

CITY OF
ANCHORAGE



ZONING ORDINANCE

ORDINANCE No. 174



ADOPTED BY THE
MAYOR and CITY COUNCIL
JULY 10, 1946

ORDINANCE No. 174

An Ordinance regulating and restricting the height, number of stories, and size of buildings; the percentage of lot that may be occupied; the size of yards, courts, and other open spaces; the location and uses of buildings for trade, industry, residences or other purposes; creating districts for said purposes and establishing the boundaries thereof; providing for changes in the regulation, restrictions and boundaries of each district; defining certain terms used herein; providing penalties for the violation hereof; repealing all ordinances or parts of ordinances in conflict herewith; and declaring an emergency.

Be it ordained by the common council of the city of Anchorage as follows:

WHEREAS the Mayor of the City of Anchorage has appointed a committee to investigate the feasibility of adopting a zoning ordinance appropriate to the City of Anchorage; and

WHEREAS such committee has made such study and has held public hearings in connection therewith and has filed its report with the City Council of the City of Anchorage; and

WHEREAS it appears to the Common Council of the City of Anchorage that is necessary for the purpose of promoting the health, safety and morals, comfort, convenience, general welfare of the people of the City of Anchorage by lessening congestion in the streets, securing safety from fire, panic and other dangers, providing adequate light and air, preventing the overcrowding of land, avoiding undue congestion of population, facilitating the adequate provision of transportation, water, sewage, schools, parks, and other public requirements, to adopt a zoning ordinance regulating and restricting the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of additional courts and open spaces, the location and use of buildings and land for trade, industries, residences and other purposes and to create districts for said purposes and establish the boundaries thereof;

NOW, THEREFORE THE CITY OF ANCHORAGE DOES ORDAIN AS FOLLOWS:

SECTION 1. TITLE OF ACT: That this Ordinance shall be known and designated and referred to as the "Zoning Ordinance of the City of Anchorage."

SECTION 2. DEFINITIONS: The following terms, when used in this ordinance, shall be construed and defined as herein provided:

Single Family Dwelling: A "Single Family Dwelling" is a dwelling use used for one family alone and having but one kitchen and within which not more than three persons are lodged for hire at one time.

Two Family Dwelling: A “Two Family Dwelling” is a dwelling used and designed for not more than two families having two kitchens and within which not more than five persons are lodged for hire at one time.

Apartment House: The words “Apartment House” shall mean any building arranged to be used by more than two families living independently of each other, and buildings arranged or designed to be used by organizations or societies having a common kitchen and dining room and arranged for housing ten or more people above the ground floor.

Nonconforming Building or Use: A “Nonconforming Building or Use” is one that does not conform with the regulations provided for the district in which said buildings or use is located.

Lot: A “lot” is a parcel of land in a single or joint ownership occupied by not more than one main building or use with its accessories and including the open spaces accessory to it, including such open spaces as are required by this ordinance. No area shall be considered as accessory to more than one main building or use and no area necessary for compliance with the open space requirements for one main building or use shall be included or counted in the calculation of the open space accessory to any other main building or use.

Corner Lot: A “corner lot” is a lot or portion of a lot not more than fifty (50) feet wide at the juncture of and fronting on two intersecting streets. The use of any portion of a lot more than fifty (50) feet distant from that street with the greater frontage shall comply with all provisions of this ordinance regarding interior lots.

Interior Lot: An “interior lot” is a lot other than a corner lot.

Building Area: A “building area” is the maximum horizontal projected area of a building and its accessory buildings.

Half Story: A “half story” is a story which is situated in a sloping roof, the floor area of which does not exceed two thirds of the floor area of the story immediately below it and which does not contain an independent apartment.

