

CHAPTER 21.10: CHUGIAK-EAGLE RIVER

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CHAPTER 21.10: CHUGIAK-EAGLE RIVER

21.10.010 PURPOSE

The purposes of chapter 21.10 are to provide standards and regulations to implement the comprehensive plan elements of Chugiak-Eagle River, preserve and enhance the distinctive rural character, abundant natural environment, and unique lifestyle(s) of the community, while planning for growth and development, and to avoid overlap with standards and regulations applicable to other districts of the municipality.

(AO 2012-124(S), 2-26-13)

21.10.020 APPLICATION OF CHAPTER 21.10

A. Applicability

These regulations and standards shall apply only to the Chugiak-Eagle River area of the municipality as further delineated below.

B. Relationship to Other Title 21 Provisions

1. To the extent any provisions in this chapter conflict with other provisions of title 21 the provisions of this chapter shall govern. If certain provisions overlap but are not in conflict, then the provisions of this chapter shall be considered to supplement title 21 requirements and are additional requirements. Unless modified by this chapter, the other chapters and provisions of title 21 apply to the Chugiak-Eagle River area.
2. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River.

TABLE 21.10-1: APPLICATION OF ZONING DISTRICT PROVISIONS	
Zoning District in Chapters 21.01 through 21.08 and 21.11 through 21.15	Zoning District in Chugiak-Eagle River
R-1	CE-R-1
R-1A	CE-R-1A
R-2A	CE-R-2A
R-2D	CE-R-2D
R-2M	CE-R-2M
R-3	CE-R-3
R-4	N/A
R-4A	N/A
R-5	CE-R-5
R-6	CE-R-5A and CE-R-6
R-7	CE-R-7
R-8	CE-R-8
R-9	CE-R-9
R-10	CE-R-10
B-1A	N/A
B-1B	N/A
B-3	CE-B-3 and CE-RC
DT Districts	N/A
RO	CE-RO
MC	N/A
I-1	CE-I-1
I-2	CE-I-2 and CE-I-3
MI	N/A
A	CE-AD
AF	AF

TABLE 21.10-1: APPLICATION OF ZONING DISTRICT PROVISIONS	
Zoning District in Chapters 21.01 through 21.08 and 21.11 through 21.15	Zoning District in Chugiak-Eagle River
DR	CE-DR
PCD	CE-PCD
PLI	CE-PLI
PR	CE-PR
TA	N/A
TR	CE-TR
WS	WS
CCO	N/A

C. Chugiak-Eagle River Defined

This chapter applies to, and the term Chugiak-Eagle River in this chapter refers to, the land in Eklutna, Peters Creek, Birchwood, Chugiak, Eagle River, Eagle River Valley, and South Fork as shown on the map in subsection 21.10.020E., and having the following real property description:

Those lands lying within the boundary of the Municipality of Anchorage, within the Anchorage Recording District, Third Judicial District, State of Alaska; including all private, municipal and state land and those lands under state selection in Chugach National Forest; more particularly described as follows:

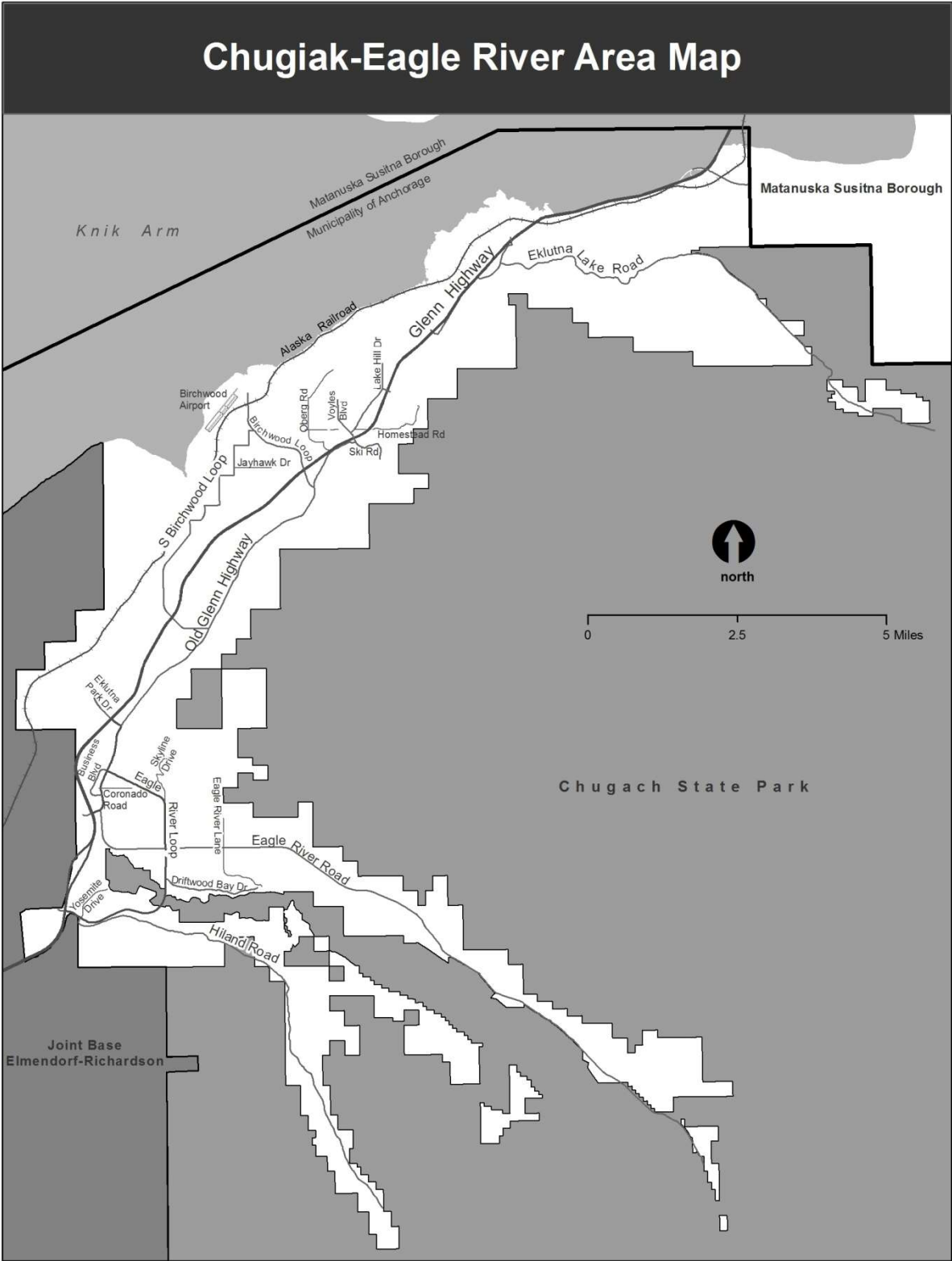
1. Township 13 North, Range 1 East, Seward Meridian, Alaska: Sections 3 through 6 inclusive, 9, 10 & 15 , excepting those lands covered by the Chugach State Park;
2. Township 13 North, Range 1 West, Seward Meridian, Alaska: Sections 1, 3, 4, 9, 10 & 15, excepting those lands covered by the Chugach State Park;
3. Township 14 North, Range 1 East, Seward Meridian, Alaska: Sections 30, 31, 32, & 33, excepting those lands covered by the Chugach State Park;
4. Township 14 North, Range 1 West, Seward Meridian, Alaska: Sections 5, 6, 7, 8, 9, 14 through 29 inclusive, 33, 34, 35, & 36, excepting those lands covered by the Chugach State Park;
5. Township 14 North, Range 2 West, Seward Meridian, Alaska: Sections 1, 2, 11, 12, 13, 14, 22, 23, & 24, excepting those lands covered by the Chugach State Park and Joint Base Elmendorf Richardson;
6. Township 15 North, Range 2 East, Seward Meridian, Alaska: Section 6, excepting those lands covered by the Chugach State Park;
7. Township 15 North, Range 1 East, Seward Meridian, Alaska: Section 1, excepting those lands covered by the Chugach State Park;
8. Township 15 North, Range 1 West, Seward Meridian, Alaska: Sections 2 through 11 inclusive, 14 through 20 inclusive, 29, 30, 31, & 32, excepting those lands covered by the Chugach State Park and the Knik Arm of the Cook Inlet;
9. Township 15 North, Range 2 West, Seward Meridian, Alaska: Sections 12, 13, 24, 25, 26, 34, 35, & 36, excepting those lands covered by Joint Base Elmendorf Richardson and the Knik Arm of the Cook Inlet;

10. Township 16 North, Range 1 East, Seward Meridian, Alaska: Sections 15, 16, 19, 20, 21, 22, 26, 27, 28, 29, 30, 32, 33, 34, & 35, excepting those lands covered by the Chugach State Park and the Knik Arm of the Cook Inlet; and
11. Township 16 North, Range 1 West, Seward Meridian, Alaska: Sections 23, 24, 25, 26, 27, 32, 33, 34, 35, & 36, excepting those lands covered by the Knik arm of the Cook Inlet.

D. Verification of Nonconforming Status

The fees associated with verification of nonconforming status pursuant to section 21.03.250 relating to structures, uses, and lots in the Chugiak-Eagle River area which have become nonconforming with the adoption of this chapter shall be waived for a period of two years, beginning January 1, 2014. Those properties that have received non-conforming determinations may continue pursuant to the provisions of chapter 21.13.

E. Chapter 21.10 Area Map



(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2020-38, 4-28-20)

21.10.030 ADMINISTRATION AND REVIEW PROCEDURES

A. Title 21 Administrative Provisions and Procedures Apply

Except as specifically provided in this chapter, all development in the Chugiak-Eagle River area shall be subject to and reviewed pursuant to the generally applicable administrative and review procedures set forth in chapters 21.01, *General Provisions*; 21.02, *Boards, Commissions and Municipal Administration*; and 21.03, *Review and Approval Procedures*.

B. Chugiak-Eagle River Advisory Board

1. An advisory board shall be constituted to review and make recommendations on actions addressed in section 21.02.020 which affect Chugiak-Eagle River. The advisory board shall be constituted from representatives appointed by each of the community councils that represent the Chugiak-Eagle River area described in section 21.10.020. Each community council shall be represented with one seat on the advisory board, with one additional representative from the Native Village of Eklutna.
2. The Chugiak-Eagle River advisory board is voluntary, similar to service boards, which serves as the focus for areawide concerns. Its authority as an advisory body does not amend or abridge the ability of individual community councils to provide input to any other board or commission, or to the administration, on any matters for which it exercises review authority.
3. The advisory board shall provide review and make recommendations to the municipality and its boards and commissions on matters including the following:
 - a. Changes to the *Chugiak-Eagle River Comprehensive Plan* and changes to the other comprehensive plans and studies which impact the Chugiak-Eagle River area.
 - b. Actions involving the platting board, planning and zoning commission, zoning board of examiners and appeals, and the urban design commission that require public notice to multiple community councils in the Chugiak-Eagle River area.
 - c. Code changes, public facility site selection, overlay districts, and large retail establishments in the Chugiak-Eagle River area.

(AO 2012-124(S), 2-26-13)

21.10.040 ZONING DISTRICTS

This chapter establishes the zoning districts and contains basic information pertaining to zoning districts, including statements of purpose and district-specific regulations. The following sections 21.10.050 through 21.10.070 set forth the uses allowed within the districts, the dimensional standards, and the design standards, where they differ from chapters 21.05, 21.06, and 21.07, to be applied to development in the districts. Upon approval of chapter 21.10, the director shall amend the Chugiak-Eagle River zoning map to reflect that all zoning districts are now designated with the prefix "CE". If a district is designated as having special limitations, SL, the new designation shall be CE-x-x-SL with the special limitations remaining as authorized by the enacting ordinance.

A. Purpose

The municipality, including the Chugiak-Eagle River area, is divided into zoning districts in order to achieve the purposes of this title established in 21.01. Included in the general provisions of chapter 21.01 are the implementation of the *Chugiak-Eagle River Comprehensive Plan*, and particularly its land use plan map and other relevant elements of this plan. The Chugiak-Eagle River zoning districts are intended to implement the land use plan map of the *Chugiak-Eagle River Comprehensive Plan*.

B. Zoning Districts Established

1. Chugiak-Eagle River is divided into the following zoning districts as shown on table 21.10-2:

TABLE 21.10-2: CHUGIAK-EAGLE RIVER ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Residential Districts	CE-R-1	Single-Family Residential
	CE-R-1A	Single-Family Residential
	CE-R-2A	Single- and Two-Family Residential
	CE-R-2D	Two-Family Residential
	CE-R-2M	Mixed Residential
	CE-R-3	Multifamily Residential
	CE-R-5	Suburban Residential with Mobile Homes
	CE-R-5A	Rural Residential with Mobile Homes
	CE-R-6	Low-Density Residential
	CE-R-7	Medium-Density Single-Family Residential
	CE-R-8	Low-Density Residential
Commercial Districts	CE-R-9	Low-Density Residential
	CE-R-10	Low-Density Residential, Alpine/Slope
	CE-B-3	General Business
Industrial Districts	CE-RO	Residential Office
	CE-RC	Rural Commercial
	CE-I-1	Light Industrial
Other Districts	CE-I-2	Heavy Industrial
	CE-I-3	Rural Industrial
	CE-AD	Airport Development (Birchwood)
	CE-DR	Development Reserve
	CE-PCD	Planned Community Development
	CE-PLI	Public Lands and Institutions
Overlay Zoning Districts	CE-PR	Parks and Recreation
	CE-TR	Transition
	CE-DO	Downtown Eagle River Overlay
	CE-EVO	Eklutna Village Overlay

2. Only Chugiak-Eagle River zoning districts and the AF and WS districts are intended to be applied within the Chugiak-Eagle River area as defined by subsection 21.10.020E. above through any rezoning process.

C. Residential Districts

1. **General Purpose**
 The Chugiak-Eagle River area contains a diverse mix of residential development. The residential districts provide a wide variety of lifestyle choices of varying land use intensity. The purpose of this section is to protect the diverse residential lifestyles of the area and to implement the Chugiak-Eagle River Comprehensive Plan by providing districts which

conform to the residential densities of the plan. The residential zoning districts established in this section are generally intended to:

- a. Provide appropriately located areas for residential development this is consistent with the comprehensive plan and standards of public health and safety established by this code;
- b. Designate areas for residential living that offer a broad range of lot sizes, dwelling types, densities, and housing choices, and that offer a range of living environments;
- c. Conserve residential lands for housing by limiting conversion of the residential land base to non-residential uses;
- d. Allow for a variety of housing;
- e. Protect the scale and character and unique appeal of existing residential neighborhoods and community areas;
- f. Provide light, air, privacy, and open space for each residential dwelling, and protect residents from the harmful effects of excessive noise, glare and light pollution, traffic congestion, and other significant adverse effects;
- g. Protect residential areas from commercial and industrial hazards such as fires, explosions, and toxic fumes and substances;
- h. Where appropriate, minimize the location of residences in high natural hazard areas, and mitigate the risk in those areas where development may be allowed;
- i. Facilitate the provision of appropriate public and institutional services and facilities, such as schools, parks and recreation uses, religious assembly, utility substations, and telecommunications and transportation infrastructure, which are needed to accommodate densities recommended in the comprehensive plan, while maintaining the residential character of the district;
- j. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of residential development; and
- k. Designate areas for residential living that support neighborhood identity and economic vitality and thus give predictability to residential settings and encourage investments and enhancements.

2. CE-R-1: Single-Family Residential District

a. Purpose

The CE-R-1 district is intended primarily to provide for detached single-family residential areas with gross densities up to six dwelling units per acre. These areas generally are intended to have well-developed infrastructure and municipal services.

3. CE-R-1A: Single-Family Residential District

a. Purpose

The CE-R-1A district is intended primarily for detached single-family residential areas with gross densities up to four dwelling units per acre, and minimum lot size is slightly larger than the CE-R-1 district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

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4. **CR-R-2A: Two-Family Residential District**
- a. **Purpose**
The CE-R-2A district is intended primarily for single- and two-family residential areas with gross densities up to ten dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.
- b. **District-Specific Standard**
- i. Multiple detached dwelling units built on the same lot or tract which do not qualify as an ADU, shall be allowed through the planned unit development (PUD) process in accordance with subsection 21.03.080H.
5. **CE-R-2D: Two-Family Residential District**
- a. **Purpose**
The CE-R-2D district is intended primarily for single- and two-family residential areas with gross densities up to 12 dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.
- b. **District-Specific Standard**
- i. The CE-R-2D district shall conform to the district specific standards of the CE-R-2A district.
6. **CE-R-2M: Mixed Residential District**
- a. **Purpose**
The CE-R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities up to 15 dwelling units per acre. The CE-R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different use districts. The CE-R-2M district is to be located in established or redeveloping residential neighborhoods. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.
- b. **District-Specific Standards**
- i. Multifamily buildings shall contain no more than eight dwelling units per building.
- ii. On lots of one acre or more where more than one principal structure is allowed (see table 21.10-6), the development of two to four principal structures on a lot requires an administrative site plan review.
- iii. On lots of one acre or more where more than one principal structure is allowed (see table 21.10-6), the development of five or more principal structures on a lot shall be allowed through the planned unit development (PUD) process in accordance with subsection 21.03.080H.
7. **CE-R-3: Multifamily Residential District**
- a. **Purpose**
The CE-R-3 district is intended primarily for residential areas that allow for a variety of multifamily, two-family, and single-family dwellings, with gross densities up to 30 dwelling units per acre. The design of CE-R-3 development, including building appearance, location of parking, setbacks, and landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

14. **CE-R-10: Low-Density Residential, Alpine/Slope District**
 - a. **Purpose**

The CE-R-10 district is intended for use in those areas where natural physical features and environmental factors such as slopes, alpine and forest vegetation, soils, slope stability, and geologic hazards require unique and creative design for development.
 - b. **District-Specific Standards**

District-specific standards are as established in subsection 21.04.020P.2.

