.

- H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 30 percent, provided that a cluster housing development under section 21.50.210 shall conform to the maximum lot coverage requirements of that section.

- I. *Maximum height of structures.* Except as otherwise provided in this title, no portion

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of a principal structure shall exceed 25 feet in height. Accessory buildings shall not exceed 12 feet in height.

- J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
 - K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, as specified in section 21.45.080.
 - L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.
- (GAAB 21.05.050.B; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-216; 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)