



Changes to Title 21 | Parking Requirements

EFFECTIVE JANUARY 23, 2023

On November 22, 2022, the Anchorage Assembly voted unanimously to **eliminate parking minimum requirements in all areas of the municipality** and **add requirements for bicycle parking** through the adoption of AO 2022-80(S), As Amended.

Starting in 2023, Title 21 no longer requires developments to provide a minimum number of parking spaces.

As a result, developments in the Municipality are no longer required to provide a minimum number of off-street parking spaces and developers will decide how many parking spaces to include on each site.

Crafted by sponsors in partnership with the **Municipality of Anchorage Planning Department** with the **Anchorage 2040 Land Use Plan** in mind, the ordinance aims to make an impact towards these outcomes:

- Make it more affordable to build housing and commercial development in Anchorage
- Give designers and developers increased flexibility
- Simplify proposed changes to Title 21
- Encourage adaptive re-use of vacant properties
- Prioritize the creation of connected public spaces over empty swaths of pavement
- Help accommodate non-motorized, multimodal travel

Impact to **ADA Parking**

The approved ordinance reaffirmed the municipality's commitment to accessibility.

While general parking minimums are eliminated, Title 21 now requires more accessible spaces when surface parking is provided.

Off-street parking minimums and driveway access standards are often the costliest and most land-consuming zoning requirements for multi-unit housing, mixed-use, and business developments.

This ordinance will not take away our existing parking, but will help our community plan smarter, more affordable housing and commercial developments in the future.

Assembly Member **Kevin Cross**
District 2 | Chugiak / Eagle River

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The approved changes to Title 21 represent a step forward in streamlining municipal regulatory processes, cutting development costs and making it easier than ever for everyone to get around.

Parking in Anchorage won't change overnight; these changes **do not require require property owners to make any changes to existing spaces** and include incremental policy changes that will **take effect in the coming years**.

CHANGES AT A GLANCE

Parking Policy	Regulation	Takes Effect	Description
Minimum Off-Street Parking Requirements	21.07.090A-E	2023	Completely removes off-street parking requirements throughout the Municipality.
Maximum Allowed Parking	21.07.090E.2	2023	Bases the maximum allowed number of parking spaces on the size of the building.
Alternative Transportation Amenities	21.07.090F	2024	Establishes a menu of alternative transportation amenities that developers can choose from for larger developments.
Accessible (ADA) Parking Spaces	21.07.090J	2023	Increases the ratio of accessible spaces (ADA parking) when parking is provided.
Bicycle Parking Requirements	21.07.090K	2024	Requires bike parking for all uses throughout the Municipality and creates design standards.

W Surface parking lots have become a large portion of our city's total land area as the city's footprint continues to grow, leaving more of our land covered in asphalt without a benefit to our community.

These changes will reduce barriers for housing development, preserve green spaces and support cyclists and pedestrians.

Assembly Member **Daniel Volland**
District 1 | North Anchorage

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