D. Commercial Districts

1. **General Purpose**

The Chugiak-Eagle River commercial districts established in this section are generally intended to:

 - a. Provide appropriately located areas consistent with the comprehensive plan that provide a full range of retail and service establishments and convenience and office uses, and protect such uses from the adverse effects of incompatible uses;
 - b. Provide adequate area to meet the needs of future commercial development;
 - c. Encourage the redevelopment, conversion, and reuse of underused commercial areas, and discourage further geographic expansion of commercial areas not designated in the comprehensive plan;
 - d. Promote the location of higher intensity commercial uses and traffic into those area of Chugiak-Eagle River that are best developed for traffic and access;
 - e. Strengthen the economic base of the Chugiak-Eagle River area and provide employment opportunities;
 - f. Provide for commercial land uses that meet the needs of local residents, while providing for development of regional services and businesses;
 - g. Minimize land use impacts of commercial development on adjacent residential districts; and
 - h. Provide sites for public and semi-public uses such as utilities and telecommunications infrastructure needed to compliment commercial development.
2. **CE-B-3: General Business District**
 - a. **Purpose**

The CE-B-3 district is intended primarily for uses that provide commercial goods and services to residents of the community in areas that are dependent on automobile access and exposed to heavy automobile traffic. These commercial uses are intended to be located on collector or greater roads and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Adjacent residential areas should be protected from potentially negative impacts associated with commercial activity.
 - b. **District-Specific Standard**

Outside of the downtown Eagle River overlay district, maximum height of structures shall be 45 feet.

- c. ***District Location Requirements***
 - i. Establishment of the CE-B-3 district or changes to existing district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.
 - ii. Future rezonings to CE-B-3 shall take into consideration the desirability of CE-B-3 being located on collector or greater roads and being served with adequate public services and facilities.
3. **CE-RO: Residential Office District**
- a. ***Purpose***

The CE-RO district is intended to support residential use while extending professional, business, and office uses, or areas with a compatible mix of office and residential uses to the Chugiak-Eagle River area. The district provides for small to medium sized office or residential buildings, often in transition areas. The district allows multifamily residential, group living, and visitor accommodations.
 - b. ***District-Specific Standards***
 - i. ***Height***

Outside of the downtown overlay district, maximum height of structures shall be 35 feet.
 - ii. ***Landscaping***

Landscape buffering shall not be required between residential uses in the CE-RO district and adjacent residential CE-R-2M or CE-R-3.
 - c. ***District Location Requirements***
 - i. New CE-RO districts shall be located in areas where the development buffers residential neighborhoods from heavy volumes of traffic or more intense commercial uses.
 - ii. The CE-RO district shall not be expanded into areas designated residential in the Chugiak-Eagle River Comprehensive Plan.
4. **CE-RC: Rural Commercial District**
- a. ***Purpose***

The CE-RC District is intended for uses that provide a range of commercial goods and services including some light manufacturing, processing, retail service, and services performed on site for residents of the community. The district is primarily located in areas where concentration of development is prevented by lack of public water and/or sewer. The commercial and light industrial service uses are intended to be of lower density than other commercial use districts. Development within the CE-RC district will be where commercial goods and services are generally focused at intersections or in a linear manner along streets of collector or greater classification. The CE-RC district is not intended for moderate or high density commercial or light industrial developments.
 - b. ***District-Specific Standards***
 - i. ***Landscaping, Screening, and Fencing***
 - (A) L3 screening landscaping shall be required along any right-of-way designated as a freeway in the *Official Streets and Highways Plan*.
 - (B) L2 buffer landscaping shall be required along any lot line abutting residential lots.

- ii. *Prohibited Uses*
Business-industrial parks (BIP-PUDs) are not permitted in the CE-RC district.

E. Industrial Districts

1. General Purpose

The Chugiak-Eagle River industrial districts are generally intended to:

- a. Create suitable environments for various types of industrial uses;
- b. Reserve appropriately located areas for industrial purposes and limit non-industrial uses that may erode the supply of industrial lands;
- c. Provide adequate space to meet the needs of future industrial development, including off-street parking and loading;
- d. Strengthen and diversify the economic industrial base of Chugiak-Eagle River and provide employment opportunities;
- e. Minimize land use impacts of industrial development on abutting non-industrial districts; and
- f. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of industrial development.

2. CE-I-1: Light Industrial District

a. Purpose

The CE-I-1 district is intended primarily for public and private light manufacturing, processing, service, storage, wholesale, and distribution operations along with limited commercial uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed.

3. CE-I-2: Heavy Industrial District

a. Purpose

The CE-I-2 district is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. Non-industrial uses are limited to prevent land use and traffic conflicts and to maintain and protect the supply of industrial lands within the Chugiak-Eagle River area.

b. District-Specific Standards

- i. Heavy industrial uses shall be encouraged to locate along the Alaska Railroad corridor adjacent to Knik Arm or the Old Glenn Highway corridor adjacent to existing industrial-zoned property. If an overriding public interest is served by another location, adequate separation or buffering of less intense uses should be provided.
- ii. Any use in the CE-I-2 district shall be at least 50 feet away from any residential use on a different lot.

4. **CE-I-3: Rural Industrial District**

a. ***Purpose***

The CE-I-3 district is intended for certain rural areas which, because of their topography, soil conditions, or location, or any combination of these factors, are better suited for industrial rather than residential or commercial development.

b. ***District-Specific Standards***

- i. All development in the CE-I-3 shall retain a 100-foot vegetated buffer along any lot line abutting a residential district. Where the buffer area does not generally meet the plant material requirements of buffer landscaping in table 21.07-1, such plant material shall be provided, unless the director approves a different buffer where plant material cannot be provided.

F. **Other Districts**

1. **CE-AD: Airport District (Birchwood)**

a. ***Purpose***

The CE-AD district is intended to provide for the Birchwood Airport, a transportation facility operated by the state of Alaska, Department of Transportation and Public Facilities.

b. ***District-Specific Standards***

- i. All development in the airport district shall be governed by a state of Alaska master plan.
- ii. Type(s) of structures(s) shall be determined by the approved master plan.

2. **CE-DR: Development Reserve District**

a. ***Purpose***

The CE-DR district may be applied to lands intended for future development, undesignated municipal lands, municipal and state tidelands and waters, and military lands.

b. ***District-Specific Standard***

Large lot single-family development may exist by-right; CE-DR areas shall be rezoned to an active zoning classification prior to any other development.

3. **CE-PCD: Planned Community Development District**

a. ***Purpose***

The CE-PCD district is intended to accommodate large-scale acreage for residential, commercial, industrial, or other land use developments and activities, including combinations of uses. It allows for flexibility under controlled conditions not possible with the other defined districts. The flexibility permitted must demonstrate that the final development will be compatible with the intents and purposes of this title and the goals and policies of the *Chugiak-Eagle River Comprehensive Plan*, and do not compromise public health, safety, and welfare. A CE-PCD district should include design features to ensure that the CE-PCD district is integrated with the surrounding neighborhood through features such as transition densities, external boundary buffering, and pedestrian and street connectivity. The CE-PCD district is limited to unified, comprehensively planned developments which are of substantial public benefit, consistent with the holding capacity of the land, and which conform to and enhance the policies of the *Chugiak-Eagle River Comprehensive Plan*.

b. Application

- i. The CE-PCD district shall be applied as described in subsection 21.03.160I, and the standards listed here, or shall be restricted to the uses and regulations as specified in the CE-R-8 district.
- ii. Where areas zoned CE-PCD are larger than 100 acres, the CE-PCD zoning strategy may be approved in phases no smaller than 40 acres.
- iii. When a large CE-PCD area is master planned in phases, each phase shall address how the current phase relates to other phases of the same CE-PCD area with regard to transportation, utilities, land use, environmental characteristics, and buffering.

c. Record-Keeping

The regulatory zoning provisions for each CE-PCD district shall be kept on file in the department.

4. CE-PLI: Public Lands and Institutions District

a. Purpose

The CE-PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities as well as areas designated as a park use (but not dedicated as park) or natural resource use designated by an adopted local plan, and lands under the management of the Eagle River-Chugiak Parks and Recreation Service District. This district also is intended for municipal lands of high natural value or that are environmentally sensitive.

5. CE-PR: Parks and Recreation District

a. Purpose

The CE-PR district is intended to include municipal lands dedicated by the Assembly as parks in accordance with AMC 25.10.080.

6. CE-TR: Transition District

a. Purpose

The CE-TR district is intended to include suburban and rural areas that, because of location in relationship to other development, topography or soil conditions, are not developing and are not expected to develop in the immediate future along definitive land use lines. The permitted uses in these districts are intended to be as flexible as possible consistent with protection from noxious, injurious, hazardous, or incompatible uses.

b. District-Specific Standard

Parcels zoned transition (T) as of January 1, 2014 shall continue under the transition zoning provisions of the title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013, until such time as they are rezoned to a more appropriate classification in accordance with the Chugiak-Eagle River Comprehensive Plan. Where the transition-zoned areas are identified in the comprehensive plan as "Development Reserve" or some similar holding classification, the intent of this code is that such areas be rezoned into the development reserve district (CE-DR).

G. Overlay Zoning Districts

1. General Purpose

The Chugiak-Eagle River overlay districts are intended to support specific uses and services within the Chugiak-Eagle River area. The requirements of an overlay district are intended to augment the district regulations and standards. Whenever there is a conflict

between the district regulations and those of the overlay district, the requirements of the overlay district shall apply.

2. Creation, Alteration, or Elimination of Overlay Districts

The creation, alteration, or elimination of an overlay district is a rezoning and is governed by the provisions of section 21.03.160H., *Rezoning to Create, Alter, or Eliminate Overlay Districts*.

3. CE-DO: Downtown Eagle River Overlay District

a. Scope

The underlying area encompassed by the downtown Eagle River overlay district is within either the CE-RO residential office district or the CE-B-3 general business district. This chapter superimposes a unique set of supplemental land use restrictions, and implements certain site and architectural design requirements, in support of the community goals established for the downtown Eagle River overlay district. Developments within the area designated by this chapter as the downtown Eagle River overlay district are required to conform to the requirements of the underlying district and the modifications imposed by the overlay district requirements, as set out in this section.

b. Community Goals for the CE-DO District

- i. Create a cohesive town center.
- ii. Foster a sense of place as a unique, vibrant business district and community center.
- iii. Maintain a small-town character consistent with community values expressed through community meetings.
- iv. Promote incremental improvements in a manner that encourages business development and investment without creating additional costs or undue hardship to existing uses and businesses.
- v. Promote residential and commercial development that is distinctive, compatible with the town center of Eagle River, and provides a transition between single-family residential neighborhoods and the commercial core of the town center.
- vi. Provide variety and visual interest in the exterior design of residential buildings.
- vii. Promote a more pedestrian oriented town center.
- viii. Promote commercial and public buildings that reflect a human scale of limited height.
- ix. Promote a commercial design vocabulary compatible with our Alaskan setting that can serve as a unifying theme.
- x. Establish alternative local business resources to the Anchorage business community and encourage the development of a local economic base.

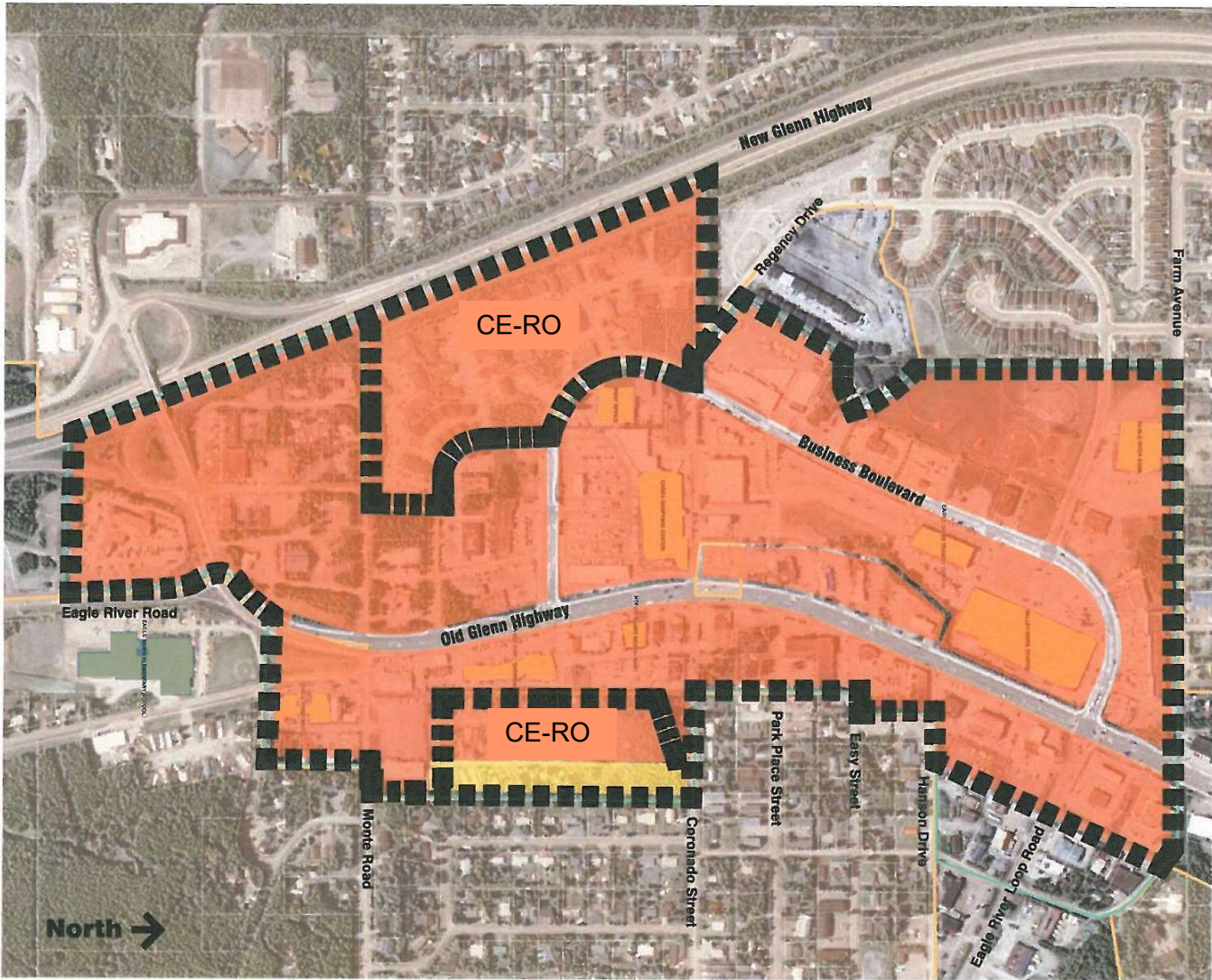
c. Boundary Description of the District

The Eagle River overlay district shall encompass the area described within the following bounds, as identified below: Map of the Downtown Eagle River overlay district.

From a point of beginning at the northwest corner of Tract S-1-B of Timber Ridge Units Subdivision, as found on Grid NW0251, proceeding east on the south side of Farm Avenue, crossing the Old Glenn Highway and continuing east along the north property line of lot 1-B, Block 12, Walter G Pippel Subdivision, Addition 2, to the northeast corner of lot 1-B, then proceeding southwest along the eastern boundaries of lots 1-B and 1-A to the intersection with North Eagle River Loop Road, then crossing North Eagle River Loop Road to the northeast corner of lot 7C1 of Block 11, then proceeding southwest along the eastern boundaries of lots 7C1 and 7B2 to the intersection with Hanson Drive, then crossing Hanson Drive to the northeast corner of lot 10 of Block 7, then west along the south side of Hanson Drive to the intersection with the northeast corner of Tract A of the Martin Business Park, then south along the eastern boundary of Tract A to the intersection with Easy Street, then crossing Easy Street to the northwest corner of Lot 12 of Block 5 and then south along the western boundary of lots 12 and 1 of Block 5, crossing Park Place Street and proceeding south along the western boundaries of 1 and 12 of Block 6 to the intersection with Coronado Road, then proceeding east on the south side of Coronado Road to the northwest corner of Lot 5 of the Sunny Slopes Subdivision, then south along the western boundaries of lots 5, 6, 15, 16, 25, 26, 35, 36, 47, 48, 49, and 65 to the intersection with Monte Road, then crossing Monte Road to the south side, then proceeding west on Monte Road to the northeast corner of lot 17 of the Dale Briggs Subdivision, then proceeding south along the eastern boundaries of lots 17, 16, 15, 14, 13, and 12 to the intersection with Lynne Drive, then west on Lynne Drive to the Old Glenn Highway, then proceeding south on the west side of Eagle River Elementary School and continuing south along the east side of Eagle River Road to the southwest corner of the Eagle River Elementary School property, then proceeding west across Eagle River Road to the eastern edge of the New Glenn Highway Right-of-Way, then north northwest along the eastern edge of the New Glenn Highway to the intersection with the southwest corner of Tract B-5 of Eagle Glenn South Subdivision, then east to the intersection with Regency Drive, then north across Regency Drive and continuing northwest along the west side of Regency Drive to the southwest corner of Tract B-9, then following the eastern boundary of Tract B-9 north-northeast and east to the southwest corner of Tract B of Timber Ridge, Unit 3, then following the eastern boundaries of Tract B to Tract B's intersection with Tract B-9, then north along the western boundaries of Tract H and Tract R-2 of Timber Ridge, Unit 3, to the intersection with Regency Drive, then crossing Regency Drive to the southwest corner of Tract S-1-B, then proceeding north along the western boundary of Tract S-1-B to the point of beginning at the northwest corner of Tract S-1-B.

Eagle River Overlay District

Overlay District Boundary and Height Restriction Map



LEGEND

- Eagle River Overlay District Boundary
- Underlying zoning designation of CE-RO
- CE-RO, as identified in AMC 21.10.040.
- Height Restricted to 4 Stories within 66 feet
- Height Restricted to 3 Stories within 40 feet

Note: All underlying zoning within the overlay district bears the designation of CE-B-3, as identified in AMC 21.10.040, except for those areas specifically identified as CE-RO.

Where building height restriction is identified by stories, basements are excluded

d. **Overlay District Uses and Standards**

i. *Purpose and Intent*

(A) *Overlay Over CE-RO District Areas*

The downtown Eagle River overlay CE-RO 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 downtown Eagle River overlay CE-RO district is further intended to provide a mix of low to medium density residential uses with certain specified business, personal and professional services. The regulations and restrictions in the downtown Eagle River overlay CE-RO 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.

(B) *Overlay Over CE-B-3 District Areas*

The downtown Eagle River overlay CE-B-3 district is intended for general commercial uses in areas exposed to heavy automobile traffic. The district specifically is intended for areas at or surrounding major arterial intersections where personal and administrative services, convenience stores and retail shops, and automobile-related services are desirable and appropriate land uses. The extension of the downtown Eagle River overlay CE-B-3 district commercial uses along arterials, except as identified in the comprehensive development plan, is to be discouraged.

ii. *Permitted Uses and Structures*

See tables 21.10-4 and 21.10-5 for permitted uses and structures.

iii. *Dimensional Standards*

See table 21.10-7 for dimensional standards.

iv. *Landscaping*

In the area overlaying the CE-B-3 district,

(A) L2 buffer landscaping shall be planted along each lot line adjacent to a residential district.

