

## CHAPTER 156: ZONING CODE

### Section

#### *General Provisions*

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#### **§ 156.01 ADOPTION BY REFERENCE.**

(A) The amendments to the text of the zoning regulations proposed by the Commission in Docket No. 9-26-00 are hereby adopted with the following exceptions:

(1) Article 5, Section 5.1B (Conditional Uses in OR Office Residential) - eliminate assisted living residence;

(2) Article 6, Section 6.1 A (Permitted Uses in C-N Neighborhood Commercial) - eliminate assisted living residence; eliminate restaurants and pubs (without drive-in facilities) if a minor, integral part of an organized shopping center; adds new permit - restaurants, pubs and tea rooms (without drive-in facilities), adds new permit - dance instruction studios.

(3) Article 6, Section 6.3 (Permitted Uses in C-1 Commercial) - eliminate assisted living residence, automobile rental agencies, beer depots, extended stay lodging facilities and pawnshops.

(4) The R-R, R-E, R-1 and R-2 zoning regulations are amended as follows:

(a) The R-R zoning regulation is amended to remove family day care homes as a conditional use;

(b) The R-E, R-1 and R-2 zoning regulations are amended to remove community residences and family care homes as permitted uses and family day care homes as a conditional use;

(c) The current definition of day care center is deleted and replaced;

(d) A new use of "In home day care" is added;

(e) Day care centers and in-home cares regardless of the number of individuals are allowed as conditional uses.

(B) The zoning regulations proposed for readoption by the Commission in Docket No. 9-23-01 are hereby adopted with following exceptions (which are not adopted):

## Anchorage - Land Usage

Signature entrances, fences and walls  
(Section 9.1)  
Adult entertainment activities (Section 9.4)  
Innovative residential developments  
(Section 9.5)  
Outdoor sales display and storage (Section 9.7)  
Definition (2) of Single Family Home (Article 2)  
Sign regulations (Article 11)

R-3 Residential Single Family  
R-4 Residential Single Family  
R-5 Residential Single Family  
RRD Residential Redevelopment  
R-5A Residential Multi-Family  
R-5B Residential Two-Family  
R-6 Residential Multi-Family  
R-7 Residential Multi-Family  
R-8A Residential Multi-Family  
OR-1 Office Residential  
OR-2 Office Residential  
OR-3 Office Residential  
OTF Office Tourist Facility  
C-R Commercial Residential  
C-2 Commercial  
C-3 Commercial  
C-M Commercial Manufacturing  
EZ-1 Enterprise Zone  
M-1 Industrial  
M-2 Industrial  
M-3 Industrial  
PRO Planned Research/Office  
PEC Planned Employment Center  
DRO Development Review Overlay  
W-1 Waterfront  
W-2 Waterfront  
W-3 Waterfront  
WRO Waterfront Development Review  
Overlay  
PVD Planned Village Development

(C) The C-1 Commercial zoning regulation is readopted with the following amendments:

(1) Eliminate Section C2f which states that residential uses shall observe the yard requirements for the R-7 District;

(2) Reduce the maximum floor area ratio (Section c4a) to .5;

(3) Reduce the maximum density (Section C4b) to 4 dwellings per acre.

(D) The C-N Neighborhood Commercial zoning regulation is readopted with the following amendment: eliminate Section C2f which states that adjacent residential uses shall observe the yard requirements for the R-6 District.

(E) The amendments to the text of the zoning regulations as proposed by the Planning Commission in Case No. 14AMEND1001, are hereby adopted as follows:

(1) Article 15, Section 42, Subsection A, shall read as follows:

A. The land area (lot or lots) on which one (1) single-family residence now exists and for which the owner seeks a Conditional Use Permit to operate a Bed and Breakfast Inn shall be a minimum of seven (7) acres, and regardless of land area shall not be subject to further subdivision should a Conditional Use Permit be issued for a Bed & Breakfast Inn.

(2) Article 15, Section 42, Subsection E, shall read as follows:

E. Bed and Breakfast Inns located within the R-E and R-1 Districts shall be required to comply with the City of Anchorage Noise Ordinance otherwise applicable for only the CN District and shall not conduct any outdoor activities and/or events that are attended by anyone that is not a current registered overnight guest of the Bed and Breakfast Inn. However, the Bed and Breakfast Inn may host a maximum of twelve (12) private functions during any calendar year at which a maximum of one hundred twenty-five (125) guests, who are not registered guests of the Bed and Breakfast Inn, may attend. Should the private gathering be sponsored by a non-profit organization serving the City of Anchorage, the restriction as to the maximum number of non-registered guests shall not apply. This provision shall not be altered or waived by the Board of Zoning Adjustment.