

CHAPTER 21.11: DOWNTOWN

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CHAPTER 21.11: DOWNTOWN

21.11.010 PURPOSE

The purpose of chapter 21.11 is to set forth zoning districts for Downtown Anchorage, including allowable uses and development standards, that implement the most current Downtown comprehensive plan and other applicable elements of the comprehensive plan.

(AO 2020-38, 4-28-20; AO 2023-43, 4-25-23)

21.11.020 APPLICATION OF CHAPTER 21.11

A. Applicability

The provisions of this chapter 21.11 apply to all lands, uses, and development in those areas of Downtown Anchorage that are classified in the Downtown (DT) zoning districts described in section 21.11.040. This chapter applies only in the DT zoning districts.

B. Relationship to Other Title 21 Provisions

The provisions of this chapter modify the other provisions of title 21. 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. Where not modified by this chapter, the other provisions of title 21 apply to the Downtown zoning districts.

C. Downtown Anchorage Defined

The Downtown zoning districts shall be limited in extent to the area designated in the comprehensive plan, land use plan map as the Downtown City Center or equivalent designation in the applicable area-specific elements of the comprehensive plan.

D. Verification of Nonconforming Status

The fees associated with verification of legal nonconforming status pursuant to 21.03.250 relating to any use, structure, or characteristic of use in the Downtown zoning districts which have become nonconforming with the adoption of this chapter shall be waived through December 31, 2022.

E. Alternative Equivalent Compliance

1. Purpose

Alternative equivalent compliance is a procedure that allows development to meet the intent of this title through an alternative design. The procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in this title. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards in this title.

2. Applicability

The alternative equivalent compliance procedure shall be available for all sections of this title.

3. Pre-Application Conference Required

An applicant proposing to use alternative equivalent compliance under this section shall request and attend a pre-application conference prior to submitting the site plan for the development, to determine the preliminary response from the director. Based on that response, the site plan application shall include sufficient explanation and justification, in both written and graphic form, for the alternative compliance requested.

4. Decision-Making Responsibility

Final approval of alternative equivalent compliance under this section shall be the responsibility of the decision-making body responsible for deciding upon the application.

By-right projects that are reviewed for compliance with this title through the land use permit process, yet which are proposing alternative equivalent compliance, shall receive written approval of the alternative equivalent compliance from the director.

5. Timing of Decision

If the director is the decision-making body, the director shall render a written decision within 21 days of receipt of an application for alternative compliance. Should a decision not be rendered within 30 days, the application shall stand as approved.

6. Criteria

To grant a request for alternative equivalent compliance, the decision-making body shall find that all of the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

7. Effect of Approval

Alternative compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

(AO 2020-38, 4-28-20; AO 2023-43, 4-25-23)

21.11.030 ADMINISTRATION AND REVIEW PROCEDURES

A. Title 21 Administrative Provisions and Procedures Apply

Except as specifically provided otherwise in this chapter, all development in the Downtown zoning districts 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.

(AO 2020-38, 4-28-20)

21.11.040 DOWNTOWN (DT) ZONING DISTRICTS

A. Zoning Districts Established

- 1. The following Downtown (DT) zoning districts are established in Downtown Anchorage as provided in Table 21.11-1, and applied to property as delineated on the Zoning Map.

TABLE 21.11-1: DOWNTOWN (DT) ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Downtown (DT) Districts	B-2A	Central Business District Core
	B-2B	Central Business District, Intermediate
	B-2C	Central Business District, Periphery

- 2. Where any other part this title references the “DT” districts, such reference shall be interpreted to include all three of the Downtown districts listed in Table 21.11-1.

B. District Purpose/Intent

1. B-2A: Central Business District Core.

The B-2A district is intended to create a concentrated area of retail, financial and public institutional facilities in order to encourage the development of interrelated uses and functions, reduce pedestrian walking distance between activities, and ensure the development of compatible pedestrian-oriented uses on the ground floor level throughout the district.

2. B-2B: Central Business District, Intermediate.

The B-2B district is intended to create financial, office and hotel areas surrounding the predominately retail and public institutional core of the central business district. The district also permits secondary retail and residential uses. The residential uses are intended to support other downtown activities.

3. B-2C: Central Business District, Periphery.

The B-2C district is intended to create financial, office, residential and hotel areas at the periphery of the central business district. The district also permits secondary retail uses. The height limitations in this district are intended to help preserve views and to conform structures to the geologic characteristics of the western and northern boundaries of the district.

(AO 2020-38, 4-28-20)

21.11.050 USE REGULATIONS

A. Table of Allowed Uses

Table 21.11-2 below lists the uses allowed within the base zoning districts in Downtown. If a use is not defined in this chapter, the definition in chapter 21.05 shall 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. Permitted with Limitations

“L” in cell indicates that the use is permitted in the zoning district subject to compliance with the use limitations referenced in the right-hand column of the use table (Definitions and Use-Specific Standards).

c. 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 21.03.180B., Administrative Site Plan Review.

d. 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 21.03.180C., Major Site Plan Review.

e. 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.

- f. **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.
- g. **Prohibited Uses**
A blank cell indicates the use is prohibited in the respective zoning district.
- h. **Definitions and 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, but there may be other applicable non-referenced portions of municipal code as well. Cross-references include, but are not limited to, references to chapter 21.05, Use Regulations; chapter 21.03, Review and Approval Procedures; or sections 21.11.050C., D., E., and F., Definitions and Use-Specific Standards for Downtown. All code sections referenced in the last column of the table apply. These standards shall apply in all districts unless otherwise specified.

2. Table Organization of Uses

In table 21.11-2, 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 are intended merely as an indexing tool and are not regulatory.

3. Unlisted Uses

When application is made for a particular use category or use type not specifically listed in table 21.11-2, the procedure set forth in section 21.03.220, Use Classification Requests, shall be followed.

4. Use for Other Purposed Prohibited

Approval of a use listed in table 21.11-2, 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 21.11-2 and approved under the appropriate process is prohibited.

