

**ZONING ORDINANCE
OF THE
GREATER ANCHORAGE AREA BOROUGH**

Ordinance No. 1 - 69

CHAPTER 21

March 24, 1969

**As Amended through
November 15, 1972**

ZONING ORDINANCE



as amended thru November 15, 1972

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GREATER ANCHORAGE AREA BOROUGH, ALASKA

ORDINANCE NO. 1 - 69

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE GREATER ANCHORAGE AREA BOROUGH: PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF IN ACCORDANCE WITH THE PROVISIONS OF AS 07.15.340, AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, AS 07.15.340 empowers the Greater Anchorage Area Borough to enact a Zoning Ordinance and to provide for its administration, enforcement and amendment, and

WHEREAS, the Borough Assembly deems it necessary for the purpose of promoting the health, safety, and general welfare of the people of the Borough to enact such an ordinance, and

WHEREAS, the Borough Assembly, pursuant to the provisions of AS 07.15.340 has appointed a Planning and Zoning Commission to recommend the boundaries of the various districts and appropriate regulations to be enforced therein, and

WHEREAS, the Planning and Zoning Commission has divided the Borough into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan, and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to the character of the districts and their peculiar suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality, and

WHEREAS, the Planning and Zoning Commission has made a preliminary report and held public hearings thereon, and has submitted its final report to the Borough Assembly, and

WHEREAS, the Borough Assembly has given due public notice of hearings relating to the regulations and restrictions contained herein, and has held such public hearings.

NOW, THEREFORE, THE GREATER ANCHORAGE AREA BOROUGH ORDAINS:

Section 1, Chapter 21, Code of Ordinances, Greater Anchorage Area Borough, is repealed and re-enacted to read:

CHAPTER 21

ZONING ORDINANCE OF THE
GREATER ANCHORAGE AREA BOROUGH

Sec. 21-1. TITLE.

This chapter shall be known and cited as the "Zoning Ordinance of the Greater Anchorage Area Borough".

Sec. 21-2. DEFINITIONS.

- (A) For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:
- (1) Words used in the present tense include the future tense.
 - (2) The singular number includes the plural.
 - (3) The word "person" includes a corporation as well as an individual.
 - (4) The word "lot" also includes the words "plot", "parcel", or "tract".
 - (5) The term "shall" is always mandatory.
 - (6) The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged" or "designed" to be used or occupied.
- (B) For the purpose of this ordinance, certain terms or words used herein shall be defined as follows:
- (1) *Accessory*, as applied to a use or a building or a structure, means customarily subordinate or incidental to, and located on the same lot with a principal use, building or structure.
 - (2) *Administrative Officer* is a Borough Official appointed by the Borough Chairman to administer and enforce the Zoning Ordinance.
 - (3) *Alley*. A permanent service right-of-way providing a secondary means of access to abutting properties.
 - (4) *Apartments, High Rise*. A multiple-family dwelling of six or more stories above the ground level of the principal entrance.
 - (5) *Apartment*. Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which contains dwelling units for three or more families living independently of each other.
 - (6) *Area, Building*. The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings or structures exclusive of steps.
 - (7) *Arterial Street*. A street designed and intended to carry traffic from residential and collector street systems to major highways. Arterials are designated by class on the Official Street and Highway Plan.
 - (8) *Building*. Any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.
 - (9) *Building, Front line of*. The line of that part of the building nearest the front property line of the lot.
 - (10) *Building, Height of*. The vertical distance from the average elevation of the finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.
 - (11) *Building, Principal*. A structure in which is conducted the main use of the lot on which the structure is situated.
 - (12) *Business Service*. An enterprise which provides other persons with planning, advice or technical aid; also, an enterprise which leases or sells office equipment and data processing equipment.
 - (13) *Collector Street*. A street designed and intended to carry traffic from residential street systems to arterial or major highway systems.
 - (14) *Common Wall*. A wall or walls extending from the basement or ground floor line of a building to the roof along a side lot line; which side lot line is common to an adjoining lot.
 - (15) *Convenience Establishment*. A commercial enterprise designed and intended to serve the daily or frequent shopping or service needs of the immediate surrounding population. Gasoline service stations and repair garages are specifically excluded from the meaning of this definition.
 - (16) *Coverage, Building*. That percentage of the total lot area covered by buildings.
 - (17) *Dwelling*. A building designed or used exclusively as the living quarters for one or more families.
 - (18) *Dwelling Unit*. A structure or portion thereof providing independent and complete cooking, living, sleeping and toilet facilities for one family.
 - (19) *Dwelling, One-family or single-family*. A detached building constructed on a permanent foundation; designed for long-term human habitation exclusively by one family; having complete living facilities and constituting one dwelling unit.
 - a. *Dwelling, Factory-built*. A detached single-family dwelling designed for long-term human habitation, and having complete living facilities; being at least 900 square feet in size; constructed and fabricated

Sec. 21-2. DEFINITIONS (Continued).