(B) Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.

(C) L1 visual enhancement landscaping shall be planted along all collector or arterial streets.

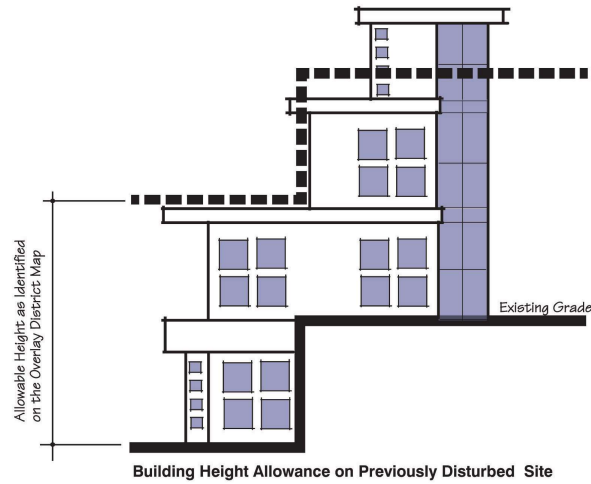
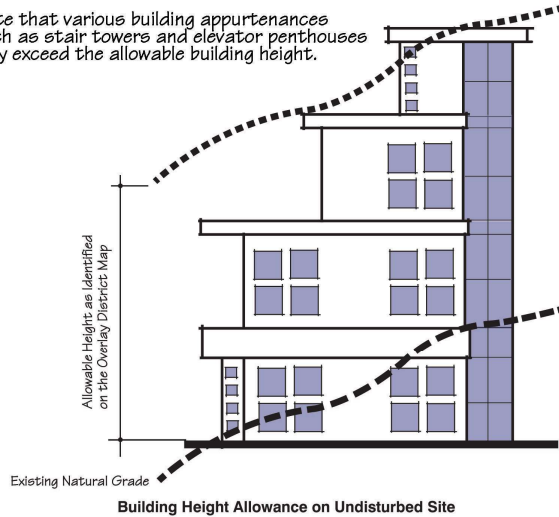
v. *Rules for Measuring Height*

(A) Building height for most building types shall be measured as the vertical distance from grade plane to the midpoint (median height) of the highest roof surface, as shown in the illustration following this section.

(B) Structures that are not buildings shall be measured as the vertical distance from grade plane to the highest point of the structure.

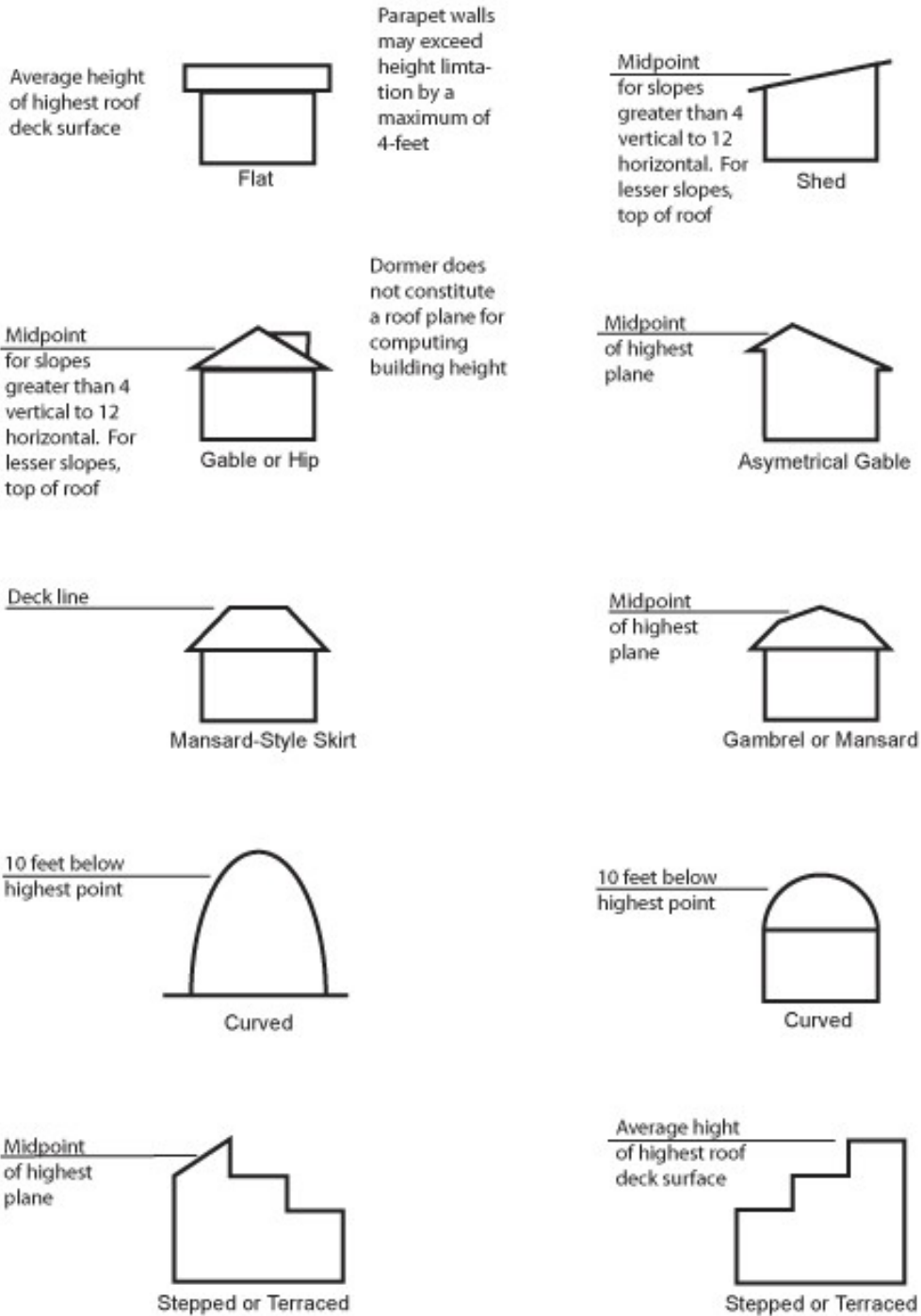
- (C) Where maximum height is measured in terms of stories, any story below grade plane shall be excluded from calculation of the number of stories for determining building height.

Note that various building appurtenances such as stair towers and elevator penthouses may exceed the allowable building height.



Measurement of Allowable Building Height

Building Height Allowance



Building Height Measurement

vi. Grade Plane

The grade plane for determination of structure height shall be the average of existing or finished grade, whichever is lower, abutting the structure at exterior walls. Where the grade slopes away from the exterior walls, the grade plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line

is more than six feet from the building, between the building and a point six feet from the building.

vii. *Establishment of Grade*

- (A) The grade plane shall be calculated using the more restrictive of either the existing grade or the finished grade.
- (B) In no case shall the existing grade be altered by grading, such as an artificial embankment or where the ground has been built up to increase the grade around the building, to obtain a higher structure than is otherwise permitted in the district.
- (C) In a case where existing grade or finished grade is, in the judgment of the director, inappropriate or unworkable for the purpose of measuring height, the director shall establish grade in such a way as to be consistent with this section. The proposed grade being requested by the applicant shall not, in the judgment of the director, be detrimental to the general health, safety, and welfare; result in the loss of any public views and shall be reasonable and comparable with the grades of surrounding properties and streets; consistent with the character of the surrounding neighborhood; and necessary for the preservation and enjoyment of substantial property rights of the applicant.

e. *Repairs and Maintenance*

- i. On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done within any three-year period that does not exceed 50 percent of the value of the existing structure, as determined by the municipality. Improvements that include repositioning the building or reconfiguring the site are not allowed under this standard, unless the change brings the site closer to or into conformity with the standards of this chapter. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.
- ii. The standards herein do not apply to remodels that do not change the exterior appearance of the building. Improvements that include interior and exterior work shall be valued as the sum of all of the work.
- iii. Preexisting tower structures shall be allowed to continue their usage as they presently exist. Routine maintenance (including replacement with a new tower structure of like construction and height) shall be permitted on such preexisting towers. New construction other than routine maintenance on a preexisting tower structure shall comply with the requirements of this ordinance.
- iv. Notwithstanding abandoned community interest and local interest towers and/or antennas, bona fide nonconforming tower structures or antennas that are damaged or destroyed may be rebuilt without having to meet the separation requirements. The type, height, and location of the tower structure on-site shall be of the same type and intensity as the original facility. Building permits to rebuild the facility shall comply with the then applicable building codes and shall be obtained within 180 days from the date the facility is damaged or destroyed. If no permit is obtained or if said permit expires, the community interest or local interest tower or antenna shall be deemed abandoned.

f. Design Modifications

- i. Design modifications shall not undermine the intent of the design standards and guidelines.
- ii. The director shall have the authority to:
 - (A) Require changes in project design to meet these standards,
 - (B) Allow deviation from certain standards of this chapter, pursuant to "alternative equivalent compliance" and if necessary to allow for the reasonable development of the site, and
 - (C) Modify the design standards and guidelines as they apply to individual properties, pursuant to "alternative equivalent compliance" and if necessary to allow for the reasonable development of the site.

g. Alternative Equivalent Compliance for Permitted Uses

- i. This alternative process is to promote creative design approaches resulting in development equal or superior to development that fully meets all requirements.
- ii. A proposal to modify development standards or requirements shall not undermine the intent of the core design standards.
- iii. This alternative process differs from the variance procedure because approval is based upon meeting or exceeding the intent of the standard by an alternate method, instead of allowing non-compliance based on unusual circumstances.
- iv. An applicant proposing alternative equivalent compliance shall request and attend a pre-application conference before submitting the site plan for the development. Based on the director's preliminary response, an applicant shall include in the site plan application explanation and justification, written and graphic, sufficient to support the alternative equivalent compliance requested by the applicant.
- v. An applicant may propose to deviate from the design standards if the proposal satisfies the evaluation criteria of this section.
 - (A) Aspects of property development which can be modified, including the core design standards and building setbacks.
 - (B) No other standards can be modified, including building height, uses permitted by the zone in which the property is located, and regulations for nonconforming uses.
- vi. The director shall have the authority to approve or disapprove designs that seek alternative compliance.
 - (A) The director shall not approve a request for modification unless it provides architectural and urban design elements equivalent or superior to what would likely result from compliance with the core design standards and guidelines.
 - (B) The director shall consider the following criteria in evaluating proposals:

- (1) The unique characteristics of the subject property, its surroundings and how they will be protected or enhanced by modifying the design standards.
 - (2) The positive characteristics of the proposed development and whether such characteristics could be provided by compliance with the design standards proposed to be modified.
 - (3) The arrangement of buildings and open spaces as they relate to other buildings and/or uses on the subject property and on surrounding properties.
 - (4) Visual impact to surrounding properties caused by parking facilities in the proposed development and whether such impacts are less than would result from compliance with the design standards to be modified.
 - (5) Whether the proposed design mitigates the impacts that could be caused by the proposed modification of the standards.
- vii. An applicant may appeal the director's decision to the planning and zoning commission. An applicant shall file an appeal within 30 days of the director's decision.

h. Residential Design Standards

i. Pedestrian Access Intent

- (A) Orient development to the pedestrian by making pedestrian access convenient, safe, and inviting.
- (B) Encourage walking and bicycling within the core of Eagle River.
- (C) Enhance the character of development within the downtown Eagle River overlay district.
- (D) Minimize impact of development on residential privacy.

ii. Pedestrian Access Requirements

An on-site pedestrian circulation system meeting the following standards shall be provided for all multifamily developments:

- (A) Pathways between dwelling units and the street are required to meet the material standards in subsection h.iv. below. Pathways between the street and dwelling units fronting on the street shall be a direct route. The director may allow exceptions where steep slopes prevent a direct connection, or where an indirect route would enhance the design or use of a common open space.
- (B) The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multifamily developments, pedestrian connections to other areas of the site such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities are required.

- (C) Elevated external walkways and external stairways which provide primary pedestrian access to dwelling units located above the bottom occupied floor are prohibited. (See illustration below) The director may allow external stairways and walkways located within or facing interior courtyard areas if they do not compromise visual access from the units into the courtyard.



Example of Prohibited External Walkway and External Access Stairway

- (D) Appropriate screening or buffering shall provide a physical separation between pedestrians, vehicle access areas, and the windows of residential units. Acceptable treatments include landscaped beds that separate the pathway from a building facade by a minimum distance of six feet where the facade has windows; placement of windows to maximize privacy without obstructing surveillance capability from within the dwelling unit; raising the ground floor units above the level of the walkway; and equivalent treatments which limit pedestrian view into dwelling unit windows.
- iii. *Pedestrian Circulation Standards for Multiple Detached Dwellings on One Development Site*
Clear pedestrian access shall be provided between all dwelling units and the street to meet the material standards pathways included in this section.
- iv. *Pedestrian Access: Material Standards for Pathways*
- (A) The pedestrian circulation system shall be hard-surfaced and at least five feet wide (clear width).
- (B) The pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking or loading areas. At least two of the following design features shall be used to accomplish this:
- (1) Raised curbs;
 - (2) Elevation changes;
 - (3) Bollards;

- (4) Landscaping;
 - (5) Decorative fencing;
 - (6) Use of paving material other than asphaltic concrete; and
 - (7) Other methods, as approved by the director.
 - (C) Striping does not meet the separation requirement for pedestrian circulation. If a raised path is used it shall be at least four inches higher than adjacent paving with a transition to the adjacent paving that will allow snow removal. Bollard spacing shall be no farther apart than ten feet on center.
 - (D) No portion of the building may shed snow or meltwater onto the pedestrian circulation system.
- v. *Open Space Intent*
- (A) Provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development;
 - (B) Create open space that enhances the residential setting; and
 - (C) Maintain some (not unlimited) views for adjacent residential neighborhoods.
- vi. *Open Space Requirements for Detached Single-Family Uses*
Detached single-family uses shall provide at least 300 square feet of private open space adjacent to each unit. Areas with any dimension less than 15 feet in width shall not be counted in this total.
- vii. *Open Space Requirements for Attached Single-Family Units (Townhouses Or Site Condominiums) and Duplexes*
Attached single-family uses and duplexes shall meet the on-site open space requirements for multifamily buildings, except that private patios and private landscaped areas directly adjacent and accessible to the single-family unit may be used to meet 100 percent of the on-site open space requirements.
- viii. *Open Space Required For Multifamily Buildings*
Multifamily buildings shall provide 100 square feet of on-site open space per dwelling unit. Areas with any dimension less than 15 feet in width shall not be counted in this total. Acceptable types of open space include common open space, and private open space in combination with common open space as described in these standards. Except for spaces meeting the dimensional and design requirements of these standards, setbacks and parking areas shall not count towards meeting open space requirements.
- ix. *Common Open Space*
Where accessible to all residents, common open space may count for up to 100 percent of the required open space. This includes landscaped courtyards or public decks, gardens with pathways, children's play areas, or other multi-purpose recreation and green spaces meeting these standards:

- (A) Common open space shall be large enough to provide functional leisure or recreational activity. Except for porches and balconies, no dimension shall be less than 15 feet in width. Alternative configurations may be considered by the director where the applicant can successfully demonstrate that the common open space meets the intent of these standards.
- (B) Common open space shall include pedestrian amenities, with at least two of the following:
 - (1) Paths.
 - (2) Lighting.
 - (3) Seating.
- (C) The requirement for pedestrian amenities is fully met by the installation of play equipment in common open space, without installation of other amenities.
- (D) Common open space shall be separated from ground floor windows, streets, service areas, and parking lots with landscaping, low-level fencing, or other treatments to enhance safety and privacy as may be approved by the director.

x. *Design Standards for Single- and Two-Family Residential Structures Intent*

- (A) Reduce the dominance of garages and blank facades in residential design on Eagle River streetscapes.



Example of Garage and Blank Façade to be Avoided

- (B) Encourage the incorporation of pedestrian scale design details into building facades.
- (C) Promote architectural variety that adds visual interest to Eagle River core neighborhoods.

xi. *Design Standards For Single- and Two-Family Residential Structures Requirements*

- (A) Housing mix by model: Any development of five or more units shall have a mix of housing models.

TABLE 21.10-3: CE-DO MIX OF HOUSING MODELS FOR RESIDENTIAL DESIGN STANDARDS	
Number of units	Number of different models required
5-10	2
11-20	4
21-30	5
31 or more	6

- (B)** Variation for adjacent lots: The development shall be arranged to avoid placing identical housing types, including mirror-image floor plans, on adjacent lots. Each housing model shall have at least two of the following variations:
- (1)** Noticeably different exterior elevations and massing.
 - (2)** Noticeably different placement of the building footprint on the lot. A four-foot setback different between the two longest planes of adjacent homes on the side of the homes facing the street will be acceptable.
 - (3)** Noticeably different garage placement.
 - (4)** Noticeably different rooflines.
- (C)** Garages: Garage doors facing the street shall comprise no more than 65 percent of the total length of the dwelling facade and, except for single story residences, garage doors shall not comprise more than 30 percent of the overall square footage of the dwelling facade facing the street. Garage doors that face the street and comprise more than 50 percent of the width of the dwelling facade shall be articulated forward or back from other portions of the front facade by at least four feet.
- (D)** Windows: Transparent windows or doors facing the street are required. Buildings shall have a minimum of 15 percent of the facade facing the street composed of transparent windows.
- (E)** Detail to enhance the primary facade: All residential buildings shall be enhanced with at least three of the following details on the primary facade:
- (1)** For double garages, provide two individual garage doors rather than a single double-wide door.
 - (2)** Prominent front entrance distinguished by a separate roof, double doors, focal stairs or deck, fenestration, decorative porch design, or other means as approved by the director.
 - (3)** Decorative roof line to include multiple dormers, hip roofs and multiple rooflets.
 - (4)** Decorative use of building material, textural variation, and color to include shingles, tile, stone, wood siding, or other materials as approved by the director.
 - (5)** Decorative molding and framing details to include exposed decorative trusses, special moldings for attic and

roof peak vents, balconies, and decorative or unique moldings for windows and doors.

- (6) Use of trellises, decorative retaining walls, or other elements as approved by the director that help to integrate the building to the site.
- (7) Other elements that meet the intent of the standards, as approved by the director.