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS

**P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review
C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
A blank cell means the use is prohibited.**

Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
RESIDENTIAL USES					
Household Living	Dwelling, mixed-use	P	P	P	21.05.030A.1.
	Dwelling, multifamily	P	P	P	21.05.030A.2.
	Dwelling, single-family, attached			P	21.11.050C.1.
	Dwelling, single-family, detached				21.05.030A.4.
	Dwelling, townhouse			P	21.05.030A.5.
	Dwelling, two-family			P	21.05.030A.6.
	Dwelling, mobile home				21.05.030A.7.
	Manufactured home community				21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	P	P	21.05.030B.1.
	Assisted living facility (9 or more residents)	P	P	P	21.05.030B.1.
	Correctional community residential center	C	C	C	21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	C	C	C	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)	C	C	C	21.05.030B.3.
	Habilitative care facility, large (26+ residents)	C	C	C	21.05.030B.3.
	Rooming-house	P	P	P	21.05.030B.4.
	Transitional living facility				21.05.030B.5.
COMMUNITY USES					
Adult Care	Adult care facility (3-8 persons)	P	P	P	21.05.040A.
	Adult care facility (9 or more persons)	P	P	P	21.05.040A.
Child Care	Child care center (9 or more children)	P	P	P	21.05.040B.1.
	Child care home (up to 8 children)	P	P	P	21.05.040B.2.
Community Service	Cemetery or mausoleum				21.05.040C.1.
	Community center	P	P	P	21.05.040C.2.
	Crematorium				21.05.040C.3.
	Government administration and civic facility	P	P	P	21.05.040C.4.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Homeless and transient shelter				21.05.040C.5.
	Neighborhood recreation center	P	P	P	21.05.040C.6.
	Religious assembly	P	P	P	21.05.040C.7.
	Social service facility		P	P	21.05.040C.8.
Cultural Facility	Aquarium	P	P	P	21.05.040D.1.
	Botanical gardens	P	P	P	21.05.040D.2.
	Library	P/M	P/M	P/M	21.05.040D.3., 21.11.050D.1.
	Museum or cultural center	P/M	P/M	P/M	21.05.040D.4., 21.11.050D.2.
	Zoo				21.05.040D.5.
Educational Facility	Boarding school		P/M	P/M	21.05.040E.1.
	College or university	P/M	P/M	P/M	21.05.040E.2.
	Elementary school or middle school			P/M	21.05.040E.3.
	High school			P/M	21.05.040E.4.
	Instructional services	P	P	P	21.05.040E.5.
	Vocational or trade school	C	C	C	21.05.040E.6.
Health Care Facility	Health services	P	P	P	21.05.040F.1.
	Hospital/health care facility				21.05.040F.2.
	Nursing facility				21.05.040F.3.
Parks and Open Area	Community garden	P	P	P	21.05.040G.1.
	Park, public or private	P	P	P	21.05.040G.2.
Public Safety Facility	Community or police substation		P	P	21.05.040H.1.
	Correctional institution				21.05.040H.2.
	Fire station	P	P	P	21.05.040H.3.
	Public safety facility	P	P	P	21.05.040H.4.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Transportation Facility	Airport				21.05.040I.1.
	Airstrip, private				21.05.040I.2.
	Heliport	C	C	C	21.05.040I.3.
	Rail yard				21.05.040I.4.
	Railroad freight terminal				21.05.040I.5.
	Railroad passenger terminal				21.05.040I.6.
	Transit center	C	C	C	21.05.040I.7.
Utility Facility	Tower, high voltage transmission	P/C	P/C	P/C	21.05.040J.1.
	Utility facility				21.05.040J.2.
	Utility substation	C	C	C	21.05.040J.3.
	Wind energy conversion system (WECS), utility				21.05.040J.4.
Telecommunication Facilities	Antenna only, large ²	P	P	P	21.05.040K.
	Antenna only, small ²	P	P	P	21.05.040K.
	Type 1 tower ²	P/C	P/C	P/C	21.05.040K.
	Type 2 tower ²	P/C	P/C	P/C	21.05.040K.
	Type 3 tower ²	P/C	P/C	P/C	21.05.040K.
	Type 4 tower ²	P/C	P/C	P/C	21.05.040K.
COMMERCIAL USES					
Agricultural Uses	Commercial horticulture				21.05.050A.1.
Animal Sales, Service & Care¹	Animal Boarding ¹		C	C	21.05.050B.1.
	Animal shelter ¹				21.05.050B.2.
	Large domestic animal facility, principal use ¹				21.05.050B.3.
	Retail and pet services ¹	P	P	P	21.05.050B.4.
	Veterinary clinic ¹	P	P	P	21.05.050B.5.
Assembly	Civic / convention center	P	C	C	21.05.050C.1., 21.05.020A.
	Club / lodge / meeting hall	P	P	P	21.05.050C.2., 21.05.020A.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Entertainment and recreation¹	Amusement establishment ¹	P	P	P	21.05.050D.1., 21.05.020A.
	Entertainment facility, major ¹	C	C	C	21.05.050D.2., 21.05.020A.
	Fitness and recreational sports center ¹	P	P	P	21.05.050D.3.
	General outdoor recreation, commercial ¹	C	C	C	21.05.050D.4.
	Golf course ¹				
	Motorized sports facility ¹				
	Movie theater ¹	P	P	P	21.05.050D.7., 21.05.020A.
	Nightclub ¹	P	P	P	21.05.050D.8., 21.05.020A.
	Shooting range, outdoor ¹				
	Skiing facility, alpine ¹				
	Theater company or dinner theater ¹	P	P	P	21.05.050D.11., 21.05.020A.
Food and Beverage Service¹	Bar ¹	P	P	P	21.05.050E.1., 21.05.020A.
	Food and beverage kiosk ¹	P	P	P	21.05.050E.2., 21.05.020A.
	Restaurant ¹	P	P	P	21.05.050E.3., 21.05.020A.
Office	Broadcasting facility	P	P	P	21.05.050F.1.
	Financial institution	P	P	P	21.05.050F.2.
	Office, business or professional	P	P	P	21.05.050F.3., 21.11.070C.4.a.iii.
Personal Services, Repair, and Rental	Business service establishment	P	P	P	21.05.050G.1.
	Funeral/ mortuary services			P	21.05.050G.2.
	General personal services	P	P	P	21.05.050G.3.
	Small equipment rental	P	P	P	21.05.050G.4.
Retail Sales¹	Auction house ¹			C	21.05.050H.1.
	Building materials store ¹				21.05.050H.2.
	Convenience store ¹	P	P	P	21.05.050H.3., 21.05.020A.
	Farmers market ¹	P	P	P	21.05.050H.4.
	Fueling station ¹		C	C	21.05.050H.5., 21.05.020A.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Furniture and home appliance store ¹	P	P	P	21.05.050H.6.
	General retail ¹	P	P	P	21.05.050H.7.
	Grocery or food store ¹	P	P	P	21.05.050H.8., 21.05.020.A.
	Liquor store ¹	C	C	C	21.05.050H.9., 21.05.020.A.
	Pawnshop ¹			C	21.05.050H.10.
Vehicles and Equipment	Aircraft and marine vessel sales				21.05.050I.1.
	Vehicle parts and supplies ¹		C	C	21.05.050I.4.
	Vehicle-large, sales and rental ¹				
	Vehicle-small, sales and rental ¹				
	Vehicle service and repair, major				
	Vehicle service and repair, minor		C	C	21.05.050I.8.
Visitor Accommodations	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
COMMERCIAL MARIJUANA USES					
	Marijuana cultivation facility				21.05.055B.1., 21.03.105
	Marijuana manufacturing facility				21.05.055B.2., 21.03.105
	Marijuana testing facility		P	P	21.05.055B.3., 21.03.105
	Marijuana retail sales establishment ¹	T	T	T	21.05.055B.4., 21.03.105
INDUSTRIAL USES					
Industrial Service	Contractor and special trades, light				21.05.060A.1.
	Data processing facility	C	C	C	21.05.060A.2.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Dry cleaning establishment			P	21.05.060A.3., 21.11.050G.1.
	General industrial service				21.05.060A.4.
	Governmental service				21.05.060A.5.
	Heavy equipment sales and rental				21.05.060A.6.
	Research laboratory	P	P	P	21.05.060A.7.
Manufacturing and Production	Commercial food production	C	C		21.05.060B.1.
	Cottage crafts	P	P	P	21.05.060B.2.
	Manufacturing, general				21.05.060B.3.
	Manufacturing, heavy				21.05.060B.4.
	Manufacturing, light	S/C	S/C	S/C	21.05.060B.5.
	Natural resource extraction, organic and inorganic				21.05.060B.6.
	Natural resource extraction, placer mining				21.05.060B.7.
Marine Facility	Aquaculture				21.05.060C.1.
	Facility for combined marine and general construction				21.05.060C.2.
	Marine operations				21.05.060C.3.
	Marine wholesaling				21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials				21.05.060D.1.
	Impound yard				21.05.060D.2.
	Motor freight terminal				21.05.060D.3.
	Outdoor storage associated with a community use				21.05.060D.8.
	Outdoor storage of vehicles and/or equipment associated with a community use				21.05.060D.9.
	Self-storage facility				21.05.060D.4.
	Storage yard				21.05.060D.5.
	Warehouse or wholesale establishment, general				21.05.060D.6.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Warehouse or wholesale establishment, light				21.05.060D.7.
	Wholesale merchant establishment ¹				
Waste and Salvage	Composting facility				21.05.060E.1.
	Hazardous waste treatment facility				21.05.060E.2.
	Incinerator or thermal desorption unit				21.05.060E.3.
	Junkyard or salvage yard				21.05.060E.4.
	Land reclamation	S/C	S/C	S/C	21.05.060E.5.
	Landfill				21.05.060E.6.
	Recycling drop-off				21.05.060E.7.
	Snow disposal site				21.05.060E.8.
	Solid waste transfer facility				21.05.060E.9.
	Stormwater sediment management facility				21.05.060E.10.
¹ Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., <i>Large Commercial Establishments</i> .					
² 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