SECTION 3. DISTRICTS: That for the purpose hereinabove set forth and for regulating, classifying and restricting the location of buildings, trades, industries, and the location of buildings designed, erected or altered for specified uses, and for the purpose of regulating and controlling the uses of properties in the City of Anchorage, Territory of Alaska, the City of Anchorage is hereby divided into designated zones or districts in accordance with a plat of the City of Anchorage titled “Zone Map, City of Anchorage, Alaska,” dated March 25, 1946, and further described as follows:

CLASS 1. RESIDENTIAL DISTRICT NO. 1 described as follows: to wit: All the property within the city limits of the City

of Anchorage, Territory of Alaska, excepting the portions hereinafter described as Residential District District No. 2, Local Business District, Central Business District and Industrial District, and excepting the South one-half (½) of Block twenty-one (21) and Block thirty nine (39) of the South Addition to the City of Anchorage.

CLASS 2. RESIDENTIAL DISTRICT
No. 2 described as follows: to wit:

Original Townsite:	Lots	Blocks
	5, 6, 7, 8, 9 and 10	5
	1, 2, 3, 10, 11 and 12	6
	5 and 6	11
	1 through 12	12, 13 and 14
	1, 2, 3, 4, 5, 6 and 13	15
	1, 2, 17, 16, 15 and 13	16
	1 through 6	17
	1 through 12	18
	1 through 12	19
	All lots	20
	North half	21
	North half, excepting 1	24
	North half, excepting 6	25
	1 through 6	118
	1 through 12	119
	1 through 6	116
	3 through 6	29
	1 through 6	30
	1, 2, 3, 7, 8, 9, 10, 11 and 12	31
	1 through 12	32
	1 through 12	35
	1 through 12	36
	7, 8, 9, 10, 11 and 12	37
	7, 8, 9, 10, 11 and 12	56
	1 through 12	57
	1 through 12	58
	1 through 12	59
	4, 5, 6	61
	1 through 12	62
	1 through 12	63
	1 through 12	64
	1 through 12	65
	3, 4, 5, 6, 7, 8, 9 and 10	66
	1, 2, 3, 4, 9, 10, 11 and 12	67
	1 through 12	68
	1 through 12	69
	1 through 12	70
	1 through 12	71
	3, 4, 5, 6, 7, 8, 9 and 10	72
	1 through 12	73
	1 through 12	74
	1 through 12	110
	1 through 12	111
	7, 8, 9, 10, 11 and 12	112
	1 through 12	108
	1 through 12	109
	1 through 12	75
	1, 2, 3, 4, 9, 10, 11 and 12	76
	3, 4, 5, 6, 7, 8, 9 and 10	77
	1 through 12	78
	1 through 12	79
	1 through 12	80
	1 through 12	81
	1, 2, 3, 4, 9, 10, 11 and 12	82
	3, 4, 5, 6, 7, 8, 9 and 10	83
	1 through 12	84
	1 through 12	85
	1 through 12	86
	1 through 12	87
	1 through 12	88
	1 through 12	91
	1 through 12	92
	1 through 12	93
	1 through 12	94
	1 through 12	95
	1 through 12	96