Details that Enhance the Primary Façade

xii. *Design Standards For Zero-Lot-Line, Townhouse Residential Development, And Multifamily Development*

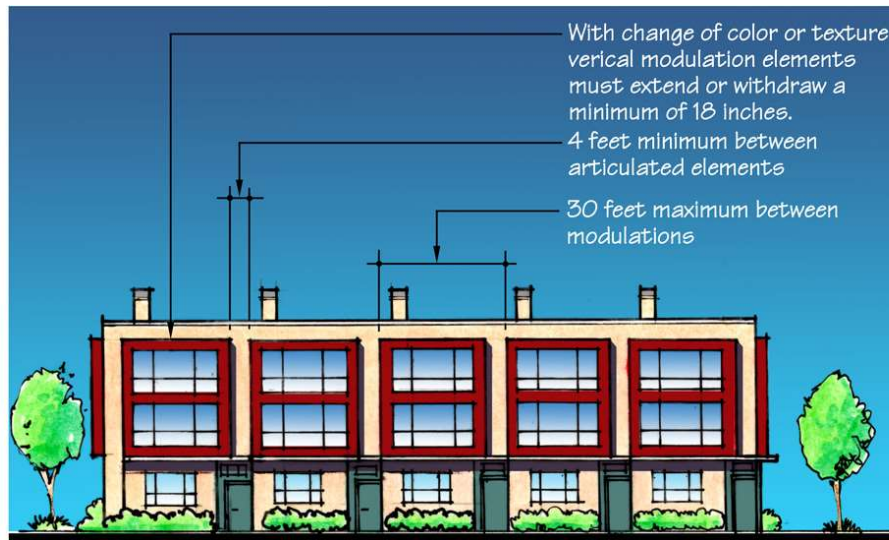
- (A) No more than six townhouse units may be attached in a single row or cluster.
- (B) The building shall be given architectural and visual interest through at least three of the following methods:
 - (1) Repeating distinctive window patterns at intervals less than 30 feet on center.
 - (2) Vertical building modulation: Building modulation is a repeated pattern of changes in plane or articulation along the length of a building facade (See horizontal and vertical modulation illustration below). If the vertical modulation is coordinated with a change in color, texture, or roofline, the minimum depth and width of modulation is 18 inches for depth and four feet for width, and the minimum distance between articulated elements is four feet (See modulation requirements illustration below). If there is no change in color, texture, or roofline, the minimum depth is four feet, the minimum width is ten feet, and the minimum distance between articulated elements is ten feet (See modulation requirements for residences illustration below). In both

circumstances, the maximum distance between modulations is 30 feet. Balconies may be counted as modulation if they are either recessed or extended from the main facade in accordance with the dimensions identified above.



Horizontal and Vertical Modulation

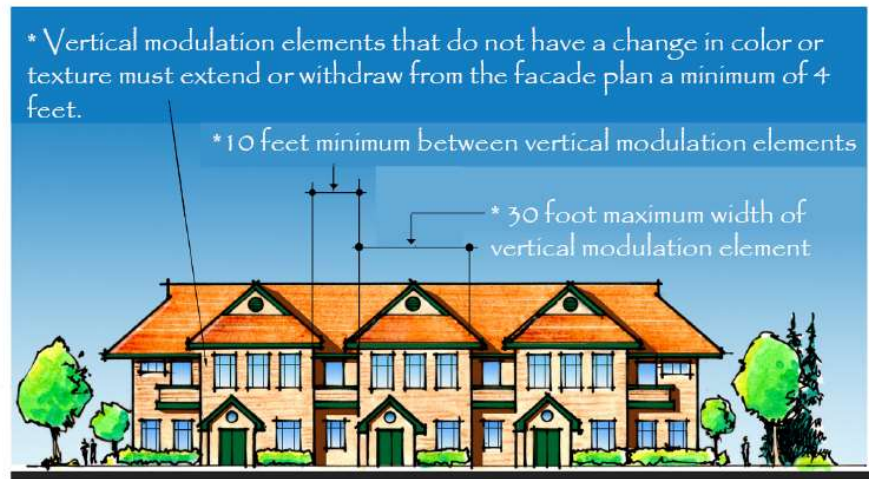
- (3) Articulation of the building's top, middle, and bottom: This calls for a ground floor that is distinctive from the middle floors of the building and a top floor that is distinguished by changes in roofline, materials, texture, or fenestration (window placement).



Modulation with Change of Color or Texture

Modulation Requirements

- (4) Horizontal modulation: (either a step-back or extension of the building along a horizontal line), minimum horizontal modulation is four feet.



Building Modulation for Buildings Without Changes in Color or Texture

Modulation Requirements for Residences without Changes in Color and Texture

- (5) Change in building material or siding style (may be coordinated with vertical or horizontal modulation). Use of different materials, such as wood siding, shingles, metal siding, Stucco or EFIS (exterior finish and insulation system), stone, tile, or other materials or texture as approved by the director.
- (6) Use of sloped roofs or change in roofline. To qualify, sloped roofs shall have a minimum slope of 4:12 (vertical to horizontal). The use of gables, hips and other changes in the slope are encouraged. (See use of sloped roofs illustration below). For buildings with flat roofs, or a combination of flat and sloped roofs, the roofline shall be modified by a minimum of 1/10th of the wall height. The change in roofline shall occur at a frequency of no greater than 30 feet as measured horizontally on the front facade. (See changes in roofline for flat roofs illustration below).
- (7) Other methods, as approved by the director that reduce the scale of multifamily buildings or add visual interest.



USE OF SLOPED ROOFS

To qualify, use of sloped roofs must have a minimum slope of 4:12 (vertical to horizontal) the use of gables, hips and other changes in the slope are encouraged.

Use of Sloped Roofs



FLAT ROOFS OR COMBINATION OF FLAT & SLOPED ROOFS

For buildings with flat roofs or a combination of flat and sloped roofs, the roofline shall be modified by a minimum of 1/10th of the wall height. This change in roofline shall occur at a frequency of no greater than 30 feet, as measured horizontally on the front facade.

Changes in Roofline for Flat Roofs

i. Commercial Design Standards

The following commercial design standards implement recommendations of the *Eagle River Central Business District Revitalization Plan (2003)*.

i. Intent

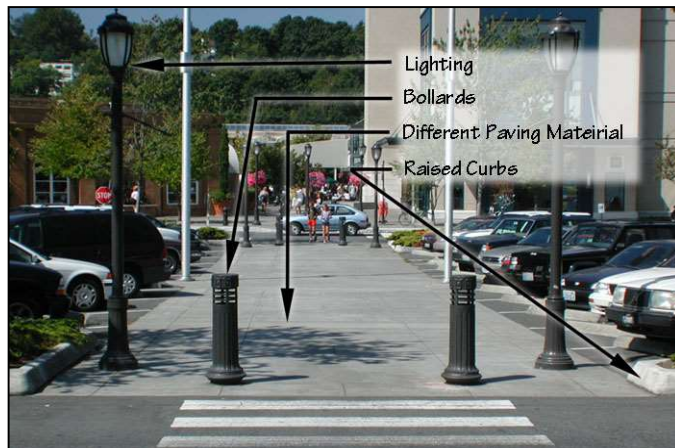
- (A)** Ensure that commercial buildings add to the liveliness of streets and the overall community character by making buildings, pedestrian spaces and landscaping more prominent than parking lots and free-standing signs.
- (B)** Encourage walking and bicycling within the core of Eagle River by making pedestrian access convenient, safe and inviting.

ii. Building Orientation, Pedestrian, And Open Space Requirements

- (A)** All new commercial buildings within the Eagle River overlay district that front on the Old Glenn Highway, Business Boulevard,

or Eagle River Loop Road shall be set back not more than 20 feet from the street right-of-way.

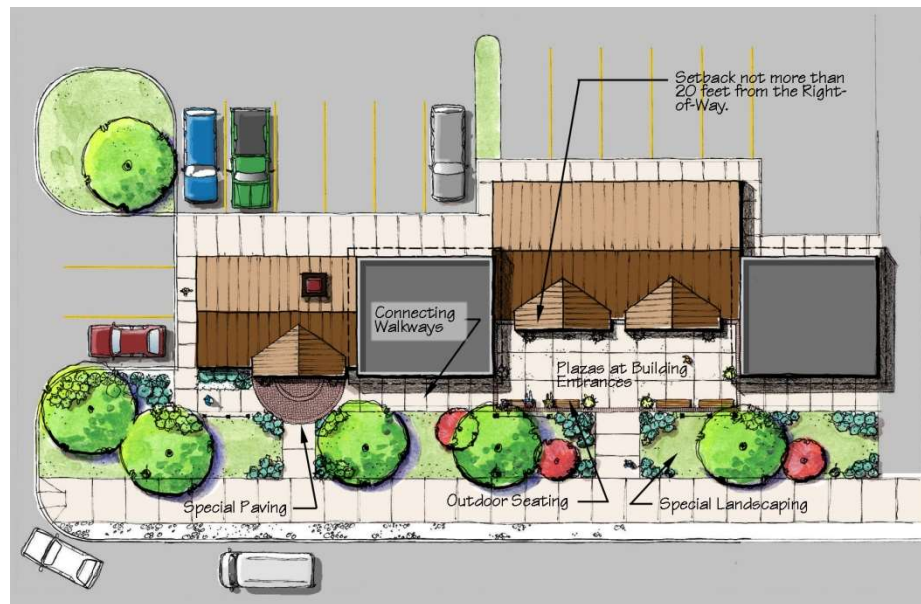
- (B) An on-site pedestrian circulation system meeting the following standards shall be provided for all new commercial development:
- (1) Pathways between individual commercial developments and the street shall meet the material standards for pathways in this section where buildings are not directly adjacent to the public sidewalk. Such pathways shall form a direct connection between the street and buildings fronting on the street. Exceptions may be allowed by the director where conditions merit other consideration.
 - (2) The pedestrian circulation system shall connect all main building entrances on the site. For commercial buildings with multiple entrances to individual retail stores, the community sidewalk may be used to meet this standard.
 - (3) Elevated external walkways and external stairways which provide pedestrian access to commercial units located above the ground floor are prohibited. The director may allow exceptions for external stairways or walkways located in or facing interior courtyard areas.



Design Features to Clearly Delineate Pedestrian Walks from Adjacent Parking Areas

- (C) Material standards for pathways are as follows:
- (1) The pedestrian circulation system shall be hard-surfaced and at least six feet wide (clear width).
 - (2) The pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking or loading areas through the use of at least two of the following design features:
 - Raised curbs;
 - Elevation changes;
 - Bollards;

- Landscaping;
 - Paving materials other than asphaltic concrete.
- (3) If a raised path is used it shall be at least four inches higher than adjacent paving with a transition to the adjacent paving that allows snow removal.
- (4) Pedestrian connections shall be illuminated with pedestrian scale lighting no higher than 14 feet, meeting the requirements of the *Design Criteria Manual*.
- (5) No portion of the building may shed snow or meltwater onto the pedestrian circulation system.
- (D) Plazas and other open space improvements shall meet the following standards (See illustration below):



Commercial Development, Plan View

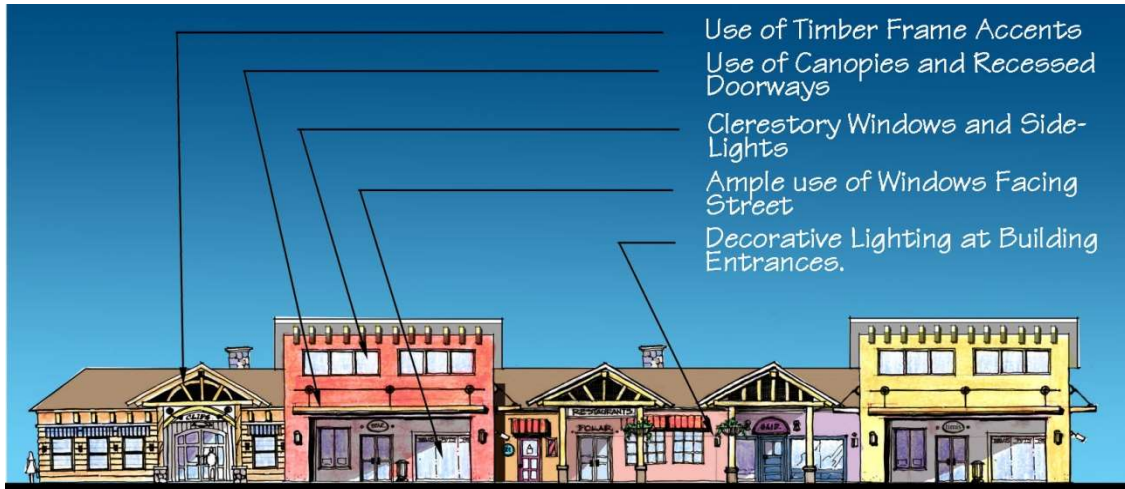
Plaza Improvements

- (1) New or renovated buildings shall have plazas, courtyards, or other pedestrian spaces at or near the building main entrance. At a minimum, these spaces shall be sized at a ratio of one square foot of plaza or other open space per 100 square feet of interior building area.
- (2) Plazas or other open spaces shall include at least three of the following:
- Permanent special interest landscaping that exceeds the requirements of section 21.07.080 by at least ten percent;
 - Special paving, to include colored/stamped concrete, brick, stone, or other unit pavers;
 - Public art with a valuation of at least one-half of one percent of the total construction cost;

- A coordinated set of site furnishings used throughout the site to include benches, trash receptacles, bike racks, and may include tables. Site furnishings shall be commercial grade and fabricated of durable and weather resistant materials;
- Other elements that meet the intent of the standards, as approved by the director.

iii. *Building Design Standards*

- (A) The intent of the building design standards is to ensure that commercial buildings add to the liveliness of streets and the overall community character, and to create a design vocabulary that helps to establish continuity within the Eagle River core area.



Commercial Development, Front Elevation

Commercial Building Articulation, Entrance, and Material Treatments

- (B) Building entrances: The principal building entry shall be prominently visible from the street and marked by at least one element from each of the following groups:
- (1) Group A, articulation:
- Recess of at least three feet;
 - overhang extending at least five feet;
 - Canopy extending at least five feet;
 - Portico extending at least five feet;
 - Porch protruding at least three feet;
 - Other elements that meet the intent of the standards, as approved by the director.



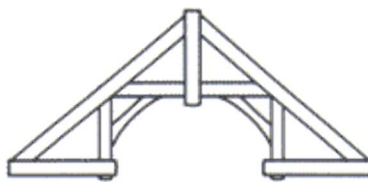
Wood Porticos and Canopies are Desired Features

(2) Group B, fenestration and lighting:

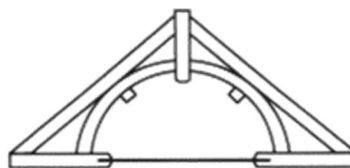
- Clerestory window;
- Sidelights (clear glass windows flanking the entry);
- Ornamental light fixtures flanking the entry that are unique to the entry;
- Double entry doors;
- Other elements that meet the intent of the standards, as approved by the director.

(3) Group C, materials:

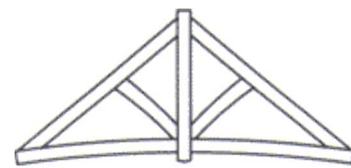
- Exposed timber or log columns and trusses for overhangs, canopies, and porticos with stained wooden soffits (See illustration below);
- Special paving at entry;
- Other elements that meet the intent of the standards, as approved by the director.



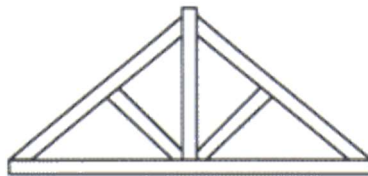
Hammer Beam



Barrel Truss w/Full Arch



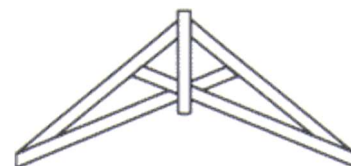
Arched King Post



Standard King Post



Arched Queen Post



Scissor

Examples of Exposed Timber Trusses

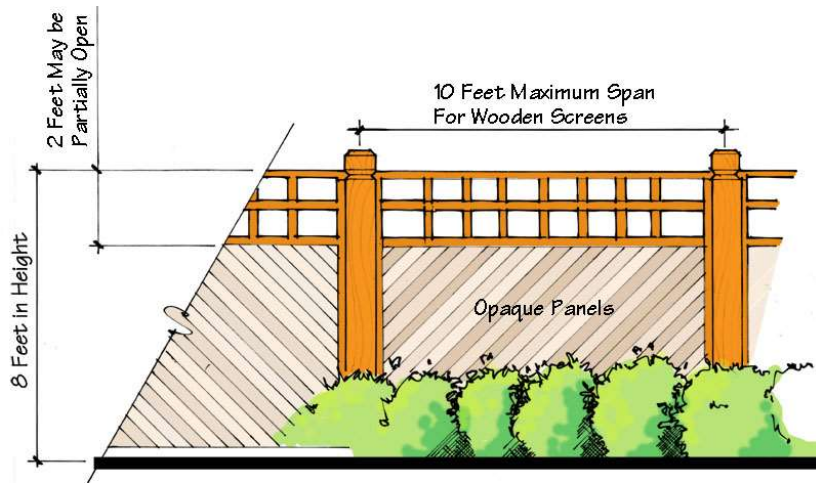
- (C) Ground floor transparency requirements:
- (1) A minimum of 60 percent of any ground floor facade (the portion of the facade between two and 12 feet above grade) facing the Old Glenn Highway, Business Boulevard, or Eagle River Loop Road shall be comprised of windows with clear glass allowing views into the interior of the building. Display windows may be used to meet half of this requirement.
 - (2) A minimum of 15 percent of any ground floor facade parallel to any street other than those named in paragraph a, above, shall be clear glass allowing views into the interior of the building.
- (D) Building massing and articulation requirements:
- (1) Buildings shall include horizontal and vertical articulation along the facades parallel to public streets.
 - (2) Horizontal facades higher than a single story and longer than 100 feet shall be modulated above the ground floor into smaller units at intervals of no more than 30 feet. Modulation shall be accomplished through at least two of the following methods:
 - Changes in roof form;
 - Changes in depth of at least two feet for a width of at least eight feet;
 - Changes in materials or texture.

iv. *Screening Standards*

- (A) Intent: To screen utilitarian elements, such as mechanical equipment, refuse collection receptacles (dumpsters), and service areas from public view
- (B) Items that require screening:
- (1) Roof top mechanical equipment;
 - (2) Outdoor storage areas used in connection with trade, service, or manufacturing activities that do not constitute retail display;
 - (3) Snow removal and maintenance equipment storage;
 - (4) Storage of recreational vehicles for longer than 48 hours;
 - (5) Refuse collection receptacles (dumpsters);
 - (6) Chillers and other mechanical equipment at grade.
- (C) Screening requirements:
- (1) Roof-top mechanical equipment: Roof top mechanical equipment shall be placed in such a way that it is not visible from public streets. It may be screened by parapet

walls for flat roofed buildings, or it may be enclosed in an attic for buildings constructed with sloped roofs. The placement of chillers or other mechanical equipment on grade shall have sight-obscuring screening, six feet in height.