1. See section 21.05.020.
2. The use-specific definitions and standards of this section 21.11.050 apply in place of any use-specific definitions or standards established in chapter 21.05, unless otherwise specified. If this section does not establish use-specific standards for a certain use, then the use-specific standards in chapter 21.05 shall apply for that use in the DT districts.

C. Residential Uses: Definitions and Use-Specific Standards

1. **Dwelling, single family (attached)**
 Single family attached dwellings must be alley-accessed for motor vehicles and only on lots smaller than 2,000 square feet.

D. Community Uses: Definitions and Use-Specific Standards

1. **Library**
 Libraries with a gross floor area greater than 20,000 square feet shall be subject to conditional use review.

2. Museum or Cultural Center

Museums or cultural centers with a gross floor area greater than 20,000 square feet shall be subject to a major site plan review.

E. Commercial Uses: Definitions and Use-Specific Standards

1. All commercial uses over 20,000 square feet are subject to the following standards:

- a. 21.07.120A.5.c.ii., *Weather protection for pedestrians.*
- b. 21.07.120A.5.g., *Ground Level Expression.*

F. Vehicles and Equipment Uses: Definitions and Use-Specific Standards.

1. Parking lot or structure (50+ spaces)

a. Parking lots are not a permitted use in Downtown.

2. Parking lot or structure (less than 50 spaces)

a. Parking lots are not a permitted use in Downtown.

G. Industrial Uses: Definitions and Use-Specific Standards

1. Dry-cleaning Establishment

a. Dry-cleaning establishments in the B-2C district shall include general personal service laundry and/or dry-cleaning drop-offs as a primary use on the premises.

b. Dry-cleaning establishments in the B-2C district shall be limited to no more than 25,000 square feet of gross floor area.

H. Table of Accessory Uses

Table 21.11-3 below lists the accessory uses allowed within all base zoning districts.

1. Explanation of Table Abbreviations

a. *Permitted Uses*

“P” in a cell indicates the accessory 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 accessory use requires administrative site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180B., Administrative Site Plan Review.

c. *Conditional Use*

“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.

d. *Prohibited Uses*

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

e. *Definitions and Use-Specific Standards*

Regardless of whether an accessory use is allowed by right or subject to administrative site plan review, additional standards may be applicable to the use. The existence of use-specific standards is noted through a section reference in the last column of the table. Cross-references include but are not limited to chapter

21.05, Use Regulations and section 21.11.050H. All code sections referenced in the last column of the table apply.

f. Unlisted Accessory Uses or Structures

An accessory use or structure not listed in table 21.11-3 shall comply with all standards set forth in subsection 21.05.070B.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)			P	21.05.070.D.1.
Bed and breakfast (up to 3 guestrooms)	P	P	P	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	P	P	P	21.05.070D.3.
Beekeeping				21.05.070D.4.
Caretaker's residence	P	P	P	21.05.070D.5.
Dormitory	P	P	P	21.05.070D.6.
Drive-through service	C	C	C	21.05.070D.7., 21.11.050H.3.
Farm, hobby				21.05.070D.8.
Galleria	P	P	P	21.11.050I.4.
Garage or carport, private residential	P	P	P	21.05.070D.9.
Home- and garden-related use	P	P	P	21.05.070D.10.
Home occupation	P	P	P	21.05.070D.11.
Intermodal shipping container				21.05.070D.12.
Large domestic animal facility				21.05.070D.13.
Marijuana, personal cultivation	P	P	P	21.05.070D.14.
Outdoor display accessory to a commercial use	P	P	P	21.05.070D.15.
Outdoor storage accessory to a commercial use				21.05.070D.16.
Outdoor storage associated with a community use				21.05.070D.18.
Outdoor storage of vehicles and/or equipment associated with a community use				21.05.070D.19.
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Skywalk	C	C	C	21.11.050I.5.
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.
Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
Vehicle repair/rebuilding, outdoor, hobby		P	P	21.05.070D.22.
Wind energy conversion system (WECS), freestanding small				21.05.070D.23.
Wind energy conversion system (WECS), building mounted small	S	S	S	21.05.070D.23., 21.11.050H.6.
¹ 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.				

I. Accessory Uses and Use-Specific Standards

1. Generally Applicable Accessory Use Standards

See section 21.05.070B.