3, 4, 5, 6, 7, 8, 9, & 10	97	
1, 2, 3, 4, 9, 10, 11, 12	98	
1 through 12	99	
1 through 12	100	
1 through 12	101	
1 through 12	102	
3, 4, 5, 6, 7, 8, 9, 10	103	
1, 2, 3, 4, 9, 10, 11, 12	104	
1, 2, 3, 4, 5, 6, 7, 8, 9, 10	105	
1, 2, 3, 4, 5, 6, 9, 10, 11, 12	106	
1 through 12	107	
South Addition:		
1, 2, 3, 4, 5, 6, 7, 8, & 9	13C	
1, 2, 5, and 6	17	
7, 8, 9, 10, 11, 12 and 12A	18A	
7, 8, 9, 10, 11 and 12	20B	
7, 8, 9, 10, 11 and 12	20A	
1 through 12	23A	
1 through 6	24A	
5, 6, 7, 8, 9, 16, 17, 18, 19 and 20	27A	
East Half	24	
1 through 12	23D	
Third Addition:		
5	12A	
East Addition:		
1 through 16	37B	
1 through 19 of Acre 2 of South half	37	
Acre 1, South Half	37	
Acres 1 through 5, South Half	36	
North Half	25A	
1 through 6	24	
1 through 6	23	
7 through 12	20	
7 through 12	19	
7 through 12	18	
4 through 26	16	
1 through 12	5A	
1 through 12	5B	
All of the land included in the Anchorage Cemetery Reserve.		
CLASS 3. LOCAL BUSINESS DISTRICT described as follows: to wit:		
Original Townsite	Lots	Blocks
	11 and 12	105
	7 and 8	106
South Addition:		
	11 and 12	16A
	7 and 8	16B
	1 and 2	36B
	5 and 6	37E
	1 and 2	37C
	7 and 8	38A
	11 and 12	38D
CLASS 4. CENTRAL BUSINESS DISTRICT described as follows: to wit:		
Original Townsite	Lots	Blocks
	14, 15 and 16	15
	18, 19, 20, 21, 22, 23 and 24	16
	7 through 12	17
	7 through 12	21
	7 through 12	118
	7 through 12	116
	1 through 12	117

1 through 12	22
1 through 12	23
1, 7, 8, 9, 10, 11 and 12	24
6, 7, 8, 9, 10, 11 and 12	25
1 through 12	26
All lots	27
1 through 12	28
1, 2, 7, 8, 9, 10, 11 and 12	29
7 through 12	30
4, 5, and 6	31
1 through 6	37
1 through 12	30
4, 5, and 6	31
1 through 6	37
1 through 12	38
1 through 12	39
1 through 12	40
1 through 12	41
All lots	42
1 through 12	43
1 through 12	44
1 through 12	45
1 through 12	46
1 through 12	114
1 through 12	115
1 through 6	112
1 through 12	113
1 through 12	47
1 through 12	48
1 through 12	49
1 through 12	50
1 through 12	51
All lots	52
1 through 12	53
1 through 12	54
1 through 12	55
1 through 6	56
1, 2, 11 and 12	65
1, 2, 11 and 12	83
1, 2, 11 and 12	97
5, 6, 7 and 8	67
5, 6, 7, and 8	82
5, 6, 7, and 8	98

1, 2, 11 and 12	72
1, 2, 11 and 12	77
1, 2, 11 and 12	103
5, 6, 7 and 8	78
5, 6, 7 and 8	104
East Addition	
7 through 12	23
7 through 12	24
South half	25A
1 through 30	25B
All lots	26
1 through 12	22
1 through 12	21
1 through 6	20
1 through 6	19
1 through 6	18
27, 28 and unsubdivided balance of Block 16 bounded by Fifth Avenue and Gambell Street and the alley lying between Fifth Avenue and Sixth Avenue.	
CLASS 5. INDUSTRIAL DISTRICT des- cribed as follows: to wit:	
Original Townsite: Lot	Block
1, 2, 3, 4, 11 and 12	5
1 through 12	2
1 through 12	1
1 through 12	121
1 through 12	120
1 through 12	4
1 through 12	3
East Addition:	
1 through 16	37A
Acre 1 and 2 of North half	37
Acres 1 through 5, North half	36
Railroad Reserve	
All of the area within the Rail- road Reserve and lying south of Ship Creek.	

SECTION 4. RESTRICTIONS AND REGULATIONS IN THE VARIOUS DISTRICTS: The regulations and restrictions applicable to the various districts shall be as herein provided:

a. *Residential District No. 1.* In this district there may be erected, altered, and maintained only single-family and two-family dwellings with or without such accessory buildings as are appropriate to such dwellings, including private garages, pergolas, greenhouses, and hot houses for private use in connection with such single or two-family dwellings. The raising of vegetables and produce shall be permitted within this district. The occupants of such dwellings may engage therein and use such dwelling for the practice of such profession and occupations as are ordinarily carried on in a private home, including the home office of a physician, surgeon, dentist, insurance agent, realtor, notary public, and studio of an artist, teacher, or musician, and other ordinary uses of the private home and shall be confined to the ordinary use of the private home.