- (2) Storage items requiring screening under subsection iv.(B). above require screens that are eight feet in height and shall be opaque for six of the eight feet (See illustration below).



Screening Requirements for Outdoor Storage Areas

Example of Acceptable Required Screening for Storage Areas

- Screens may be constructed of masonry, wood, metal, or may use the same building material used for the exterior of an adjoining building.
 - Screens that are more than 25 feet in length shall be articulated. Articulation may be accomplished by clearly delineating between posts and panels with a change in depth of one inch or greater or a change in materials.
 - The use of chain-link fencing and unfinished plain concrete masonry units is prohibited.
 - Where space allows, use of landscaping is encouraged.
- (3) Refuse collection receptacles (dumpsters): Each refuse collection receptacle shall be screened from view on three sides by a durable sight-obscuring enclosure consisting of a solid fence or masonry wall six feet in height. Coordinating the materials used in the screen with the materials and colors of the associated building is encouraged. The use of chain-link fencing and unfinished plain concrete masonry units is prohibited.

4. CE-EVO: Eklutna Village Overlay District

a. Purpose

- i. The original Eklutna village, located 26 miles northeast of downtown Anchorage, Alaska, is a Dena'ina Athabascan village with a subsistence lifestyle. The Eklutna tribe is one of several tribes that have historically lived in this part of southcentral Alaska, tied to the land, the river, and the inlet. The original Eklutna Village was established at the time of glacial melt, according to Dena'ina creation story, and is considered to be the oldest continually inhabited Athabascan site in the region. Although Athabascan Indians had lived in the area for almost a thousand years, Eklutna's present-day residents are descendants of the Dena'ina tribe who set up a permanent village in 1650, demonstrating that the land has been occupied and used by Dena'ina long before Anchorage came to be.
- ii. Eklutna, Inc. (EI) is an Alaska Native Claims Settlement Act (ANCSA) Village Corporation representing its shareholders and the indigenous peoples of Eklutna, Dena'ina. EI is the corporate entity that owns the majority of the vacant lands in the area of Eklutna Village. There are approximately 65 EI shareholders currently living in the area, with over 175 EI shareholders living elsewhere. Eklutna Village is considered "home" to all EI shareholders and Native Village of Eklutna (NVE) Tribal Members, regardless of residence elsewhere. The village area is connected to their culture, traditions, history, and heritage, making it especially significant to Dena'ina. EI and NVE believe the village deserves recognition as a unique and sacred place to Dena'ina people deserving preservation with continued use and protections.
- iii. Native Village of Eklutna is the only federally recognized tribal entity within the Municipality of Anchorage (MOA) boundaries. Recognizing the unique nature of Eklutna Village and the need to respect, accommodate and maintain traditional cultural practices and way of life, it is clear that standard zoning per Anchorage Municipal Code (AMC) may not be an effective regulatory tool and a specialized approach to land use regulation is appropriate. The overlay district serves to recognize and protect cultural and traditional uses, ensure that traditional and customary land uses are allowed, and protect the village from requirements for public trails and other uses not compatible on the village subsistence lands, while allowing them to progress and develop in the manner that best meets the needs of Eklutna people. Public trails and utility and transportation corridors could directly impact archeological and cultural material of importance to the tribe, and would provide and promote casual access through sensitive historic, spiritual and subsistence areas of the village. This could compromise the integrity of this unique native village area and should be avoided.
- iv. The CE-EVO: Eklutna Village Overlay District is intended to create a district that will protect and preserve the rural character (and Dena'ina tradition) of the Eklutna Village and surrounding lands, and protect the traditional culturally significant uses, development patterns, and lifestyle. The overlay district specifically allows communal cultural use types, allows for extended multigenerational family living situations, retains rural roadway design, minimizes intrusion by public trail and utility systems, and facilitates small-scale village-serving commercial uses.
- v. Recognition of the historical attributes of the overlay area, recognition of the importance of this overlay to the people in the community of Eklutna,

and the adoption of this overlay, are not intended to address jurisdictional rights. The overlay is an exercise of powers of the Municipality to enact and enforce municipal land use regulation.

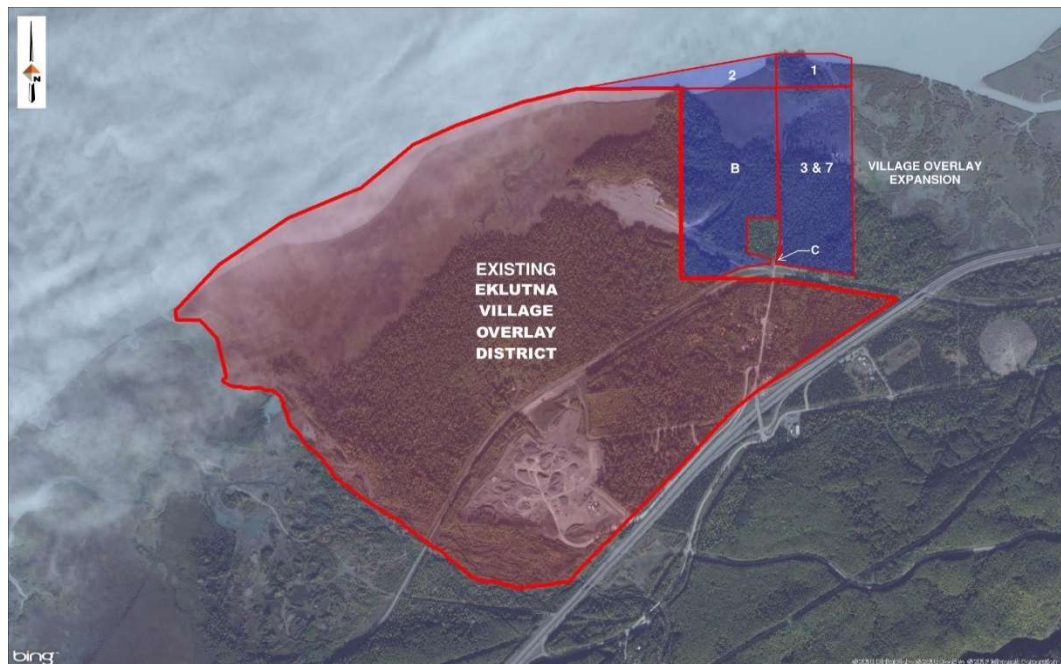
b. *Boundary Description of the District*

The Eklutna Village Overlay District covers the area north of the Eklutna River, east and south of the Cook Inlet shoreline, west of T16N R1E Section 19 E2NW4, and west of the Glenn Highway. The boundaries of this tract are defined by the calls for natural and manmade features. Bearings of NORTH, SOUTH, EAST, SOUTHWESTERLY, NORTHWESTERLY, and NORTHEASTERLY are intended to be general in nature and for descriptive purposes only.

Beginning at the northeast corner of Lot 1, T16N R1E Section 18 Seward Meridian, thence SOUTH to the south meander line of Knik Arm as defined by General Land Office and Bureau of Land Management official surveys, said point being the True Point of Beginning for this description; thence SOUTH to a point intersecting the south right-of-way line of the Alaska Railroad right-of-way; thence SOUTHEASTERLY along said south right-of-way line to the northwesterly right-of-way line of the Glenn Highway, as shown on the State of Alaska Department of Highways Right of Way Map, Alaska Project No. F-042-1 (34), filed as Plat No. 81-243 in the Anchorage Recording District, Third Judicial District, State of Alaska; thence on said northwesterly right-of-way SOUTHWESTERLY to the Right (north) Bank of the Eklutna River; thence on said Right Bank of Eklutna River NORTHWESTERLY to the south meander line of Knik Arm as defined by General Land Office and Bureau of Land Management official surveys; thence on said meander line NORTHEASTERLY to the True Point of Beginning; and

EXCLUDING THEREFROM Tract A of the N.B.A. Property Eklutna plat recorded in the Anchorage Recording District as plat 85-32;

AND EXCLUDING THEREFROM any portion of the Alaska Railroad right-of-way contained within this description.



CE-EVO: Eklutna Village Overlay District Boundary Map

c. *Uses and Development Standards*

i. *Uses*

Notwithstanding the underlying zoning, the only uses allowed within the Eklutna Village Overlay District shall be those uses listed in table 21.10—4 under CE-EVO.

ii. *Municipal Utility and Transportation Easements*

(A) New municipal easements or corridor alignments for public trails, public utilities, or public transportation facilities, which traverse, penetrate, and/or bisect the Eklutna Village Overlay District, shall be prohibited, unless otherwise agreed to in writing by both NVE and EI.

(B) New state, Federal or state/Federal regulated corridor/alignments, shall be strongly encouraged to avoid bisecting, penetrating and/or traversing the Eklutna Village Overlay District unless otherwise mutually agreed upon by NVE and EI.

(C) Current utility easements, rights-of-way, and corridors are limited to their stated use and dimensions. Use and/or dimensions shall not be expanded without mutual agreement of NVE and EI. Future subdivisions within the boundaries of the Eklutna Village Overlay District shall not be subject to exactions of utility easements by public or private utilities, beyond the minimum necessary to service the specific parcel being subdivided, and providing for future service to adjacent/abutting parcels within the overlay district boundary.

iii. *CE-PCD Zoning, Prior Entitlements, and Master Planning*

(A) Areas zoned CE-PCD within the overlay district are not required to submit a master plan before development. The provisions of this overlay govern allowed development within CE-PCD-zoned areas.

(B) Any prior entitlements granted to development projects within the overlay district (e.g., Eklutna Natural Resource Extraction Conditional Use) remain valid and effective. If any condition placed on any entitlement approval conflicts with any provisions of this overlay district, the condition placed on the entitlement approval shall govern.

(C) When cumulative commercial floor area in the overlay district area is proposed to exceed 100,000 square feet, additional commercial development shall be preceded by a master plan. The master plan shall address infrastructure planning and development and the relationship of the Eklutna Village area to the entire Chugiak-Eagle River area. The master plan may revisit the allowed uses within the overlay district and propose limitations or changes in the approval process. The master plan shall have the elements required by an area master plan (subsection 21.09.030E.3.e.) and shall be decided by the assembly after a public hearing, using the approval criteria of subsection 21.03.160E. (replace "rezoning" with "master plan").

iv. *Private Open Space*

Section 21.07.030, *Private Open Space*, shall not apply within the overlay district.

- v. *Transportation and Connectivity*
 - (A) Section 21.07.060, *Transportation and Connectivity*, shall not apply within the overlay district, except as follows:
 - 1. Traffic Impact Analyses may be required for applicable development in accordance with subsection 21.07.060C.
 - 2. Sidewalks shall be provided on streets of collector or greater classification in accordance with subsection 21.07.060E.
- vi. *Landscaping*
 - (A) Permitted uses shall be exempt from landscaping requirements, except that ground surface areas disturbed or stripped of vegetation shall be mulched or planted with grass or provided with other suitable ground cover, to mitigate erosion of soils by wind and water. Conditional uses will be subject to the standards of section 21.07.080, except as modified by this chapter.
 - (B) Freeway landscaping per subsection 21.07.080E.1.g. shall apply except along the parcel legally described as T16N R1W Sec. 24 Eklutna Village Hall.
- vii. *Residential Design Standards*

Section 21.07.110, *Residential Design Standards*, shall not apply within the overlay district.
- viii. *Streets Located in the Eklutna Village Overlay District*
 - (A) Streets located in the Eklutna Village Overlay District should be considered primarily rural. They should be designed to maintain the rural character of their neighborhoods. Street typology in Chugiak-Eagle River calls for minimizing the disturbance during construction so that native vegetation will be maintained as much as possible. Rural roads are to serve low numbers of local residents, so are narrower, typically two-lane, with wide shoulders and ditch drainage; however, one-way loops consisting of one travel lane may also be utilized. Pedestrian traffic occurs on adjacent paths or in the street shoulder. Street lighting is not typical, but can be installed when there is a specific safety-related need. Rural streets within the Eklutna Village Overlay District are typically strip paved, recycled asphalt pavement (RAP) or gravel, with no curbs or sidewalks.
 - (B) Rural residential local streets within the Eklutna Village Overlay District shall have a right-of-way limited to the greatest extent possible to accommodate the proposed improvements. The street section shall be as narrow as possible to comply with safe and efficient function.
 - (C) The platting authority may reduce the width of street rights-of-way during the platting process.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-40(S), 5-20-14; AO 2016-77, 8-9-16; AO 2017-108, 8-8-17)

21.10.050 USE REGULATIONS

A. Table of Allowed Uses

Table 21.10-4 below lists the uses allowed within the base zoning districts in Chugiak-Eagle River. Each of the listed uses is defined in chapter 21.05. When the uses in a district are determined through a CE-PCD district this table shall not apply.

1. Explanation of Table Abbreviations

a. **Permitted Uses**

"P" in a cell indicates the use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of title 21.

b. **Administrative Site Plan Review**

"S" in a cell indicates the use requires administrative site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180C., *Administrative Site Plan Review*.

c. **Major Site Plan Review**

"M" in a cell indicates the use requires major site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180D., *Major Site Plan Review*.

d. **Conditional Uses**

"C" in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, *Conditional Uses*. Throughout title 21, the term "conditionally allowed" means approval through the conditional use process is required.

e. **Special Land Use Permit for Marijuana**

"T" in a cell indicates that the use requires a special land use permit for marijuana in accordance with the procedures of section 21.03.105.

f. **Multiple Abbreviations**

Where table 21.10-4 indicates more than one abbreviation for a particular use, such as "P/M" or "S/M", then the applicable review procedure is determined by size, geographic location, or other characteristic of the use as specified in this code.

g. **Prohibited Uses**

A blank cell indicates the use is prohibited in the respective zoning district.

h. **Use-Specific Standards**

Regardless of whether a use is allowed by right, subject to major or administrative site plan review, or permitted as a conditional use, there may be additional standards applicable to the use. The existence of most use-specific standards is noted through a cross-reference in the last column of the table; however, there may be other applicable non-referenced portions of municipal code as well.

2. Table Organization

In table 21.10-4, land uses and activities are classified into general "use categories" and specific "use types", based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning

districts. This classification does not list every use or activity appropriate within the categories, and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories in such cases are intended as indexing tools.

3. Unlisted Uses

When application is made for a particular use category or use type not specifically listed in table 21.10-4, the procedure set forth in section 21.03.220 shall be followed.

4. Use for Other Purposed Prohibited

Approval of a use listed in table 21.10-4, and compliance with the applicable use-specific standards for the use, authorizes the specific use only. Development or use of a property for any other use not specifically allowed in table 21.10-4 is prohibited.

5. Table of Allowed Uses

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review
 For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL												COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards		
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ¹		CE-EVO	
RESIDENTIAL USES																											
Household Living	Dwelling, mixed-use														P	P	P								P-B	P	21.10.050C.1 21.05.030A.1.
	Dwelling, multifamily					P	P								P	P	P								P	P	21.10.050C.2 21.05.030A.2.
	Dwelling, single-family, attached			P	P	P																		P-R	P	21.05.030A.3.	
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P							P			P-R	P	21.05.030A.4.	
	Dwelling, townhouse			P	P	P	P																	C-R		21.05.030A.5.	
	Dwelling, two-family			P	P	P	P	P	P	P	P	P	P											P-R		21.05.030A.6.	
	Dwelling, mobile home							P	P																P	21.05.030A.7.	
	Manufactured home community					C	C	C	C																	21.05.030A.8.	
Group Living	Assisted living facility (3-8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P-R	P	21.05.030B.1.		
	Assisted living facility (9 or more residents)	C	C	C	C	P	P	C	C	C					P	P	P						P	C	21.05.030B.1.		
	Correctional community residential center														C		C	C	C	C			C	C-B		21.10.050C.3. 21.05.030B.2.	

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Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ¹		CE-EVO	
	Habilitative care facility, small (up to 8 residents)	P	P	P	P	P	P	P	P	P	P				P	P	P								P	P	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)	C	C	C	C	C	P	C	C	C	C				P	P	P							C	P	C	21.05.030B.3.
	Habilitative care facility, large (26+ residents)						P								P	P	P								P		21.05.030B.3.
	Roominghouse					C	P	P	C	C	C	C	C												P	P	21.05.030B.4.
	Transitional living facility						C								P									C	P		21.05.030B.6.
COMMUNITY USES																											
Adult Care	Adult care facility (3 to 8 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P-B	P	21.05.040A.
	Adult care facility (9 or more persons)	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C							C	P-B	C	21.05.040A.
Child Care	Child care center (9 or more children)	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C							C	P	C	21.05.040B.1.
	Child care home (up to 8 children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P	21.05.040B.2.
Community Service	Cemetery or mausoleum																							C		P	21.05.040C.1.
	Community center						S									S	S							S		P	21.05.040C.2.
	Community smokehouse																									P	

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	Crematorium														P			P	P	P			C	P-B		21.05.040C.3.	
	Dry storage																								P		
	Government administration and civic facility														M	M	M							M	M		21.05.040C.4
	Homeless and transient shelter																							C			21.05.040C.5.
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S							S	C-R	P	21.05.040C.6.
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	P	P					S	P	P	21.05.040C.7.
	Social service facility							C							P	C								P		P	21.05.040C.8.
Cultural Facility	Aquarium																							M			21.05.040D.1.
	Botanical gardens																					S	S				21.05.040D.2.
	Library	S	S	S	S	S	S	S	S					S	S	S							M	S-R		21.05.040D.3.	
	Museum or cultural center													M	M	M								M	M	P	21.05.040D.4.
	Zoo																					C	C				21.05.040D.5.
Educational Facility	Boarding school						M							S	S	S							M	S	P	21.05.040E.1.	
	College or university													M	M	M							M	P-B		21.05.040E.2.	
	Elementary school or middle school	P/M	P/M	P/M	P/M	P/M	P/M	P/M	P/M	P/M	P/M			P/M	P/M								P/M	P/M	P	21.05.040E.3.	