2. Applicability of Chapter 21.05 Accessory Use-Specific Standards

The use-specific definitions and standards of this section 21.11.050I. apply in place of any accessory use-specific definitions or standards established in section 21.05.070 unless otherwise specified. If this section does not establish use-specific standards for an accessory use, then the use-specific standards of chapter 21.05 shall apply.

3. Drive-through service

- a. Vehicle queuing spaces shall be provided pursuant to section 21.07.090L.
- b. No drive-through queuing spaces shall be located directly between the building and an abutting street unless otherwise allowed by the director.
- c. Drive-through services specific to food and beverage kiosks are a permitted use and exempt from the conditional use requirement.

4. Galleria

a. Definition

Galleria is a publicly accessible, climate-controlled, and sunlit interior space connecting two or more buildings and suited for year-round public use.

5. Skywalk

a. Definition

An elevated walkway that passes over a right-of-way between two or more buildings, and used primarily for pedestrian traffic.

b. Use-specific standard

Skywalks shall follow the standards outlined in 21.11.080.

6. Wind Energy Conversion System (WECS), building-mounted small

- a. In addition to meeting the approval criteria of chapter 21.03 for the appropriate approval process, applicants for building-mounted small WECS shall demonstrate in their application materials that the WECS's visual impacts are minimized or mitigated for surrounding neighbors and the community. This may include, but is not limited to, information regarding site selection, turbine design or appearance, buffering, and screening of equipment.
- b. Building-mounted WECS shall:
 - i. Be located only on buildings that are over 60 feet in height.
 - ii. Have a rated power capacity of not more than 25 kW.
 - iii. Be set back from the building wall perimeter by at least two feet for every one foot of WECS height greater than 10 feet.
 - iv. Meet the design standards for freestanding WECS in subsections (H), (I), (J), (L), (M), and (N) in subsection 21.05.070D.23.c.ii.
 - v. Be located at least 1.1 times the height of the system (rooftop to top of WECS) from all overhead power and telecommunication lines, and any telecommunication towers.
- c. Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

(AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23)

21.11.060 DIMENSIONAL STANDARDS FOR SITES AND BUILDINGS

A. Purpose and Applicability

This section sets forth the dimensional standards for lot size, setbacks, and building dimensions for all development including primary and accessory structures in the DT districts. The general rules for measurement and exceptions set forth in section 21.06.030 apply unless specifically modified or exempted in this chapter. The dimensional standards of this section may be further limited or modified by other applicable sections of this title.

B. Dimensional Standards Tables

1. The DT districts allow for a variety of lot sizes, building forms, and heights as set forth in Table 21.11-4, provided that:
 - a. All lots are also subject to the additional lot dimensional standards in section 21.08.030K.
 - b. Front setbacks are also subject to section 21.06.030C.7., Setbacks from Projected Rights-of-way;
 - c. All buildings and structures shall also comply the height limitations of Section 21.06.030D.9., Airport Height Regulations; and
 - d. Buildings located near Town Square Park in Blocks 69, 70, and 71 of the Anchorage Original Townsite shall comply with the area-specific height limitations of subsection 21.11.060E.

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS (Additional standards apply where specified below.)							
Use	Lot Dimensions ¹	Minimum Setbacks (ft)	Building Bulk and Height ^{2, 3}				
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
B-2A: Central Business District Core							
All Uses	Unrestricted, new subdivisions subject to 21.08.030K	N/A	N/A	0 or at least 5	N/A	Unrestricted	Unrestricted
B-2B: Central Business District, Intermediate							
All Uses	Unrestricted, new subdivisions subject to 21.08.030K	N/A	N/A	0 or at least 5	N/A	Unrestricted	Unrestricted
B-2C: Central Business District, Periphery							
All Uses	Unrestricted, new subdivisions subject to 21.08.030K	N/A	N/A	0 or at least 5	N/A	Unrestricted	76'
¹ For other lot dimensional standards, see section 21.08.030K. ² See section 21.11.070C for building form requirements. ³ Due to proximity to Town Square Park, maximum height is limited for Blocks 69 through 71, Anchorage Original Townsite. See section 21.11.060E. for explanation of limitations.							

C. Solar Access Protection Standards

- In addition to the requirements of Table 21.11-4 and subsection 21.11.060B., the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall be as shown in Table 21.11-5.

Table 21.11-5: Max. Height Near Town Square Park	
Block 69	Northwest quarter: 200 ft. Northeast quarter: 200 ft. South half: 200 ft.
Block 70	North half: 200 ft. South half: 230 ft.
Block 71	Northwest quarter: 200 ft. Northeast quarter: 200 ft. South half: 200 ft.

- The director may waive the height limit for a structure that will not cast a shadow on Town Square Park (Block 51, Anchorage Original Townsite) that is greater than that cast by existing structures from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.

(AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-2022; AO 2023-43, 4-25-23)

21.11.070 DEVELOPMENT AND DESIGN STANDARDS

A. Purpose

The development and design standards set forth in section 21.11.070 apply to the physical layout and design of development within the Downtown (DT) districts. These provisions govern the physical characteristics of a development and its relationship with adjacent properties and surrounding downtown environment in order to implement the Anchorage Downtown District Plan, avoid potential impacts on neighboring properties and the downtown environment, enhance the appearance, character, activity, and economic vitality of downtown, and provide a downtown environment that reflects our northern lifestyle, diverse climate, and regional identity.

B. Applicability

This section is applicable to all development in the DT districts. The generally applicable provisions of chapter 21.07 shall apply unless specifically provided otherwise, and the provisions in this section shall govern in cases of conflict.

C. Tower Mass Reductions

1. General

- a. The purpose of the tower mass reduction in the DT districts is to provide interesting buildings that create a positive interaction with the street to reflect northern climate aspects in the visible and built form. Tower mass reductions provide the opportunity to reduce the adverse environmental impacts of tall buildings on the downtown streetscape. These standards were determined based on input from architects, landscape architects, and engineers weighing flexibility for development with design best practices.

2. Tower Mass Reduction Heights.

- a. Minimum tower mass reduction requirements:
 - i. The portions of buildings taller than the following heights shall be subject to 21.11.070C.3. Tower Standards.
 - (A) B-2A: 112 feet
 - (B) B-2B: 76 feet
 - (C) B-2C: 52 feet

3. Tower Standards.

- a. For all floors above the tower mass reduction height noted in 21.11.070C.2.a., the Gross Floor Area (GFA) of each floor shall be smaller than the floor with the largest GFA below that height.
- b. The tower mass reduction shall occur on all building frontages on a street or exterior public space, and the size of the reduction shall be governed as noted in Table 21.11-6.

Table 21.11-6: Tower Mass Reduction Calculations*	
Adjacency	Percent Reduction
Streets with a ROW width less than 70 feet	7%
Streets with a ROW width greater than 70 feet	5%
All other adjacent outdoor spaces (Example: park or plaza)	7%
*Building frontages on alleys are exempt from this requirement.	