The height of buildings in this district shall be limited to two and one-half (2½) stories and not more than thirty-five (35) feet in height. Not more than 30 per cent of the area of an interior lot in this district shall be covered by a building or buildings or not more than forty (40) per cent of a corner lot. No building shall be erected on any lot in this district within twenty (20) feet of the street or avenue at the front of the lot nor within five (5) feet of either side

of the lot. No building erected within said district shall be within ten (10) feet of the rear line of the property on which the same is located, provided that if there is an existing alley in use in the rear of said property, a private garage may be placed within said prohibited area.

Single family dwellings as defined in this Ordinance, when constructed in Residential District No. 1, shall have a minimum construction cost price of Four Thousand Five Hundred Dollars (4,500), excluding the cost price of the lot on which said dwelling is constructed. Two-family dwellings, as defined in this Ordinance, when constructed in Residential District No. 1, shall have a minimum construction cost price of Seven Thousand Five Hundred Dollars (7,500) excluding the cost price of the lot upon which said dwelling is constructed.

b. *Residential District No. 2.* In this district there may be erected, altered, and maintained all buildings and uses as provided and permitted in Residential District No. 1, and in addition thereto there shall be permitted the erection, alteration and maintenance of multiple dwellings, apartment houses, lodging or rooming houses, hotels of less than thirty (30) rooms without shops, hotels over thirty (30) rooms, shops shall be permissible, churches, libraries, non-commercial museums, lodges and clubs, hospitals, and sanitariums other than for the contagious and insane, public, private, parochial, grade or high schools and institutions other than for correctional purposes, and undertaking or mortuary parlors. Buildings within said district shall not exceed three and one half stories or 45 feet in height and shall not occupy more than 70 per cent of the area of an interior lot or 80 per cent of the area of a corner lot. No building erected within said district shall be within fifteen feet of an adjacent street provided that buildings used for private garages shall not be within twenty (20) feet of an adjacent street unless attached to and a part of the main buildings. No building in said district shall be located within ten (10) feet of the rear line of the property on which the same is located, provided that if there is an existing alley in use in the rear of said property a private garage may be placed within said prohibited area. Every building erected within said district shall be so located as to have said yards on each side thereof at least five (5) feet wide in width for buildings two stories or less in height, and such yards shall be increased one foot in width, for each additional story in height on interior lots, provided, however, that the restrictions in this subdivision shall not apply to structures more than forty (40) feet from the street line and not exceeding one story in height or 400 sq. feet in area and detached from other building ten (10) feet or more.

Single family dwellings, as defined in this Ordinance, when constructed in Residential District No. 2, shall have a minimum construction cost price of Six Thousand Dollars (\$6,000) excluding the

cost price of the lot upon which said dwelling is constructed. Two family dwellings, as defined in this Ordinance, when constructed in Residential District No. 2, shall have a minimum construction cost price of Nine Thousand Dollars (\$9,000) excluding the cost price of the lot upon which said dwelling is constructed.

c. Local Business District. In this district there shall be permitted erections, alterations, maintenances, and uses provided for and permitted in Residential Districts Nos. 1 and 2, and in addition thereto there may be erected, altered, and maintained convention halls, offices, retail stores, community houses, public or private institutions, service stations without repair shops, and accessories customary and incidental thereto. In this district no building shall be located within fifteen (15) feet of any adjacent street.