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	High school	P/M	P/M	P/M	P/M	P/M	P/M	P/M	P/M	P/M	P/M				P/M	P/M							P/M	P/M	P	21.05.040E.4.
	Instructional services	C	C	C	C	C	C	C	C	C	C	C	C		P	P	P	P/C					C	P-B	P	21.05.040E.5.
	Vocational or trade school														C	C	C	C					C	P-B	P	21.05.040E.6.
Health Care Facility	Health services														P	P	P						C	P	P	21.05.040F.1.
	Hospital/Health care facility														P	P	P						C	P		21.05.040F.2.
	Nursing facility							C							P	C	C							P	P	21.05.040F.3.
Parks and Open Area	Community garden	P	P	P	P	P	P	P	P													P	P		P	21.05.040G.1.
	Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P
Public Safety Facility	Community or police substation	S	S	S	S	S	S		M	M	M	M	M	M	S	S	S	P	P				S	S-B		21.05.040H.1.
	Correctional institution																						C			21.05.040H.2.
	Fire station								M	M	M	M	M	M	M	M	M	M	M	M			M	M-B		21.05.040H.3.
	Public safety facility														C			P					C			21.05.040H.4.
Transportation Facility	Airport																	M	P	C			M			21.05.040I.1.
	Airstrip, private	C	C	C	C				C	C	C	C	C					C		C			C		P	21.05.040I.2.
	Heliport	C	C	C					C	C	C	C	C		M	M		M	M	C			M	C-B	P/C	21.10.050D.1. 21.05.040I.3.
	Rail yard																	P	P							21.05.040I.4.

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review
 For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.
 All other uses not shown are prohibited.

		RESIDENTIAL												COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards		
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ¹		CE-EVO	
	Railroad freight terminal																	P	P								21.05.040I.5.
	Railroad passenger terminal																	P	P				M			P	21.05.040I.6.
	Transit center														S	S	S						S	S-B		21.05.040I.7.	
Utility Facility	Tower, high voltage transmission	C	C	C	C	C	C	C	C	C	C	C	C	C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	21.05.040J.1.
	Utility facility																	C	P	P			C			21.05.040J.2.	
	Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	C	S	21.05.040J.3.	
	Wind energy conversion system (WECS), utility																		C				C			C	21.05.040J.4.
Telecommunication Facilities	Antenna only, large ⁴														P		P	P	P	P		S	P	P-B		21.05.040K.	
	Antenna only, small ⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040K.
	Type 1 tower ⁴														S	C	S	S	S	S		C	C	P-B		21.05.040K.	
	Type 2 tower ⁴														C	C	C	C	C	C	C		C	C-R, P-B		21.05.040K.	
	Type 3 tower ⁴														C		C	C	C	C	C				P-B		21.05.040K.
	Type 4 tower ⁴														S	S	S	S	S	S		S	S	P-B		21.05.040K.	

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Use Category	Use Type	RESIDENTIAL												COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards		
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ¹		CE-EVO	
COMMERCIAL USES																											
Agricultural Uses	Commercial horticulture	C	C		C			C	P/C	P/C	P/C	P/C	P/C	P/C	P		P	P	P	P			C	P-B	P/C	21.10.050E.1 21.05.050A.1.	
Animal Sales, Service & Care	Animal boarding ²									C					P			P	P	P				P-B	P	21.10.050E.2. 21.05.050B.1.	
	Animal shelter ²														S			P	P	P			M	P-B		21.10.050E.3. 21.05.050B.2.	
	Large domestic animal facility, principal use ²															C	P/C	C	C		C	P/C	P/C		P	21.10.050E.4. 21.05.050B.3.	
	Retail and pet services ²														P	P	P	P	C					P-B	C	21.10.050E.5. 21.05.050B.4.	
	Veterinary clinic ²								C	C	C	C	P	C	P	P	P	P	C					P	C	21.10.050E.6. 21.05.050B.5.	
Assembly	Civic / convention center														C								C	C-B		21.05.050C.1. 21.05.020A.	
	Club / lodge / meeting hall						C								P	P	P						S	P	P	21.05.050C.2. 21.05.020A.	
Entertainment and recreation	Amusement establishment ²														P		P						C	P-B		21.05.050D.1. 21.05.020A.	
	Entertainment facility, major ²														C			C					C	C-B		21.05.050D.2. 21.05.020A.	
	Fitness and recreational sports center ²														P	P	P	P/C					S	P-B		21.05.050D.3.	
	General outdoor recreation, commercial ²																	C					C	C	C-B	P	21.05.050D.4.
	Golf course ²																						C	C			21.05.050D.5.

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 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL												COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards	
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ¹		CE-EVO
	Motorized sports facility ²																	C	C			C	C			21.05.050D.6. 21.05.020A.
	Movie theater ²														S		M	S	C					P/C-B		21.10.050E.7. 21.05.050D.7. 21.05.020A.
	Nightclub ²														P		M							P-B		21.05.050D.8. 21.05.020A.
	Shooting range, outdoor ²																	C	C			C	C			21.05.050D.9.
	Skiing facility, alpine ²																					C	C			21.05.050D.10.
	Theater company or dinner theater ²															P		P							P-B	
Food and Beverage Service	Bar ²														P		P						P	P-B		21.05.050E.1. 21.05.020A.
	Food and beverage kiosk ²														P	P	P	P	P	P		P	P	P-B	P	21.05.050E.2. 21.05.020A.
	Restaurant ²														P	P	P	P					P	P-B	P	21.05.050E.3. 21.05.020A.
Office	Broadcasting facility														P	C	P	P	P				P	P-B		21.05.050F.1.
	Financial institution														P	P	P	P						P	P	21.05.050F.2.
	Office, business or professional														P	P	P	P					P	P	P	21.05.050F.3.
Personal Services, Repair, and Rental	Business service establishment														P	P	P	P	C					P-B	P	21.05.050G.1.
	Funeral/mortuary services														P	P	P	P						P		21.10.050E.8. 21.05.050G.2.

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 For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.
 All other uses not shown are prohibited.

		RESIDENTIAL											COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards			
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI		CE-DO ¹	CE-EVO	
	General personal services														P	P	P	P							P	P	21.05.050G.3.
	Small equipment rental														P	P	P	P	P						P-B	P	21.05.050G.4.
Retail Sales	Auction house ²														P		P	P	P	P					P-B		21.05.050H.1.
	Building materials store ²														P		P	P	C	C					P-B		21.05.050H.2.
	Convenience store ²														P		P	P							P-B	P	21.05.050H.3. 21.05.020A.
	Farmers market ²								P	P	P	P	P	P	P		P	P				P	P	P-B	P	21.05.050H.4.	
	Fueling station ²														P		P	P	P						P-B		21.05.050H.5. 21.05.020A.
	Furniture and home appliance store ²														P		P	P	P	P					P-B		21.05.050H.6.
	General retail ²														P		P	P	P	P					P-B	P	21.05.050H.7.
	Grocery or food store ²														P		P	P							P-B	P	21.05.050H.8. 21.05.020A.
	Liquor store ²														P		P	P	C						P-B		21.05.050H.9. 21.05.020A.
	Pawnshop ²														P		P								P-B		21.05.050H.10.
Vehicles and Equipment	Aircraft and marine vessel sales														P		P	P	P	P					P-B		21.05.050I.1.
	Parking lot or structure (50+ spaces)							C							P		C	P	P				P	C-R		21.05.050I.2. or I.3.	

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For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.

All other uses not shown are prohibited.

		RESIDENTIAL											COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards				
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI		CE-DO ¹	CE-EVO		
	Parking lot or structure (less than 50 spaces)						C	C							P	C	C	P	P				P	C-R	S	21.05.050I.2. or I.3.		
	Vehicle parts and supplies ²														P		P	P	P	P					P-B		21.05.050I.4.	
	Vehicle-large, sales and rental ²														P		P	P	P						P-B		21.05.050I.5.	
	Vehicle-small, sales and rental ²														P		P	P	P						P-B		21.05.050I.6.	
	Vehicle service and repair, major														P		P	P	P							P-B		21.05.050I.7.
	Vehicle service and repair, minor														P		P	P	P							P-B	S	21.05.050I.8.
Visitor Accommodations	Camper park						C								C		C	C				C	C		C		21.05.050J.1.	
	Extended-stay lodgings														P	S	P	S							P-B		21.05.050J.2.	
	Hostel					C	C								P	S	P								P-B		21.05.050J.3.	
	Hotel/motel														P	M	P	P							P		21.10.050E.9. 21.05.050J.4. 21.05.020A.	
	Inn														P	S	P	P							P-B		21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp										C		C	C	C				S				C	C		P	21.05.050J.6.	

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 For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards			
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR		CE-PLI	CE-DO ¹	CE-EVO
COMMERCIAL MARIJUANA USES																										
	Marijuana cultivation facility																	T	T	T						21.05.055B.1. 21.03.105
	Marijuana manufacturing facility																	T	T	T						21.05.055B.2. 21.03.105
	Marijuana testing facility													T			T	T	T							21.05.055B.3. 21.03.105
	Marijuana retail sales establishment															T	T	T ³	T ³							21.05.055B.4. 21.03.105
INDUSTRIAL USES																										
Industrial Service	Contractor and special trades, light														S/C			P	P	P						21.05.060A.1.
	Data processing facility														P	P	P	P	C	C			P	P-B		21.05.060A.2.
	Dry cleaning establishment														P		P	P	P	P				P-B		21.05.060A.3.
	General industrial service																	P	P	P						21.05.060A.4.
	Governmental Service																	P	P	P			C			21.05.060A.5.
	Heavy equipment sales and rental																	P	P	P						21.05.060A.6.
	Research laboratory														P			P	P	P			S	P-B		21.05.060A.7.

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 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL												COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards				
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ¹		CE-EVO			
Manufacturing and Production	Commercial Food Production														C		P	P	P							P			21.05.060B.1.
	Cottage crafts														P		P	P								P-B	P		21.05.060B.2.
	Manufacturing, general																	P	P	P									21.05.060B.3.
	Manufacturing, heavy																	C	P	P									21.05.060B.4.
	Manufacturing, light																	P	P	P									21.05.060B.5.
	Natural resource extraction, organic and inorganic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C	21.05.060B.6.
	Natural resource extraction, placer mining																		C	C	C	C				C			21.05.060B.7.
Warehouse and Storage	Bulk storage of hazardous materials																	C	C	C									21.05.060D.1.
	Impound yard																	P	P	P						C			21.05.060D.2.
	Motor freight terminal																	P	P	P									21.05.060D.3.
	Outdoor storage associated with a community use																									M	M		

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 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL											COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards					
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI		CE-DO ¹	CE-EVO			
	Outdoor storage of vehicles and/or equipment associated with a community use																					M	M					21.05.060D.9.	
	Self-storage facility														P		P	P	P	P							C	21.05.060D.4.	
	Storage yard																	P	P	P					C	C		21.10.050F.2. 21.05.060D.5.	
	Warehouse or wholesale establishment, general																	P	P	P				C		C		21.05.060D.6.	
	Warehouse or wholesale establishment, light														S/ C			P	P	P				S/ C- B				21.05.060D.7.	
Waste and Salvage	Composting facility																		P	P				C		P		21.05.060E.1.	
	Hazardous Waste Treatment Facility																	P/ C	P	P									21.05.060E.2.
	Incinerator or thermal desorption unit																			C	C				C				21.05.060E.3.
	Junkyard or salvage yard																			C	C								21.05.060E.4.
	Land reclamation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S			S	C		C		21.05.060E.5.	
	Landfill																			C	C				C				21.05.060E.6.

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All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL												COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards	
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ¹		CE-EVO
	Recycling Drop-Off														P		P	P	P	P			P		P	21.05.060E.7.
	Snow disposal site	C	C	C	C	C	C	C	C	C	C	C	C	C			C	S	S	S			C	C	C	21.05.060E.8.
	Solid waste transfer facility																	C	P	P			C			21.05.060E.9.

¹ For uses allowed in the CE-DO (Downtown Eagle River Overlay District), when the abbreviation of the approval process is followed by a “-R”, that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is RO. When the abbreviation of the approval process is followed by a “-B”, that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is B-3. If the abbreviation of the approval process has no suffix, then the use is allowed anywhere in the overlay district. For example, “P-R” means that the use is permitted only in the portion of the overlay district where RO is the underlying district.

² Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.

³ See subsection 21.05.055B. for restrictions on the establishment of this use in this zoning district.

⁴ In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

B. Generally Applicable Use Standards

See section 21.05.020.

C. Residential Uses: Definitions and Use-Specific Standards

Except for those uses listed below, see section 21.05.030. For those uses listed below, the use-specific standards or applicable portions of such standards of this chapter shall apply instead of the use-specific standards of chapter 21.05.

1. Dwelling, Mixed-Use

In the CE-DO area overlaying the CE-B-3 district, commercial structures that also include dwelling units shall have a gross floor area of at least 5,000 square feet.

2. Dwelling, Multifamily

In the CE-DO area overlaying the CE-RO district, multifamily developments with eleven or more units may only be constructed on lots of at least 14,000 square feet and at least 100 feet of frontage on a street of class I or greater designation in the *Official Streets and Highways Plan*.

3. Correction Community Residential Center

In the CE-DO area overlaying the CE-B-3 district, CCRCs shall not have more than 30 residents.

D. Community Uses: Definitions and Use-Specific Standards

Except for those uses listed below, see section 21.05.040. For those uses listed below, the use-specific standards or applicable portions of such standards of this chapter shall apply instead of the use-specific standards of chapter 21.05.

1. Community Smokehouse

a. Definition

A building or special construction for curing meat, fish, etc. by smoking.

2. Dry Storage

a. Definition

A nonresidential building which may be open at the ends, sides, or bottom, intended for the dry storage of firewood or other community uses.

3. Park, Public or Private

a. In the Eklutna Village Overlay District, only private parks are permitted. Public parks are prohibited.

b. Any master plan created for a municipal park in Chugiak-Eagle River shall be reviewed and approved as follows:

i. For all park master plan proposals, the Eagle River-Chugiak park and recreation board of supervisors shall hold a public meeting, which shall include the opportunity for oral public comments.

ii. Master plans for parks classified by the *Anchorage Park, Greenbelt and Recreation Facility Plan Volume 2: "Eagle River-Chugiak-Eklutna"* as community, large urban, or regional parks shall be approved by the planning and zoning commission.

- iii. Master plans for parks classified by the *Anchorage Park, Greenbelt and Recreation Facility Plan Volume 2: "Eagle River-Chugiak-Eklutna"* as playlots, mini parks, vest pocket parks, or neighborhood parks shall be approved administratively by the director.
- c. All development projects in municipal parks require a site plan review, as follows:
- i. For all development projects in municipal parks, the Eagle River-Chugiak park and recreation board of supervisors shall hold a public meeting, which shall include the opportunity for oral public comments.
 - ii. Any discrepancies with an approved park master plan shall be described and justified.
 - iii. All development projects costing more than \$500,000 or disturbing more than one acre of land and in parks classified by the *Anchorage Park, Greenbelt and Recreation Facility Plan Volume 2: "Eagle River-Chugiak-Eklutna"* as community, large urban, or regional parks shall be approved by major site plan review in accordance with 21.03.180D. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.
 - iv. All development projects costing \$500,000 or less and disturbing one acre or less of land, and all development projects in parks classified by the *Anchorage Park, Greenbelt and Recreation Facility Plan Volume 2: "Eagle River-Chugiak-Eklutna"* as playlots, mini parks, vest pocket parks, or neighborhood parks shall be approved by administrative site plan review in accordance with 21.03.180C. Trails that are reviewed under section 21.03.190, *Street and Trail Review*, are exempt from this administrative site plan review. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.
- d. The decision-making body shall determine whether standards of this title relating to paving of parking lots and lighting of parking lots shall be applied to a development project, considering the location and surrounding area of the project, and the anticipated level of use. If determined by the decision-making body, the paving and lighting standards for parking lots may be reduced or waived.
- 4. Heliport (Replaces 21.05.040I.3.b.)**
- a. In the Chugiak-Eagle River area, heliports are considered accessory to hospitals and airports.
 - b. Applications for heliports shall be accompanied by a determination letter from the Federal Aviation Administration (FAA).
 - c. Heliports in nonresidential districts shall be at least 200 feet from a residential district.
- 5. Tower, High Voltage Transmission**
- Notwithstanding subsection 21.05.040J.1.b., all high voltage transmission towers in Chugiak-Eagle River residential districts require a conditional use, as indicated by table 21.10-4.

E. Commercial Uses: Definitions and Use-Specific Standards

Except for those uses listed below, see section 21.05.050. For those uses listed below, the use-specific standards or applicable portions of such standards of this chapter shall apply instead of the use-specific standards of chapter 21.05.

1. Commercial Horticulture

In those districts where, in table 21.10-4, "P/C" is indicated for this use, commercial horticulture uses up to 10,000 square feet are allowed by-right, whereas uses over 10,000 square feet require conditional use approval in accordance with section 21.03.080.

2. Animal Boarding

Animal boarding establishments providing care for six or more animals shall comply with the use-specific standards for "animal shelter," below.

3. Animal Shelter (Replaces Subsection 21.05.050B.1.)

a. General Standards when Use is within 100 Feet of a Residential District

All facilities, including all treatment rooms, cages, pens, kennels, and training rooms, shall be maintained within a completely enclosed building. Areas for the care of large domestic animals that are associated with this use shall meet the setback standards of subsection 21.10.050D.4.d. below.

b. Standards When Use is Not within 100 Feet of a Residential District

A facility's outdoor runs shall be located on site and shall be screened from the view of all adjacent streets and properties by fencing or vegetation.

c. Standards When Use is On Lot of 40,000 Square Feet or Larger

Facilities, including outdoor runs, shall be located on site with a minimum of 25-foot setbacks and fenced.

d. Waste Management

Waste shall be managed in accordance with AMC title 15.