- c. The GFA reduction may be applied to all floors above the tower mass reduction height independently.
- d. The reduction must be applied so that a maximum of 20 feet or 10% of the frontage (whichever is greater) is aligned with the façade of the floor governing the reduction.
- e. The tower mass reductions shall be cumulative for buildings with frontages on multiple streets or public spaces. For example, a building on a corner lot adjacent to a street wider than 70 feet and a street with a width smaller than 70 feet shall reduce all floors above the tower mass reduction height by 12 percent.
- f. Development with multiple towers on one property, towers shall be located a minimum of 20 feet from each other.
- g. Where a new tower is proposed adjacent to an existing structure that is taller than the height at which a tower mass reduction is required, the new tower shall be located a minimum of 20 feet from the existing adjacent structure.

D. Pedestrian-Oriented Frontage Standards

1. Street-level design continuity required.

Lots fronting along right-of-way and public spaces shall include sidewalks, visual access windows, and building entries as outlined below:

- a. Minimum sidewalk widths in the DT zoning districts shall be as follows:
 - i. B-2A and B-2B: Sidewalks shall be no less than 11.5 feet wide.
 - ii. B-2C: Except for the area north of the 4th Avenue right-of-way and west of the L Street right-of-way, sidewalks shall be no less than 11.5 feet wide. Where 11.5 feet is required, that width may be decreased by one foot where the adjoining structure does not contain retail space with street-facing windows on the ground floor.
- b. Sidewalks shall be located abutting the street curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities.
- c. **Visual Access Windows.** Exterior walls located 20 feet or closer to a street ROW shall meet the window standards in table 21.11-7.
 - i. Windows shall provide visual access from interior activity or circulation spaces to the exterior of the building. Display windows with opaque back

walls will not be counted toward the visual access requirements. Walls of parking structures are exempt. Walls on alleys are exempt.

Table 21.11-7: Window Standards – All Downtown Zoning Districts			
	Frontage on ROW with width of less than 70'	Frontage on ROW with width of greater than 70'	Frontage on Alleys or other public spaces
A. Minimum percentage of the street-facing ground-floor wall length to consist of visual access windows:	60%	40%	25%
B. Minimum percentage of wall length above the ground-floor to consist of visual access windows:	25%	25%	25%

- d. Ground-floor street-facing exterior walls located 20 feet or closer to a street ROW or a public space shall include a minimum of one building entry within 70' of the building corner. A building entry at a building corner may be counted as an entry for both corner walls. The maximum distance between entries on a single frontage shall be 70'.
- e. Building must open into a circulation space or an occupiable space and must be intended for regular use by building users. Exit-only doors are exempt from this requirement. Building entries shall meet the building recess visual access requirements of 21.11.070D.2.b.i. and Figure 21.11-1.

- 2. **Three additional items required for building frontages.**
 The remainder of the building frontage shall include a minimum of three items from Table 21.11-8 Frontage Standards Design Menu. The frontage treatments shall extend the full width of the lot frontage, except at vehicular access points. Parking garages are exempt from the street frontage requirements of this chapter and shall meet 21.07.090.M. Snow guard treatments at the base of building facades up to twenty-four inches in height are exempt from the pedestrian-oriented frontage standards and shall not be included in the area calculations for ground floor windows. Menu items may be combined or may alternate along the building frontage to meet 21.11.070D.2.b.

Table 21.11-8: Frontage Standards Design Menu*	
Item	Minimum Standards
Visual Access Windows	Supplemental ground floor windows that meet Table 21.11-7: Window Standards – All Downtown Zoning Districts may be used to meet this requirement
Textured Siding	21.11.070D.2.a.
Building Articulation	21.11.070D.2.b.
Public Art	21.11.070D.2.c
Landscaping	21.11.070D.2.d.
Decorative Lighting	21.11.070D.2.e.
Canopies	21.11.070D.2.f.
Plazas	21.11.070D.2.g.
*Building frontages on alleys are exempt from this requirement.	

a. Textured Siding

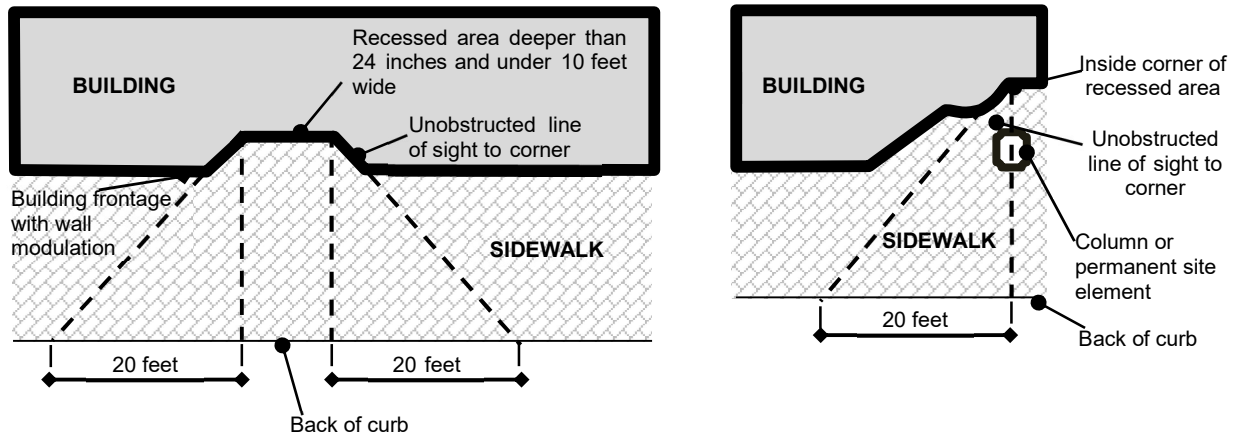
Siding material that adds visual interest with a highly textured surface, applied up to a minimum height of 48 feet, may be used to meet this standard. Textured siding modulations deeper than twenty-four inches shall meet the building recess and modulation visual access requirements of 21.11.070D.2.b.

b. Building Articulation

To meet this standard, the building wall and foundation line shall be offset at intervals so that there is at least one offset every 20 feet of wall length that varies the depth of the building wall by a minimum of 24 inches. Offsets shall comprise at least 60 percent of the length of the elevation receiving the treatment and be applied up to a minimum height of 10 feet.