d. Central Business District. In the Central Business district there shall be permitted all erections, alterations, maintenances, and uses provided for and permitted in Residential Districts Nos. 1 and 2, in the Local Business District, and in addition thereto there may be erected, altered, or maintained general merchandising including wholesale offices, sample rooms, public building, armories, garages, blacksmith shops, theaters, amusement houses, athletic parks, shops and custom manufacturing wherein goods are retailed on the premises to the ultimate consumers, newspaper and printing establishments. Advertising signs shall be permitted in this district. No setback for buildings will be required in this district.

e. Industrial District. In the Industrial District there shall be permitted all erections, alterations, and uses permitted in Residential Districts Nos. 1 and 2 and the Local Business District and Central Business District, and in addition thereto there shall be permitted to be erected, maintained or altered all types of wholesaling, warehousing, storage, junk yards, and manufacturing business except those excluded by ordinance or constituting a nuisance.

SECTION 5. FURTHER RESTRICTIONS. In the local business District and the Central Business District no building or premises shall be used for, nor shall any building be erected which is arranged, maintained or designed for any kind of trade, industry, or use which creates fire or explosion hazards or which is noxious or offensive by reason of emission of odor, dust, smoke, gas, or noise, and in the industrial area for any trade or industry which will create fire or explosion hazards or which will be noxious or offensive by reason of emission of odor, dust, smoke, gas, or noise, a special permit must be obtained from the Common Council of the City of Anchorage prior to the erection, alteration, or maintenance of the building to be used therefor.

SECTION 6. SIGNS. In the Residential Districts there shall be permitted not more than one sign on interior lots and not more than two signs on corner lots indicating business or professional occupations permitted in Residential District No. 1 and Residential

District No. 2, which signs shall be not more than 6 inches by 18 inches in size and which shall be erected and maintained at least twenty (20) feet from the street and shall be of such kind and character as not to be unsightly or unduly conspicuous in the neighborhood in which they are erected, and in the event of a complaint on the character or kind of a sign being maintained in these districts the decision of the Common Council of the City of Anchorage shall be final as to the compliance of said sign with this provision, which decision shall be made after an investigation and report by the City of Anchorage Zoning Commission.

On churches, schools, and other public buildings permitted in Residential District No. 2, signs not exceeding twelve (12) square feet in size shall be permitted, which signs must be attached flat against the building; and there shall be also permitted upon vacant properties in Residential Districts Nos. 1 and 2 signs not more than six square feet in size advertising said property for sale or lease, which sign must be posted either flat against the building or more than twenty (20) feet back from the street line. No person shall erect or maintain any sign in either of said residential districts which does not conform to the foregoing limitations.

SECTION 7. PARKING MAINTENANCE. The owner or occupant of every property in the City of Anchorage shall maintain the city parking adjacent to such property in a manner and condition conforming to the character and maintenance of the parking common to the street on which the same is located.

SECTION 8. CHANGE IN SET BACK LINE. In cases where construction is proposed in Class 1, Residential District No. 1 and Class 2, Residential District No. 2 and the hereinbefore established set back lines in the opinion of the Council are improper, for the particular location involved, the Council may, upon petition of the owner, grant a permit for location of the proposed building back of a setback line located at a distance from the street determined by the average distance from said street of existing residence buildings in the block facing the street on which the proposed building is to face.

SECTION 9. EXISTING BUILDINGS AND NON CONFORMING USES. When a property or an existing building at the time of the passage of this ordinance has a use which is legal prior to the passage of the zoning ordinance, such use may continue even though same be not in conformity to the zoning regulations. If, however, the use of the building, or premises is changed, it shall be changed to use conforming to the zoning regulations, and after such change, it will not be permissible to change back again to the original nonconforming use. A nonconforming use shall not be extended, but the extension of a use to any portion of a building which was arranged or designed for such nonconforming use at the time of the passage of the zoning ordinance, shall not be deemed the extension of a nonconforming use.