4. Large Domestic Animal Facility

a. Minimum Lot Size and Number of Animals

Large domestic animal facilities are allowed as a principal or accessory use in nonresidential districts in accordance with table 21.10-4, and as an accessory use in residential districts in accordance with table 21.10-5, with a minimum of 10,000 square feet of land per animal. Structures are allowed up to 8,000 square feet. The number of animals and/or the structure size may be exceeded through conditional use approval in accordance with section 21.03.080 and subsection 4.g. below.

b. Lot Coverage

Lot coverage shall be that of the underlying zoning district except that the planning and zoning commission may allow up to 10 percent additional lot coverage above the maximum allowed in the district through the conditional use process.

c. Adjacent Lots

Adjacent lots may be used in square footage calculations for site size only. If the adjacent lots are not under single ownership, the lot owners shall submit a recorded joint usage agreement for review and approval by the director. In such cases, setback requirements shall not apply to the common interior lot lines and a primary use need not be located on the adjacent lot.

d. Setbacks

Notwithstanding the setbacks of the underlying zoning district, covered structures associated with a large domestic animal facility, such as a stable or barn, shall be set back at least 25 feet from any abutting lot line, not including interior lot lines between lots in common ownership. Uncovered enclosures shall meet one of the following setback options:

- i. Twenty-five feet from any abutting neighbor's lot line; or
- ii. Seventy-five feet from residences existing on February 28, 2006, not including any residence in common ownership with the large domestic animal facility; or
- iii. Ten feet from any abutting lot line, not including interior lot lines between lots in common ownership, if the separation area is vegetated with L2 buffer landscaping.

e. Fences

Barbed wire shall not be used for fencing of any large domestic animal facilities.

f. Other Requirements

Large domestic animal facilities shall:

- i. Meet the requirements of AMC chapter 15.20 regarding animal waste; AMC subsection 15.55.060B., concerning separation requirements from water supply wells; and section 21.07.020 concerning stream protection setbacks.
- ii. Obtain an animal control facility license per title 17 requirements.
- iii. Obtain certification of compliance with a state of Alaska, Anchorage Soil and Water Conservation District conservation plan, or obtain a letter of intent from the district showing demonstrated intent to come into compliance with a conservation plan within one year.
- iv. Comply with licensing and other laws concerning the keeping of animals as set forth in AMC titles 15, 17, 21.

g. Conditional Use Standards

If animal density exceeds one large domestic animal per 10,000 square foot of land or structure size exceeds 8,000 square feet, the following shall also apply during the conditional use process:

- i. **Access**
Traffic access shall be from a street constructed to standards found by the traffic engineer to be appropriate to the intensity of the proposed use.
- ii. **Lot Coverage**
Lot coverage shall be that of the underlying zoning district unless the planning and zoning commission allows additional lot coverage above the maximum allowed in the district, not to exceed a ten percent increase.
- iii. **Additional Conditions**
The planning and zoning commission may impose additional conditions upon a conditional use approval that are found necessary to protect any

person or neighboring use from unsanitary conditions or unreasonable noise or odors, or to protect to the public health and safety.

5. Retail and Pet Services

Retail and pet services shall comply with the use-specific standards for "animal shelter," above.

6. Veterinary Clinic

a. Veterinary clinics that offer animal boarding shall comply with the use-specific standards above for "animal shelter."

b. In the CE-DO overlay district, all facilities used for animal care shall be completely enclosed within a building.

7. Movie Theater

Drive-in movie theaters in the CE-DO area overlaying the CE-B-3 district require a conditional use approval. Enclosed movie theaters are a permitted use.

8. Funeral/Mortuary Services

In the Chugiak-Eagle River area, funeral/mortuary services are considered accessory to hospitals and to some governmental functions (such as the state crime lab).

9. Hotel/Motel

a. In the CE-DO area overlaying the CE-RO district, this use is allowed on sites with a minimum lot area of 14,000 square feet, provided that principal access the use is from a street of class I or greater designation on the *Official Streets and Highways Plan*.

b. In the CE-DO area overlaying the CE-RO district, hotels/motels with 20 or more rooms may have general personal services and restaurants as accessory uses, when they are clearly incidental to the operation of the hotel/motel.

F. Industrial Uses: Definitions and Use-Specific Standards

Except for those uses listed below, see section 21.05.060. For those uses listed below, the use-specific standards or applicable portions of such standards of this chapter shall apply instead of the use-specific standards of chapter 21.05.

1. Natural Resource Extraction, Organic and Inorganic

In the Chugiak-Eagle River area, this use is conditionally allowed in the CE-R-10 district only in areas where the slope is less than ten percent, and the planning and zoning commission finds that use of that area is appropriate in terms of sufficient contiguous usable area, access to the usable area, minimization of negative impacts to more steeply sloped areas of the same parcel, minimization of negative impacts to neighboring parcels, and suitable post-extraction remediation that results in a suitable interface between the usable areas and the more steeply sloped areas.

2. Storage Yard

In the CE-DO overlay district, this use is limited to storage of no more than four pieces of equipment used to provide essential services to property within the downtown Eagle River overlay district, to include snow plowing, snow removal, parking lot clearing, and property maintenance equipment. All equipment storage areas shall be screened in accordance with subsection 21.10.040G.3.i.iv.

3. Snow Disposal Site

In the Chugiak-Eagle River area, this use is conditionally allowed in the CE-R-10 district only in areas where the slope is less than ten percent, and the planning and zoning

commission finds that use of that area is appropriate in terms of sufficient contiguous usable area, access to the usable area, minimization of negative impacts to more steeply sloped areas of the same parcel, and minimization of negative impacts to neighboring parcels.

G. Accessory Uses and Structures

Table 21.10-5 below lists the accessory uses and structures allowed within all base zoning districts in the Chugiak-Eagle River area.

1. Explanation of Table Abbreviations

a. **Permitted Uses**

"P" in a cell indicates that the accessory use or structure is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this title, including the use-specific standards of this section and the development and design standards set forth in chapter 21.07 and section 21.10.070.

b. **Administrative Site Plan Review**

"S" in a cell indicates that the accessory use or structure requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.03.180C., *Administrative Site Plan Review*.

c. **Conditional Uses**

"C" in a cell indicates that, in the respective zoning district, the accessory use or structure is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, *Conditional Uses*.

d. **Multiple Abbreviations**

Where table 21.10-5 indicates more than one abbreviation for a particular use, such as "P/M" or "S/M", then the applicable review procedure is determined by size, geographic location, or other characteristic of the use as specified in this code.

e. **Prohibited Uses**

A blank cell indicates that the accessory use or structure is prohibited in the respective zoning district.

f. **Use-Specific Standards**

Regardless of whether an accessory use or structure is allowed by-right or subject to administrative site plan review or conditional use, there may be additional standards that are applicable to the use. The existence of these use-specific standards is noted through a section reference in the last column of the table. These references apply in all Chugiak-Eagle River districts unless otherwise specified.

g. **Unlisted Accessory Uses or Structures**

An accessory use or structure that is not listed in table 21.10-5 shall comply with all standards set forth in subsection 21.05.070B.

2. Table of Allowed Accessory Uses and Structures

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted S = Administrative Site Plan Review C = Conditional Use Review

Accessory Uses	RESIDENTIAL												COMMER.			INDUS.			OTHER			OV		Definitions and Use-Specific Standards		
	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO ³		CE-EVO	
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P		P	P	P	P	P	P	P								P				P	21.10.050H.1. 21.05.070D.1.
Bed and breakfast (up to 3 guestrooms)	P	P	P	P	P		P	P	P	P	P	P	P								P			P-R	P	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	S	S	S	S	S		S	S	S	S	S	S	S								S			S-R	S	21.05.070D.3.
Beekeeping	P	P	P	P	P		P	P	P	P	P	P	P								P				P	21.05.070D.4.
Caretaker's residence																		P	P	P		P	P		P	21.05.070D.5.
Dormitory																							P		P	21.05.070D.6.
Drive-through service															P	P	P	P	P					P-B/ C-R		21.10.050H.2. 21.05.070D.7.
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	S								P				P	21.05.070D.8.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P		P	21.10.050H.3. 21.05.070D.9.
Home- and garden-related use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P		P	21.10.050H.4. 21.05.070D.10.
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	21.10.050H.5. 21.05.070D.11.
Intermodal shipping container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	21.10.050H.6. 21.05.070D.12.
Large domestic animal facility							P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C			P/C	P/C	P/C		P/C	21.05.070D.13.
Marijuana, personal cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D.14.
Outdoor display accessory to a commercial use														P	P	P	P	P	P						P	21.05.070D.15.
Outdoor keeping of animals	P	P	P	P	P	P ⁵	P	P	P	P	P	P	P								P		P		P	21.05.070D.16.

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted S = Administrative Site Plan Review C = Conditional Use Review

Accessory Uses	RESIDENTIAL										COMMER.			INDUS.			OTHER			OV		Definitions and Use-Specific Standards				
	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR		CE-PLI	CE-DO ³	CE-EVO	
Outdoor storage accessory to a commercial use														P		P	P	P	P					P	21.05.070D.17.	
Outdoor storage associated with a community use														S							S	S				21.05.070D.18.
Outdoor storage of vehicles and/or equipment associated with a community use														S							S	S				21.05.070D.19.
Parking of business vehicles, outdoors, accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P		P	21.05.070D.20.	
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P		P	21.05.070D.21.	
Telecommunications antenna only, large	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶		P ⁷					P ⁷			P ⁷ -R	P ⁶	21.05.040K.	
Telecommunications antenna only, small	P	P	P	P	P	P	P	P	P	P	P	P	P													21.05.040K.
Type 4 tower	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷		S ⁷					S ⁷		S ⁷	S ⁷ -R	S ⁷	21.05.040K.	
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P									P		P	21.10.050H.7. 21.05.070D.19.	
Wind energy conversion system (WECS), freestanding small	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S/C	S/C	S/C			S/C				21.05.070D.23.
Wind energy conversion system (WECS), building mounted small														S		S	S	S	S			S				21.05.070D.23.

³ For uses allowed in the CE-DO (Downtown Eagle River Overlay District), when the abbreviation of the approval process is followed by a “-R”, that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is RO. When the abbreviation of the approval process is followed by a “-B”, that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is B-3. If the abbreviation of the approval process has no suffix, then the use is allowed anywhere in the overlay district. For example, “P-R” means that the use is permitted only in the portion of the overlay district where RO is the underlying district.

⁴ Accessory dwelling units in the CE-R-1 and CE-R-1A districts are limited to attached ADUs, which are added to or created within single-family dwellings.

⁵ In the CE-R-3 district, outdoor keeping of animals is only permitted accessory to a single-family detached dwelling.

⁶ The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040k.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or a nonresidential use.

⁷ The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

H. Accessory Uses and Use-Specific Standards

Except for those uses listed below, see section 21.05.070. For those uses listed below, the use-specific standards or applicable portions of such standards of this chapter shall apply instead of the use-specific standards of chapter 21.05.

1. Accessory Dwelling Unit (ADU)

a. Size

The gross floor area of an ADU, not including any related garage, shall be up to 1,000 square feet or 40% of the total gross floor area of the principal dwelling unit, whichever is larger.

b. Additional Requirements for Detached ADUs

i. Detached ADUs shall not exceed the height of the principal structure.

ii. ADUs in the Chugiak-Eagle River area shall share a common driveway with the principal dwelling unit or have access from an alley.

2. Drive-Through Service

In the CE-DO area overlaying the CE-RO district, two or more drive-through stations associated with a financial institution requires a conditional use approval pursuant to section 21.03.080.

3. Garage or Carport, Private Residential

a. In CE-R-1, CE-R-1A, CE-R-2A, and CE-R-2D districts all garages or carports accessory to a single residential use, whether attached or detached from the principal structure shall cumulatively be no larger than 100% of the total gross floor area of the principal structure for lots smaller than 10,000 square feet, but not to exceed allowable lot coverage. For lots greater than 10,000 square feet, garages or carports may be up to 100% of total gross floor area of the principal structure or up to 10% of the total lot area, whichever is greater, but shall not exceed maximum allowable lot coverage for the zone.

b. In the CE-R-2M and CE-R3 districts all garages or carports accessory to a single residential use, whether attached to or detached from the principal structure, shall cumulatively be no larger than 50% of the total gross floor area of the principal structure.

c. In the CE-R-5, CE-R-5A, CE-R-6, and CE-R-7 districts, all garages and carports accessory to a single residential use, whether attached or detached from the principal structure shall cumulatively be no larger than 100% of the total gross floor area of the principal structure for lots smaller than 10,000 square feet. For lots greater than 10,000 square feet, garages or carports may be up to 10% of the total lot area, but shall not exceed maximum lot coverage.

d. In the CE-R-8 district, all garages or carports accessory to a single residential use, whether attached to or detached from the principal structure, shall cumulatively be no larger than 100% of the total gross floor area of the principal structure.

e. In the CE-R-9 and CE-R-10 districts, all garages or carports accessory to a single residential use, whether attached or detached from the principal structure shall cumulatively be no larger than 100% of the total gross floor area of the principal structure.

f. In all residential zones, exterior garage materials, to include siding, trim and windows, shall be similar in character to those of the principal structure.

4. Home- and Garden-Related Use

In class B zoning districts except for the CE-R-7 district, all detached accessory structures under this use are restricted in size to the maximum percentage of lot coverage shown in tables 21.10-6 and 21.10-7 or 10 percent of the lot area, whichever is less. (Replaces subsection 21.05.070D.9.b.iii.)

5. Home Occupation (Replaces Subsection 21.05.070D.11.b.)

A home occupation may be conducted in a dwelling unit or in a building accessory to a dwelling unit, but not an ADU, provided that:

- a. Each property is limited to two home occupations. The restrictions of this section apply cumulatively to both, unless specified otherwise.
- b. A permanent resident of the dwelling unit is engaged in the home occupation(s) on the premises. Only one nonresident may be engaged in the home occupation(s) on the premises.
- c. On lots less than 40,000 square feet the use of a dwelling unit for a home occupation(s) shall be clearly incidental and subordinate to its residential use. This standard is met by and limited to one of the following:
 - i. No more than the lesser of 25 percent or 500 square feet of the floor area of the principal dwelling is devoted to the home occupation(s); or
 - ii. No more than 300 square feet of an accessory building is devoted to the home occupation(s); or
 - iii. No more than 250 square feet of the principal dwelling and 250 square feet of an accessory building are devoted to the home occupation(s).
- d. On lots 40,000 square feet or greater the use of a dwelling unit for a home occupation(s) shall be clearly incidental and subordinate to its residential use. This standard is met by and limited to one of the following:
 - i. No more than the lesser of 40 percent or 650 square feet of the gross floor area of the primary structure is devoted to the home occupation(s); or
 - ii. No more than 100 percent of a single accessory structure, not to exceed the square footage of the principal structure, is devoted to the home occupation(s); or
 - iii. No more than 25 percent of the principal dwelling and 60 percent of an accessory building are devoted to the home occupation(s).
- e. Except as provided in chapter 21.12, *Signs*, there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of such home occupation(s) to the outside of the building or the premises.
- f. Vehicles making deliveries shall not be parked at the site for a period exceeding one hour.
- g. No traffic or deliveries shall be generated by such home occupation(s) in greater volume than would normally be expected in a residential neighborhood.
- h. All visible vehicles used in connection with the home occupation(s) shall, except for delivery vehicles allowed above, be of the type commonly used for personal non-commercial transportation.

- i. On lots less than 40,000 square feet home occupations shall comply with the requirements of subsection 21.05.070D.17.
 - j. On lots of 40,000 square feet or greater, no more than two motor vehicles bearing visible evidence of the home occupation are allowed for each home occupation.
 - k. The peace and quiet of the neighborhood shall not be disturbed. No equipment or process shall be used in such home occupation(s) that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes a fluctuation in line voltage off the premises. No hazardous or toxic materials shall be stored on the property as part of the home occupation(s).
 - l. The hours of operation during which an employee or co-worker, clients, or customers are allowed to come to the home in connection with the business activity are limited to between 7:00 a.m. and 10:00 p.m. Monday through Saturday. Care and feeding of animals is exempted from this provision.
 - m. A home occupation shall not include, but is not limited to excluding, the following: veterinary or animal hospital; restaurant; and vehicle repair, unless allowed below under "vehicle repair/rebuilding, outdoor, hobby."
- 6. Intermodal Shipping Container (Connex Unit) (Replaces Subsection 21.05.070D.12.)**
The use of a connex unit is allowed in all zoning districts subject to the following:
- a. ***Standards When Use Is Within Class A Residential Districts***
 - i. Connex shall be screened from view by other structures or by L2 buffer landscaping, and be sided with materials similar to those of the principal structure or as approved by the director; and
 - ii. Shall obtain a land use permit.
 - b. ***Standards When Use Is Within Class B Residential Districts***
 - i. Connex shall be screened from view by other structures or by L2 buffer landscaping, or be sided with materials similar to those of the principal structure or as approved by the director; and
 - ii. Shall obtain a land use permit.
 - c. ***Standards When Use Is Within Commercial or Other Districts***
 - i. Connex shall be screened from view by other structures or by L2 buffer landscaping, or be sided with materials similar to those of the principal structure or as approved by the director; and
 - ii. Shall obtain a land use permit.
 - d. ***Standards When Use Is Within Industrial Districts***
Up to four connex units may be placed on a lot without a land use permit.
 - e. ***General Standards***
 - i. All connex units shall meet the setbacks of the zoning district.
 - ii. Self-storage establishments in compliance with the development standards of subsection 21.05.060D.4. are exempt from this section.
 - iii. Loading or unloading a connex unit, or the use of a connex during construction is exempt from this section.

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- iv. In residential districts on lots of less than 40,000 square feet, connex units existing on January 1, 2014 that are not in compliance with this section shall be brought into compliance, removed, or relocated within two years of January 1, 2014 without charge for the associated land use permit(s).
- 7. Vehicle Repair/Rebuilding, Outdoor, Hobby (Replaces Subsection 21.05.070D.19.b.)**
- a. In the Chugiak-Eagle River area, this use includes repair and rebuilding of boats and airplanes.
 - b. On lots less than 40,000 square feet:
 - i. Only one inoperative vehicle may be stored outdoors on the site at any given time.
 - ii. Any vehicle being rebuilt or repaired shall be the property of the resident of the principal structure.
 - iii. Repair or rebuilding work shall take place to the rear or side of the principal structure and shall be screened from view from all property lines and adjacent rights-of-way by a sight obscuring fence between six and eight feet in height, or by L1 visual enhancement landscaping as described in 21.07.080E.
 - c. On lots 40,000 square feet or larger:
 - i. Up to three inoperable vehicles may be stored outdoors on the site at any given time.
 - ii. Any vehicle being rebuilt or repaired shall be the property of the resident of the principal structure.
 - iii. Repair or rebuilding work shall be screened from view of all property lines and adjacent rights-of-way by sight obscuring fencing or L2 buffer landscaping as described in 21.07.080E.
- I. Prohibited Accessory Uses**
- 1. Parking of Commercial Vehicles, Outdoors (Replaces Subsection 21.05.070E.7.)**
The outdoor storage or parking of a commercial vehicle or trailer for less than 48 hours is permitted in all residential districts, if the vehicle or trailer is licensed to the homeowner, is regularly used for business purposes, and is:
- a. On lots less than 40,000 square feet:
 - i. A vehicle for which a commercial driver's license is not required by state law; and
 - ii. A vehicle or trailer having two axles or less; and
 - iii. Any trailer not bearing commercial signage, logo, or carrying commercial or industrial equipment or supplies; and
 - iv. A vehicle or trailer having a height of 90 inches or less.
 - b. On lots 40,000 square feet or larger:
 - i. A vehicle or trailer having no more than three axles; and

- ii. Any trailer not carrying commercial or industrial equipment or materials; and
- iii. A vehicle or trailer having a height of 160 inches or less.