- i. All recesses or modulations on a building frontage deeper than twenty-four inches shall be visually accessible from the adjacent sidewalk so that no inner corner is obscured from view from the back of curb 20 feet up the sidewalk.
- ii. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

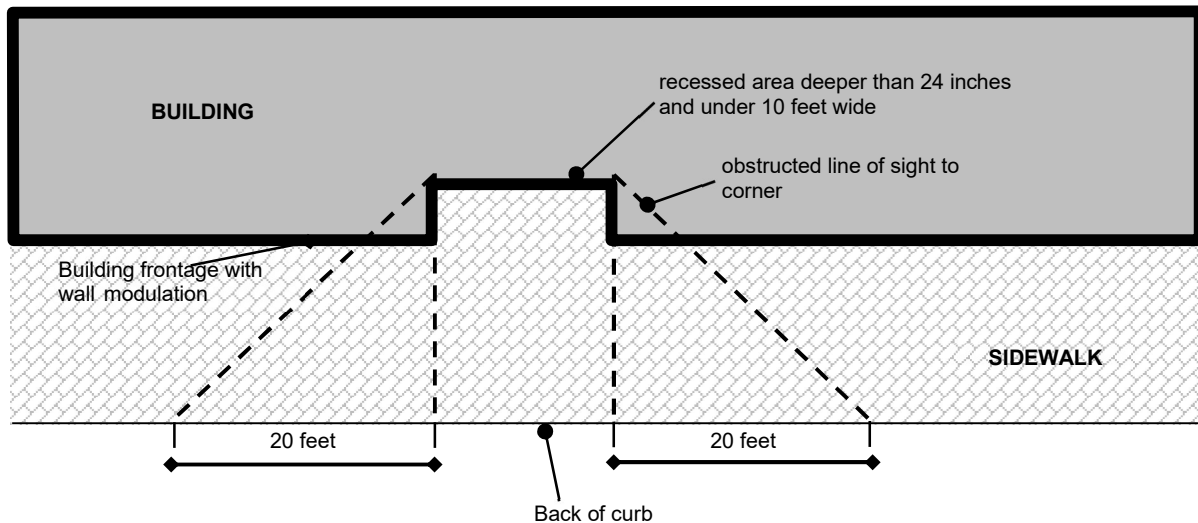
**ACCEPTABLE APPLICATIONS
 OF BUILDING RECESS DESIGN**



Note:

1. The building frontage at the recess corner may be any shape that does not create a new blind corner greater than 24 inches in depth.
2. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

**UNACCEPTABLE APPLICATION OF
 BUILDING RECESS DESIGN**



c. Public Art

The art shall be constructed with weatherproof, durable, and permanent materials or paints. If the art takes up less than 60% of the height of the building frontage where it is applied, up to 48 feet in height, it must be combined with another building frontage design treatment from Table 21.11-8.

d. Landscaping

- i. This section applies to landscaping used to meet the pedestrian-oriented frontage standards. For landscaping installed in the right of way, see

section 21.11.070G. Landscaping shall meet Table 21.11-9 Landscape Specifications for Downtown Districts.

- ii. Where landscaping is provided, it shall comply with all general landscaping requirements and standards in section 21.07.080 and:
 - (A) Tree grate aprons shall be installed. Up to 12 inches of a tree grate apron can be considered for pedestrian circulation while protecting the growing medium from sidewalk runoff with high concentrations of melting agents. Tree grates shall not impede ADA access.
 - (B) Trees specified for the downtown districts shall be species that branch (or can be successfully trimmed at maturity) at eight feet.
 - (C) Sidewalk width between the edge of the planting bed, raised planter, or tree grate and the back of curb shall be minimum 12 feet clear.
 - (D) Planters shall be designed and plant species shall be selected and placed so that when the plants reach mature height visual access is maintained through the entirety of the planting bed from 30 inches to 72 inches in height as measured from the closest paved pedestrian surface.
 - (E) Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.
 - (F) Pedestrian-oriented frontage standards landscaping shall meet the table 21.11-9 Landscape Specifications for the Downtown Districts.

e. Decorative street lighting.

Decorative illumination fixtures are intended to promote an increased sense of vitality and cohesion in downtown street corridors and provide additional levels of illumination for increased pedestrian safety and comfort.

- i. Decorative street lighting fixtures shall be centered no more than 30 feet apart.
- ii. Decorative street lighting fixtures shall be centered no closer than three feet from the face of any street curb.
- iii. Decorative street lighting shall be located so as to provide at least eight feet of accessible unobstructed walkway clear width, measured radially from the lighting fixture.
- iv. The mounting height of pole- and wall-mounted decorative street lighting shall not exceed 15 feet.
- v. Decorative street lighting design shall be compatible in style, fixture color, and lamp color with other principal decorative street lighting fixture assemblies which may exist within the project street corridor (including the project block/street frontage(s) and the block/street frontage(s) on the opposite side of the street), or with other decorative illumination treatments

in adjacent blocks and shall be consistent with an adopted illumination plan, if available.

To meet the requirement to count as a pedestrian oriented frontage standard, building frontage lighting treatments shall be supplemental to minimum building code and street lighting standards. The lighting treatment must be applied to the building frontage and be visible from and enhance the adjacent pedestrian spaces.

f. Canopies

For the purposes of this section 21.11.070D.2.f., the following provisions replace the pedestrian shelter including canopy design standards of 21.07.060F.9. The pedestrian shelter definition at the beginning of 21.07.060F.9. applies.

Sidewalk canopies are intended to improve downtown pedestrian comfort and safety, especially during winter months and inclement weather. Canopies may also provide increased street and building design continuity and support a wider range of pedestrian corridor activities.

- i. No part of a canopy shall come within three feet of the center of the main trunk of a street tree nor within two feet of the vertical plane extending from the street curb face.
- ii. The canopy shall extend a minimum of six feet horizontally over a public sidewalk or a sidewalk immediately adjacent to and accessible from a public sidewalk area.
- iii. Canopies projecting six to eight feet horizontally over a sidewalk area shall have a minimum vertical clearance of eight feet and a maximum vertical clearance of 12 feet above the sidewalk finished grade. Canopies projecting more than eight feet horizontally over a sidewalk area shall have a minimum vertical clearance of 10 feet and a maximum vertical clearance of 15 feet above the sidewalk finished grade.
- iv. A canopy lighting system shall be provided which illuminates the sidewalk area. The minimum average illumination reaching the paved area shall not be less than two foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. The required illumination level is to be maintained at all times.
- v. This lighting does not fulfill the requirements of the 21.11.070D.2.e. Decorative Street Lighting section and may not be counted as one of the three required items from the Frontage Standards Design Menu.

g. Plazas

For the purposes of this section 21.11.070D.2., the following provisions replace the design standards of 21.07.060F.6.

- i. Intent
Plazas are intended to visually emphasize important pedestrian thoroughfares, provide increased light and openness at street level, and humanize the urban environment by responding to the needs of pedestrians.
- ii. Plaza areas shall not include the area of sidewalks, vehicular lanes, parking facilities, loading areas, or driveways.