A building arranged, designed or devoted to a nonconforming use at the time of the passage of this ordinance may not be reconstructed or structurally altered to an extent exceeding in aggregate cost during any ten year period fifty per cent of the value of the building, unless the use of such building be changed to a conforming use. A nonconforming advertising sign, if removed from premises, may not be replaced. No exterior sign aggregating more than six square feet in area shall hereafter be erected to advertise a nonconforming use.

A nonconforming use, if changed to a more restricted nonconforming use, shall not thereafter be changed to a less restricted use. When a building having a nonconforming use is damaged by fire or other causes so that the total deterioration exceeds eighty per cent of the cost of replacing the building using new material, then such building shall not be rebuilt, unless such building in its construction and uses conform fully to the requirements of the zoning ordinance and other ordinances of the City as applied to new buildings and uses in the district in which it is located. When a nonconforming use building is damaged by fire rebuilding shall commence within six months if the new building is to be used for the same use as before the fire. When a nonconforming use has been discontinued for a period exceeding ninety days, such nonconforming use shall not be resumed thereafter whether the building in which said use was maintained is a conforming or nonconforming building. When a nonconforming building shall remain unoccupied and unused for the purposes for which it was constructed for a period of ninety days, such building shall not be reoccupied or used thereafter for a nonconforming use.

SECTION 10. COMPLETION OF BUILDING. Nothing contained in the zoning ordinance shall require any change in the plans, construction, alteration, or designated use of a building for which a permit has been issued before adoption hereof, and the construction of which shall have been actually begun and diligently prosecuted within six months of the date of issuance of said permit, and the ground story framework of which, including the second tiers of beams shall have been completed within one year, and which the entire building shall have been completed according to such plan as filed within two years from the date of said permit.

SECTION 11. ZONE CHANGES. The Common Council of the City of Anchorage may, from time to time, on its own motion or on petition, after public notice and hearing, amend the regulations and districts herein established. Every proposed amendment shall be referred by the Common Council of the City of Anchorage to the City of Anchorage Zoning Commission for report. Any such amendment that has failed to receive the approval of the City of Anchorage Zoning Commission shall not be passed, except by a two-thirds vote of the Council.

The Common Council of the City of Anchorage or the City of Anchorage Zoning Commission may initiate proposed changes in zones, which changes may be made only after notice to the owners of the properties affected and after a public hearing, notice of which hearing may be given either by publishing notice thereof, in a newspaper printed and published within Anchorage, Alaska, which notice must be published in said newspaper at least five days prior to the date of hearing and not more than ten days prior thereto, or by posting notices in three public and conspicuous places within the area affected by such proposed change.

The property affected by such proposed change shall be deemed to be the area bounded by lines three hundred feet from and parallel to the boundaries of the area to be changed, exclusive of street and alleys.

All changes, except those initiated by the Common Council of the City of Anchorage or the City of Anchorage Zoning Commission shall be made only on petition. The petition shall be signed by the owners of fifty per cent or more of the area of the block in which the changes are to be made, including at least fifty per cent of the area to be changed. In case the area to be changed is greater than one block, at least fifty per cent of each block shall be represented on the petition.

Whenever the owners of fifty per cent of the land in any of the area shall present a petition, duly signed, to the Common Council of the City of Anchorage, requesting an amendment of the regulations prescribed for such areas, it shall be the duty of the Common Council of the City of Anchorage to vote upon such amendment within ninety days of the filing of the same by the petitioners with the Common Council of the City of Anchorage.

The petition shall show the signatures of the various property owners, their addresses, and descriptions of property owned sufficient for identification thereof.

The petitioners shall also furnish a complete list of names and addresses of owners, together with description of all property in affected area. If there is property within the affected district in a less restricted zone than that to which it is proposed to change the area designated on the petition, this property need not be included in the list furnished.

A petition for a change of zone shall be referred to the City of Anchorage Zoning Commission by the Common Council of the City of Anchorage. The City of Anchorage Zoning Commission shall check said petition for sufficiency and shall make a report embodying its recommendations. No petition shall be approved by the Council until the City of Anchorage Zoning Commission has submitted a report relative to the same.

