

**CITY OF ANCHORAGE**  
**ORDINANCE NO. 7, SERIES 2016**

**AN ORDINANCE ADOPTING THE R-2A ZONING CLASSIFICATION  
FOR THE CITY OF ANCHORAGE**

**WHEREAS**, by Resolution of November 9, 2015, the Council requested and recommended to the Louisville Metropolitan Planning Commission (the “Commission”) that a new zoning category to be known as R-2A be created for inclusion in the Zoning Code of the City of Anchorage to address specific issues that have arisen in regard to the down-zoning of that area known as Stonebridge; and,

**WHEREAS**, the Commission has developed an R-2A category for the Zoning Code of the City of Anchorage that adopts all of the existing requirements and permissible uses of the R-2 zone except that the floor-area ratio for R-2A be 0.16, instead of 0.14 as it is in R-2, and that the required side-yard setbacks for R-2A be a combined twenty-five (25) feet, with the minimum of eight (8) feet, a decrease from the combined thirty (30) feet and a minimum of ten (10) feet in R-2; and,

**WHEREAS**, the Commission, at a hearing on June 16, 2016, found that the proposed amendments to the Anchorage Development Code creating R-2A comply with the applicable provisions of Cornerstone 2020 and that the amendments will create development options for property owners of a unique set properties in Anchorage to which the new zoning category is intended to apply; and,

**WHEREAS**, the Commission recommended to the City of Anchorage that the creation of new Section 4.4A of the Development Code (Anchorage Edition) creating the R-2A Residential Single Family District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ANCHORAGE, KENTUCKY, BY AND THROUGH ITS CITY COUNCIL, AS FOLLOWS:**

Section 1. The R-2A residential zoning district is hereby created as follows:

- a. All of the existing requirements and permissible uses of the R-2 zone are adopted hereby by reference as though fully set out herein, with the following exceptions:
  - i. The floor-area ratio shall be 0.16;
  - ii. The combined side-yard setback shall be twenty-five (25) feet; and,
  - iii. The minimum side-yard requirement shall be eight (8) feet.

Section 2: The City’s Code of Ordinances, (Title XV, Land Usage, Chapter 156, Zoning Code, Section 156.01) is hereby amended to state therein the provisions of this Ordinance.

Section 3: This Ordinance shall become effective upon its passage and publication according to law.

W. THOMAS HEWITT  
MAYOR, CITY OF ANCHORAGE

Renee Major  
City Clerk