- iii. The plaza shall be at least 2,000 square feet in area, with a minimum inside dimension of 15 feet.
- iv. The plaza shall be adjoining or have direct visual and physical access to a public pedestrian walkway via a sidewalk that is minimum 14 feet in width and maximum 20 feet in length. If the connecting sidewalk is bridged by a structural element of any kind, the structural element shall remain 10 feet minimum clear of the walking surface.
- v. The plaza shall have at least one linear foot of seating per 60 square feet of area.
- vi. At least 20 percent of the plaza area shall be landscaped. Landscaping may consist of plants or pedestrian features (definition in 21.15.040).
- vii. Paving of the plaza shall have a textured or decorative surface.
- viii. The plaza shall be publicly accessible at all times.

E. Parking Lot Landscaping Requirements

- 1. The perimeter of a parking area abutting a lot in a residential district shall utilize the following schedule, except that a parking area serving only a single-family, two-family, or three-family dwelling is exempt.
 - a. **Institutional, commercial or industrial uses adjoining a residential district:**
Visual enhancement landscaping and a screening fence.
 - b. **Residential uses adjoining a residential district:**
Visual enhancement landscaping, or a screening fence and an area landscaped with parking lot interior landscaping equal to five percent of the paved surface of the parking area including parking circulation aisles and appurtenant driveways.
 - c. A parking area serving only a single-family, two-family, or three-family dwelling is exempt.
- 2. **Parking lot landscaping for parking lots with 15 or more spaces**
 - a. Visual enhancement landscaping shall be planted on the perimeter of the parking area abutting a lot line, or a screening fence shall be placed on the perimeter of the parking area abutting a lot line and an area equal to at least five percent of the paved surface of the parking area, including parking circulation aisles and appurtenant driveways, shall be devoted to parking lot interior landscaping. Exceptions are:
 - i. At approved points of pedestrian and vehicle access; and
 - ii. Adjacent to lots being developed under a common development plan, where the director waives the requirement.
 - b. A foundation planting bed or walkway, or both, at least four feet wide shall separate the parking area, including circulation aisles and appurtenant driveways, from any building on the same lot.
 - c. In addition to the landscaping required under subsections i. and ii. Of this subsection, parking lot interior landscaping shall be planted within the interior of a parking lot containing more than 60 spaces. The area devoted

to parking lot interior landscaping shall equal at least five percent of the paved surface of the parking area including parking circulation aisles and appurtenant driveways.

- d. The vehicle overhang allowance area of parking spaces may extend into required landscaping areas by up to two feet, provided the planting bed beyond the overhang is at least six feet wide.

F. Screening.

1. Loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
2. Rooftop mechanical equipment shall be screened as provided in subsection 21.07.080G.4.c.
3. Outdoor refuse collection receptacles shall be screened as provided in subsection 21.07.080G.2.

G. Downtown Street Landscaping.

1. If a project on private property disturbs the ROW, where downtown street landscaping is provided, it shall comply with all general landscaping requirements and standards in section 21.07.080 and:
 - a. Trees shall be set back a minimum of 3.5 feet from the back of curb to reduce the possibility of damage from car doors and splash from cars. Tree guards may be considered for protection of trees where large numbers of people may gather.
 - b. A sloping six-inch minimum (12-inch preferred) wide apron (1V:12H) around tree grates may be considered for pedestrian circulation while protecting the growing medium from sidewalk runoff with high concentrations of melting agents. Tree grates must be designed to recognize the need for accessibility for all.
 - c. Trees specified for the downtown districts shall be species that branch (or can be successfully trimmed at maturity) at eight feet.
 - d. Landscape beds, planters, and tree grates shall remain a minimum of 30 inches clear of the back of curb.
 - e. Sidewalk width between the edge of the planting bed, raised planter, or tree grate and the building shall be minimum 6 feet clear.
 - f. Planters shall be designed and plant species shall be selected and placed so that when the plants reach mature height visual access is maintained through the entirety of the planting bed from 30 inches to 72 inches in height as measured from the closest paved pedestrian surface. Planter height shall be no more than 24 inches from the sidewalk.
 - g. Minimum size of shrubs may be reduced from 18 inches in height to 6 inches in height when planted in a raised planter that raises the surface of the planting bed a minimum of 18 inches.
 - h. Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.
 - i. Downtown street landscaping shall meet the table 21.11-9 Landscape Specifications for the Downtown Districts.

Table 21.11-9: Landscape Specifications for the Downtown Districts*

Type of Landscaping	Bed Dimensions	Plant Materials Required	Optional design standards
Downtown Street Landscaping	<ul style="list-style-type: none"> • Minimum planting bed width: 4 feet • Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth) • Techniques for achieving this may include raised planters, or modular suspended pavement Systems 	<ul style="list-style-type: none"> • One tree and 6 shrubs per 200 cubic feet of soil volume. • All areas within the planting bed shall be covered with living ground cover or mulch. • All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted. 	<ul style="list-style-type: none"> • Use of raised planters and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs. • All total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.
Pedestrian-oriented Frontage Standards Landscaping	<ul style="list-style-type: none"> • Minimum planting bed width: 4 feet, Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth). Techniques for achieving this may include raised planters, or modular suspended pavement systems. 	<ul style="list-style-type: none"> • One tree and 6 shrubs per 200 cubic feet of soil volume. All areas within the planting bed shall be covered with living ground cover or mulch. • All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted. 	All required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.

H. Off-Street Parking and Loading

1. Amount of parking

No off-street parking is required for any development in the DT districts.

2. Landscaping

Parking that is provided shall be landscaped in accordance with 21.11.070E.1.a. and 21.11.070E.1.b.

3. Off-street parking and loading design standards

If off-street parking and/or loading is provided, it shall comply with all standards for off-street parking and loading in section 21.07.090. Small and compact parking space dimensions specific to the DT districts are provided in section 21.07.090H.9.