The final report of the City of Anchorage Zoning Commission shall be directed to the Common Council of the City of Anchorage and that body shall afford persons particularly interested, and the general public, an opportunity to be heard at a time and place specified in a notice of hearing published in the manner required by this Section.

If a protest against such amendment be presented, duly signed by owners of twenty per cent of the land within such area proposed to be altered, such amendment shall not be passed except by a two-thirds vote of the Common Council.

SECTION 12. SIGNATURES. When the signature of an owner of property is required, the person or persons who are purchasing property under contract shall sign their name or names as the owner or owners of the property covered by the contract of purchase and shall be construed hereunder as the owner or owners of such property provided that it shall be shown in connection with such signature or signatures that such person or persons are purchasing such property under contract, and provided further, that the City of Anchorage Zoning Commission, and, or, Common Council of the City of Anchorage may require submission of satisfactory proof of the existence of such contract of purchase, and provided further, that when any property is held under a tenancy in common or tenancy by the entirety that the signature of all the owners shall be required before the property that they own in common or by the entirety, shall be deemed to have consented to the change.

SECTION 13. MINIMUM REQUIREMENTS. The provisions of the zoning ordinance shall be held to be minimum requirements for the preservation of public safety, health, convenience, comfort, prosperity, and general welfare of the people of the City of Anchorage, Territory of Alaska.

SECTION 14. BOARD OF EXAMINERS AND APPEALS. In order to provide for interpretation of the provisions of this ordinance there shall be, and hereby is, created a Board of Examiners and Appeals, consisting of five members who shall be qualified by experience and training to pass on all matters pertaining to City planning and the interpretation of the provisions of this ordinance. Said Board shall consist of a practicing architect, a competent builder, an attorney-at-law, each of whom shall have had at least five years' experience in his profession, and two additional members, all residents of the City of Anchorage. The City Engineer and the Building Inspector shall be exofficio members of said board. The members of said Board shall be appointed by the Mayor and confirmed by the Council of the City of Anchorage, according to law. Said Board shall adopt reasonable rules and regulations for procedure and shall render all decisions and findings in writing with one copy thereof filed with the Common Council of the City of Anchorage.

Said Board may recommend to the City Council any amendments to this ordinance or new legislation deemed advisable.

Decisions of said board shall be governed by majority vote thereof.

SECTION 15. PENALTIES. The owner or owners of any building or buildings or premises or part thereof where anything in violation of this ordinance shall be placed or shall exist or be maintained and any architect, building, or contractor who shall assist in the commission of any such violation, and all persons or corporations who shall violate or maintain any violation of any of the provisions of this ordinance or who shall fail to comply therewith or with any requirements thereof or who shall build in violation of any detailed statement of plan submitted and approved thereunder shall for each and every violation of noncompliance be guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$100.00 or imprisoned in the city jail not to exceed 30 days or by both such fine and imprisonment. Each day that a violation of this ordinance continues shall be considered a separate offense.

SECTION 16. VALIDITY OF ORDINANCE. If any section, paragraph, subdivision, clause, sentence, or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid such adjudication shall not affect, impair, invalidate or nullify the remainder of this ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

SECTION 17. REPEAL OF CONFLICTING PROVISIONS. All ordinances or parts of ordinance in conflict herewith be and the same hereby are repealed.

SECTION 18. EMERGENCY CLAUSE. The rules governing the readings of ordinances are hereby suspended and an emergency is hereby declared to exist and this ordinance shall be effective immediately upon its passage and approval.

SECTION 19. PUBLICATION OF ORDINANCE. Publication of this ordinance shall be made by publishing the same for one publication in a newspaper of general circulation in the City of Anchorage.

Passed and approved this 10th day of July, 1946.

FRANCIS C. BOWDEN,
Mayor.

Attest: T. E. DOWNES
City Clerk.