J. Structures

1. Fabric Structures (Replaces Subsection 21.05.070E.2.)

- a. Fabric structures that are engineered, commercially manufactured, and designed to meet wind and snow loads of the Chugiak-Eagle River area are an allowed structure type for any permitted or conditional principal or accessory use on parcels of 40,000 square feet or larger in class B districts, or in the CE-I-1, CE-I-2, CE-I-3, CE-RC, CE-AD, CE-PLI, CE-PR, and CE-PCD districts.
- b. Maximum square footage of the structure shall be 8,000 square feet. Structures may exceed 8,000 square feet through a conditional use approval in accordance with section 21.03.080.
- c. Setbacks and height restrictions shall be as per the underlying zoning district.

2. Quonset Hut

- a. In the class B commercial, industrial, CE-PLI, and CE-PR zoning districts, Quonset huts are an allowed structure type for any permitted or conditional principal or accessory use.
- b. In the class B residential zoning districts, Quonset huts are an allowed structure type for any permitted accessory use.
- c. Quonset huts are not an allowed structure type in the CE-DO overlay district.
- d. In the CE-EVO, Quonset huts are an allowed structure type for any principal or accessory use.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-23-24)

21.10.060 DIMENSIONAL STANDARDS

A. Purpose

The purpose of this section is to implement the goals and objectives of the *Chugiak-Eagle River Comprehensive Plan*. This section is also intended to preserve light, air, water quality, and quality of life in all areas of Chugiak-Eagle River. Specific purposes of this section include:

- 1. Avoiding congestion in residential areas;
- 2. Promoting fire protection through appropriate separation of structures;
- 3. Ensuring setbacks which promote a reasonable relationship between residences and the streetscape;
- 4. Reinforcing a pedestrian oriented streetscape in class A improvement districts;
- 5. Controlling the overall building bulk and lot coverage to help define the character of different zoning districts;

6. Promoting reasonable building scale that is consistent with the function of local commercial areas and surrounding neighborhoods; and
7. Promoting the efficient use of service capacity in areas with the highest levels of public services and intended development.

B. Applicability

This section is applicable to all development within the area encompassed by this chapter.

C. Dimensional Standards Tables

1. This section contains tables listing the requirements for lot dimensions, building bulk, density, and height for all development. General rules for measurement and exceptions are set forth in section 21.06.030. However, in the Chugiak-Eagle River area, the following dimensional standards apply to Chugiak-Eagle River zoning districts. These general standards may be further limited or modified by other applicable section of this title.
2. Where no dimensional standards are provided for a district, the dimensional standards shall be found in section 21.06.020 in accordance with table 21.10-1.

3. Residential Districts

TABLE 21.10-6: TABLE OF DIMENSIONAL STANDARDS – CHUGIAK-EAGLE RIVER RESIDENTIAL DISTRICTS								
<i>(Additional standards may apply. See district-specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)</i>								
Use	Minimum lot dimensions ⁵		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ⁶	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
CE-R-1: Single-Family Residential District								
Residential uses	6,000	50	30	20	5	10	1	Principal: 30 Accessory garages/carports: 20 Other accessory: 12
All other uses	6,000	50	30	20	5	10	N/A	
CE-R-1A: Single-Family Residential District								
Residential uses	8,400	70	30	20	5	10	1	Principal: 30 Accessory garages/carports: 20 Other accessory: 12
All other uses	8,400	70	30	20	5	10	N/A	
CE-R-2A: Single- and Two-Family Residential District								
Dwelling, single-family detached	7,200	60	40	20	5	10	1	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	8,400	70	40	20	5	10	1	
Dwelling, single-family attached	4,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	
All other uses	7,200	60	40	20	10	10	N/A	
CE-R-2D: Two-Family Residential District								
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30
Dwelling, two-family	6,000	50	40	20	5	10	1	

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(Additional standards may apply.)

See district-specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)

Use	Minimum lot dimensions ⁵		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ⁶	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
Dwelling, single-family attached	3,250	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	Accessory garages/carports: 25
All other uses	6,000	50	40	20	10	10	N/A	Other accessory: 12
CE-R-2M: Mixed Residential District								
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, single-family attached	3,250	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20		10	1	
Dwelling, multifamily	8,500 + 3,000 for every unit over 3	50	50	20	10	10	More than 1 principal structure allowed only on lots greater than one acre	
All other uses	6,000	50	40	20	5	10	N/A	
CE-R-3: Multifamily Residential District								
Dwelling, single-family	6,000	50	40	20	5	10	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 12
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20	N/A on common lot line; otherwise 5	10	1	
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, multifamily	6,000	50	40	20	10	10	More than 1 principal structure allowed only on lots greater than one acre	

TABLE 21.10-6: TABLE OF DIMENSIONAL STANDARDS – CHUGIAK-EAGLE RIVER RESIDENTIAL DISTRICTS

(Additional standards may apply.)

See district-specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)

Use	Minimum lot dimensions ⁵		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ⁶	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
All other uses	6,000	50	40	20	10	20	N/A	
CE-R-5: Suburban Residential with Mobile Homes District								
Dwelling, single-family detached or one manufactured home	7,000	50	30	20	5	10	1	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	13,000	100	30	20	5	10	1	
All other uses	7,000	50	30	20	10	10	N/A	
CE-R-5A: Rural Residential with Mobile Homes District								
Dwelling, single-family detached or one manufactured home	43,560	150	30	25	10	20	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 25
Dwelling, two-family	87,120	150						
All other uses	43,560	150					N/A	
CE-R-6: Low-Density Residential District								
Dwelling, single-family detached	43,560	135	30	25	25	50	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 25
Dwelling, two-family	87,120	150	30	25	25	50	1	
All other uses	43,560	135	30	25	25	50	N/A	
CE-R-7: Medium-Density Single-Family Residential District								
Dwelling, single-family detached	20,000	120	30	25	10	20	1	Principal: 35

TABLE 21.10-6: TABLE OF DIMENSIONAL STANDARDS – CHUGIAK-EAGLE RIVER RESIDENTIAL DISTRICTS

(Additional standards may apply.)

See district-specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)

Use	Minimum lot dimensions ⁵		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ⁶	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
Dwelling, two-family	40,000						N/A	Accessory garages/carports: 30 Other accessory: 25
All other uses	20,000							
CE-R-8: Low-Density Residential District								
Dwelling, single-family detached	174,240	300	5	25	15	25	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 25
Dwelling, two-family	261,360							
All other uses	174,240							
CE-R-9: Low-Density Residential District								
Dwelling, single-family detached	87,120	180	Up to 163,350 sf: 15; otherwise 10	25	15	25	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 25
Dwelling, two-family	130,680	180	10					
All other uses	87,120	180	10					
CE-R-10: Low-Density Residential, Alpine/Slope District								
All uses	(See section 21.04.020P.2.)			10	25 feet; 50 feet if average slope exceeds 30 percent	10	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 25

⁵ For other lot dimensional standards, see section 21.08.030K.

⁶ For those residential uses where only one principal structure is allowed on a lot, no additional nonresidential principal structures are allowed.

4. Commercial, Industrial, and Overlay Districts

TABLE 21.10-7: TABLE OF DIMENSIONAL STANDARDS – CHUGIAK-EAGLE RIVER COMMERCIAL, INDUSTRIAL, AND OVERLAY DISTRICTS
(Additional Standards May Apply. See district specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)

Use	Minimum lot dimensions ⁷		Max lot coverage (%)	Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
CE-B-3: General Business							
Residential household living uses	6,000	50	50	10	5	10	Principal: 45 Accessory garages/carports: 30 Other Accessory: 25
Mixed-use development	6,000	50	Unrestricted	Min: 0 Max: 20 A minimum of 50% of the street-facing building elevation shall be within the maximum front setback	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0 or at least 5	
All other uses				10			
CE-RO: Residential Office District							
Allowed residential household living uses	6,000	50	50	10	5	10	Principal: 35 Accessory garages/carports: 30 Other Accessory: 25
All other uses	6,000	50	50	10	10 if adjacent to a residential district; otherwise 5	15 if adjacent to a residential district; otherwise 10	
CE-RC: Rural Commercial District							
Dwelling, single-family detached	43,560	150	50	10	5	10	Principal: 35 Accessory: 25
Commercial uses	43,560	150	Unrestricted	10	5	10	
All other uses	43,560	150	50	10	5	10	

TABLE 21.10-7: TABLE OF DIMENSIONAL STANDARDS – CHUGIAK-EAGLE RIVER COMMERCIAL, INDUSTRIAL, AND OVERLAY DISTRICTS
(Additional Standards May Apply. See district specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)

Use	Minimum lot dimensions ⁷		Max lot coverage (%)	Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
CE-I-1: Light Industrial District							
All uses	6,000	50	N/A	10	20 if adjacent to a residential district; otherwise 0 or at least 5		Principal: 45 Accessory: 25
CE-I-2: Heavy Industrial District							
All uses	6,000	50	N/A	10	40 if adjacent to a residential district; otherwise 0 or at least 5		45
CE-I-3: Rural Industrial							
All uses	87,120	100	N/A	10	100 if adjacent to a residential district; otherwise 0 or at least 5		45
CE-DO: Downtown Eagle River Overlay District – for areas where underlying zoning is RO							
Dwelling, single-family	6,000	50	50	10	5, plus one foot for each 5 feet in height exceeding 35 feet	10	4 stories within 66 feet; except where abutting existing single-family development, 3 stories within 40 feet (see overlay map in subsection 21.10.040G.3. above)
Dwelling, two-family							
Dwelling, multifamily, up to ten units							
Dwelling, multifamily, eleven or more units	14,000	50	50				

TABLE 21.10-7: TABLE OF DIMENSIONAL STANDARDS – CHUGIAK-EAGLE RIVER COMMERCIAL, INDUSTRIAL, AND OVERLAY DISTRICTS
(Additional Standards May Apply. See district specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)

Use	Minimum lot dimensions ⁷		Max lot coverage (%)	Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20	N/A on common lot line; otherwise 5	10	4 stories within 66 feet; except where abutting existing single-family development, 3 stories within 40 feet (see overlay map in subsection 21.10.040G.3. above)
All other uses	6,000	50	Unrestricted	10	15 if adjacent to a residential district; otherwise 0 or at least 10	10	
CE-DO: Downtown Eagle River Overlay District – for areas where underlying zoning is B-3							
For residential uses except for mixed-use dwellings, see the R-4 district in table 21.06-1.							4 stories within 66 feet
All other uses, including mixed-use dwellings	6,000	50	Unrestricted	10	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0	
CE-EVO: Eklutna Village Overlay District							
Residential uses ⁸	20,000	120	40	25	10	20	Principal: 35
All other uses ⁸			Unrestricted	10	20 if adjacent to residential development; otherwise 0 or at least 5	40 if adjacent to residential development; otherwise 0 or at least 5	Accessory garages/carports: 30 Other accessory: 25
⁷ For other lot dimensional standards, see section 21.08.030K.							
⁸ More than one principal structure is permitted on a lot or tract as long as applicable building and fire setbacks and health and sanitation regulations are met.							

(AO 2012-124(S), 2-26-13; AO 2014-40(S), 5-20-14)

21.10.070 DEVELOPMENT AND DESIGN STANDARDS

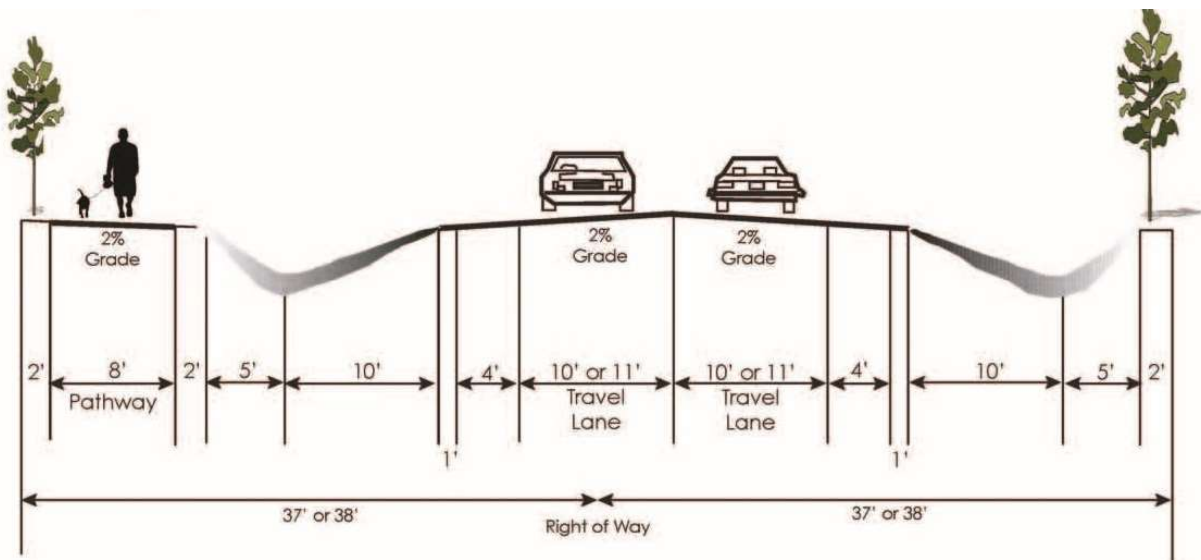
A. Purpose

The development and design standards set forth section 21.10.070 apply to the physical layout and design of development within the Chugiak-Eagle River area. These provisions govern the physical attributes of a development and its relationship with adjacent properties and the natural environment. The unique rural life style within the community is expressed in the comprehensive plan and is reflected in the provisions of this section. Unless otherwise provided the provisions of chapter 21.07 apply in the Chugiak-Eagle River area.

B. Transportation and Connectivity

1. Streets in Class B Zoning Districts

- a. Streets located in class B zoning districts should be considered primarily rural, unless the anticipated average daily traffic dictates a higher standard. They should be designed to maintain the rural character of their neighborhoods. Street typology in Chugiak-Eagle River calls for minimizing the disturbance during construction so that native vegetation will be maintained as much as possible. Rural roads are to serve low numbers of local residents, so are narrower, typically two-lane, with wide shoulders and ditch drainage. Pedestrian traffic occurs on adjacent paths or in the street shoulder. Street lighting is not typical, but can be installed when there is a specific safety-related need. Rural streets are typically strip paved or gravel, with no curbs or sidewalks.
- b. Rural residential local streets shall have a 50-foot right of way, unless the traffic engineer determines that the anticipated average daily traffic warrants a 60-foot right-of-way. The street section shall be as narrow as possible to comply with safe and efficient design.
- c. Rural collectors shall have a right-of-way between 60 and 80 feet wide. The street section (including shoulders) shall be between 28 and 30 feet wide. Rural collectors in the Chugiak-Eagle River area shall not have vertical curbs.
- d. Rural streets shall meet higher standards if the traffic engineer determines that average daily trip data warrants.



Typical Section for a Rural Collector

C. Landscaping, Screening, and Fences

1. Refuse Collection Screening (Replaces Subsection 21.07.080G.2.f.)

In class B districts, each refuse collection receptacle shall be screened from view from streets abutting the property, if the receptacle is to be stored within 300 feet of the street. The screening may be achieved by buildings and structures, fences, vegetation/landscaping, topography, or a refuse collection receptacle screening enclosure.

- a. If a screening enclosure is necessary to meet the standards of this subsection, the screening enclosure shall consist of a durable, three-sided screening structure. Screening enclosure construction and dimensions shall comply with service provider industry standards, as provided in AMC 26.70.050.
- b. The enclosure need not be gated provided the trash receptacle is not visible from the abutting street.

D. Off-Street Parking and Loading

1. Paving (Amends Portions of Subsection 21.07.090H.12.b.)

- a. Commercial parking lots of 20 or fewer spaces in class B districts may be surfaced with a layer of crushed rock. The first 20 feet of a driveway, as measured from the edge of the street travelled way, shall be paved if connecting to a paved public street.
- b. Residential class B areas may be surfaced with a layer of crushed rock to include the area of the apron.

E. Exterior Lighting

Before any lighting standards adopted in section 21.07.100 are applied in the Chugiak-Eagle River area, a public process including public meetings and hearing shall be held in the Chugiak-Eagle River area to determine any needed modifications to section 21.07.100 for the Chugiak-Eagle River area.

F. Large Establishments

1. Prohibited Materials

Subsection 21.07.120A.5.k. shall not apply in the Chugiak-Eagle River area.

2. Outdoor Sales, Display, and Storage (Amends subsection 21.07.120.A.5.m.ii.(D).)

Outdoor storage display and sales areas shall have a permanent walls and/or screening fences no more than the height of the structure or 25 feet high.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2021-89(S), 2-15-22)

21.10.080 SUBDIVISION STANDARDS

A. Improvement Areas Defined

Chugiak-Eagle River districts are divided into the following improvement areas. See section 21.08.050 for improvement standards.

TABLE 21.10-8: CHUGIAK-EAGLE RIVER IMPROVEMENT AREAS DEFINED		
District Type	Class A	Class B
Residential ⁷	CE-R-1 CE-R-1A CE-R-2A CE-R-2D CE-R-2M CE-R-3 CE-R-5	CE-R-5A CE-R-6 CE-R-7 CE-R-8 CE-R-9 CE-R-10
Commercial ⁷	CE-B-3 CE-RO	CE-RC
Industrial ⁷	CE-I-1 CE-I-2	CE-I-3
Other	CE-AD CE-DR CE-PLI CE-PR	
⁷ Entire areas (zoning polygons) of class A residential, commercial, or industrial zones that are less than five acres in size and completely surrounded by class B zoning may use the class B improvement standards of this title.		

(AO 2012-124(S), 2-26-13)