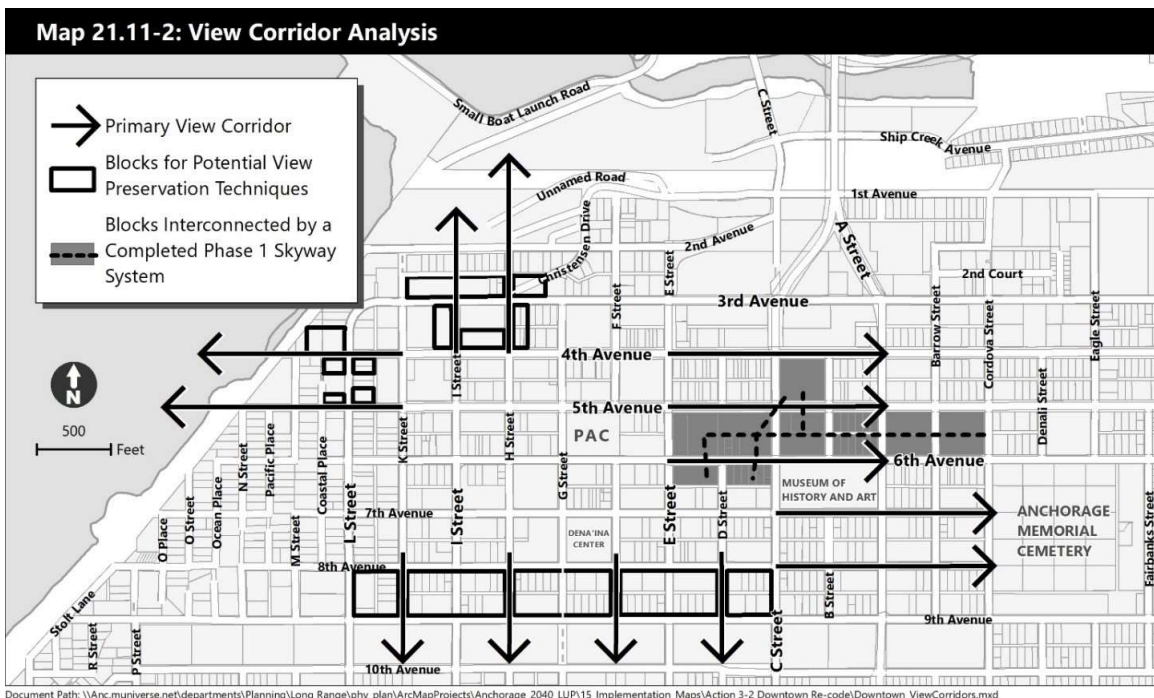
(AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; 2022-80(S), 11-22-22; 2023-44, 4-25-23)

21.11.080 SKYWALKS

A. Supplemental Conditional Use Standards

Skywalks in the DT districts are subject to the conditional use process in 21.03.080. In addition to the conditional use approval criteria in 21.03.080D, the approval of a conditional use for a skywalk shall consider how it will serve:

1. A pedestrian circulation need;
2. How the skywalk design is compatible with the massing, style, façade, and finishes of the predominant existing, historic, or planned architectural patterns of the street block fronts on which the skywalk is proposed to be constructed.



B. Required Documentation

In addition to the relevant conditional use application requirements as determined on a form provided by the department, an applicant seeking a conditional use for a skywalk in the DT districts shall submit the following:

1. A report which discusses the functions, uses, and objectives that the skywalk is designed to serve, and estimates of expected daily pedestrian use of the skywalk.
2. A project vicinity map, at a scale of one to twenty, showing, within 300 feet of the proposed skywalk:
 - a. Pedestrian circulation systems.
 - b. Location and type of existing land uses and structures, including building height, ground floor dimensions and utilities.
 - c. Locations and widths of dedicated rights-of-way, patent reserves, road easements and reservations, and clear vision triangles.

- d. Pedestrian improvements planned or installed, and the view corridors identified on Map 21.11-2.
 - e. Photographic record of streets, building facades, and other existing improvements along the street corridor that the skywalk is to be constructed within.
3. A project facility plan, showing:
- a. The configuration of the skywalk.
 - b. The vertical and horizontal cross-sections of the skywalk, with at least one cross-section which depicts adjoining structures and ground-floor facilities.
 - c. The reflected lighting plans for interior and exterior illumination elements.
4. A visual assessment report illustrating the impact of the skywalk on the street and sidewalk over which it is constructed, as bordered by the facades to the second story of the structures connected by the skywalk. The report shall also illustrate the impact of the skywalk on pedestrian circulation systems and view corridors, as identified on Map 21.11 - 2.
5. A skywalk management agreement that includes a security, operations and maintenance plan, as well as the means by which the transparency standards for the skywalk as defined in subsection 21.11.080C.5.e. shall be maintained.
6. For a skywalk located within seismic ground-failure hazard zone 5, an assessment of the effects of seismically induced relative displacement between the two supporting ends of the skywalk. This assessment may be combined with the seismic evaluation requirements of the Building Code for structures.

C. Design Criteria

The following design criteria shall apply to all skywalks in the DT districts, except when the applicant has persuaded the planning and zoning commission that an alternative design is equal or superior to such design criteria:

1. There shall be at least 17.5 feet of clearance between the bottom of the skywalk and the highest elevation of the street surface below it, unless otherwise authorized by the government agency charged with administration of that street.
2. There shall be at least 14.5 feet of clearance between the bottom of the skywalk and the highest elevation of the sidewalk surface below it.
3. The above-grade structural supports of a skywalk shall neither be located within the public right-of-way nor obstruct any required clear vision triangle.
4. Controls for icicle accumulation and glaciation shall be included in the design.
5. A skywalk shall:
 - a. Be ADA accessible;
 - b. Be an enclosed and climate-controlled structure;
 - c. Be limited to one story in height unless the planning and zoning commission finds by clear and convincing evidence that a two-story skywalk is essential to the function of the structures which it will connect;
 - d. Have an exterior width no less than 12 feet and no greater than 20 feet;

- e. Have side wall facades of the interior pedestrian space composed of glazing material with 70 percent or greater transparency;
 - f. Be level (zero degrees of slope) except for internal sloping ramps which are permitted under the building code and which are not visible from the exterior of the skywalk;
 - g. Provide lighting on the underside of the skywalk to adequately illuminate all pedestrian circulation systems that the skywalk spans; and
 - h. Include orientation signage and locational guides to the areas in the buildings connected by the skywalk.
6. Skywalks shall not adversely affect or obstruct roadway safety functions or operations, such as clear vision triangles required by this title, traffic signals, signs or roadway maintenance.
7. A clearly identified access route shall be designed between the skywalk and a pedestrian way or sidewalk which it spans.

D. Skywalks in the Phase 1 Skywalk System

A skywalk located within the blocks designated for a Phase 1 Skywalk System on Map 21.11-2 (in section 21.11.080A.), shall be designed in a manner consistent with the following standards:

- 1. Provide a linkage between first and second level retail uses at interior courts that provide a point of focus in the skywalk system, and where stairs and/or escalators may be provided in a context that attracts people.
- 2. Provide uniform graphics and minimize sharp angles within corridors. The second floor shall minimize changes in grade and include access with centrally located, publicly-accessible elevators.
- 3. Provide skywalk corridor widths based on accommodating projected pedestrian volumes.
- 4. Provide some uniformity in the design of skywalk structures. Skywalks should have an open feeling to allow views, assist in orientation, and relieve the enclosed feeling that may accompany internal corridors.
- 5. Any changes in floor level are better accommodated by an internal ramping system that does not produce a slope that is visible from outside of the bridge.

E. Authority to Impose Different Standards

Different location, design and operational standards from those recited in this section may be imposed by the planning and zoning commission as necessary to mitigate adverse impacts created by the skywalk.

(AO 2020-38, 4-28-20; 2023-44, 4-25-23)