- into one or more sections at a factory and designed to be joined at location of use on a permanent foundation.
- b. *Dwelling, Prefabricated.* A detached single-family dwelling designed for long-term human habitation, and having complete living facilities; fabricated at a factory into component parts which are assembled at location of use on a permanent foundation.
- (20) *Dwelling, Two-family.* A detached building designed for or occupied exclusively by two families and constituting two dwelling units.
- (21) *Dwelling, Multiple-family.* A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.
- (22) *Family.* One or more persons occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a rooming house, club, fraternity house or hotel.
- (23) *Fence.* A barrier, not to exceed 8 feet in height, which is constructed of one or more of the following materials, or combinations thereof: wood, metal, fiberglass or masonry materials.
- (24) *Garage.* A building or portion thereof in which motor vehicles containing gasoline, distillate or other volatile, flammable liquids are stored.
- (25) *Garage, Repair.* Any building or premises which may be designed and used for the purposes of performing major automotive mechanical repairs and body work and other customary and incidentally related activities.
- (26) *Gasoline Service Stations.* A retail place of business engaged primarily in the sale of motor fuels, lubricants and other petroleum products, but also in supplying accessories and services generally required in the normal operation and maintenance of motor vehicles. The servicing of motor vehicles shall be generally limited to lubrication, non-mechanical washing, installation or replacement of accessory items, and the performance of minor automotive maintenance and repair. Major automotive repairs, including but not limited to engine, transmission or differential repair or replacement, body and fender work, and the like, are prohibited except where specifically permitted by the district regulations or by the terms of a special exception.
- (27) *Gross floor area.* The total horizontal area of all of the floors of a building, measured from exterior to exterior including interior balconies, mezzanines, stairwells, elevator shafts and ventilation shafts, etc.
- (28) *Group Housing Development.* The grouping of living units on a suitable site in such a manner that the amount of usable open space per unit is equal to or exceeds the open space requirements for conventional development under the pertinent use district standards. Group Housing Developments are permitted only by special exception.
- (29) *Hillside Lot.* A lot on which the average ground slope exceeds 15% (.15' : 1').
- (30) *Home Occupation.* A profession or use customarily and historically conducted entirely within a dwelling unit by the permanent inhabitants thereof only, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character or appearance thereof.
- (31) *Hotel.* Any building, containing six or more rooms intended or designed to be used, rented or hired out, or to be occupied for sleeping purposes only by transients.
- (32) *Junk.* Any worn out, wrecked, scrapped, partially or fully dismantled discarded tangible material, combination of materials or items, including motor vehicles that are inoperable or not currently registered for operation upon the public roads of Alaska. Also machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further alteration and reconditioning, be used for their original purpose.
- (33) *Junk Yard.* See Salvage Yard.
- (34) *Line, Front Property.* The line dividing a parcel of land from a street, public right-of-way, easement, or other principal means of access to the parcel.
- (35) *Loading Space, Off-street.* A space located on premises for pickup and delivery at the premise. Required off-street loading space shall not be included as off-street parking space in computation of required off-street parking space.
- (36) *Lot.* A parcel of land shown as an individual unit on the most recent plat of record.

Sec. 21-2. DEFINITIONS (Continued).

- (37) *Lot, Corner.* A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.
- (38) *Lot, Front.* The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and double frontage lots, all sides of a lot adjacent to streets shall be considered frontage and yards shall be provided as required in the schedule of District Regulations and in the Supplementary District Regulations.
- (39) *Lot, Depth of.* A mean horizontal distance between the front and rear property lines of a lot, measured in the general direction of its side property lines.
- (40) *Lot, Interior.* A lot other than a corner lot, with frontage only on one street.
- (41) *Lot Lines.* The property lines bounding the lot.
- (42) *Lot, Through; Double Frontage Lot.* A lot other than a corner lot with frontage on more than one street.
- (43) *Lot, Transverse.* A lot which is approximately at right angles to the general pattern of other lots in the same city block.
- (44) *Lot Width.* The distance between straight lines connecting front and rear lot lines at each side of the lot, measured between the midpoints of such lines.
- (45) *Mineral or Natural Resources Development.* Commercial or industrial operations involving removal of timber, native vegetation, peat, muck, topsoil, fill, sand, gravel, rock, or any mineral and other operations having similar characteristics.
- (46) *Mobile Home.* A detached single-family dwelling designed for long-term human habitation and having complete living facilities; constructed and fabricated into a complete unit at a factory and capable of being transported to location of use on its own chassis and wheels; identified by a model number and serial number by its manufacturer; and designed primarily for placement on an impermanent foundation.
- (47) *Mobile Home Park.* Any parcel or adjacent parcels of land in the same ownership which is utilized for occupancy by more than two mobile homes. This term shall not be construed to mean tourist facilities for parking of travel trailers or campers.
- (48) *Motel.* See Tourist Court.
- (49) *Nonconforming Use.* A structure or land lawfully used or occupied and which does not conform to the regulations of the use district in which it is situated.
- (50) *Nursery, Day.* A commercial enterprise where more than five children are cared for during the day. This includes a kindergarten.
- (51) *Open Recreation Uses.* Recreational activities conducted primarily outside any permanent building.
- (52) *Open Recreation Uses, Commercial.* Recreational activities conducted outside of any permanent building and operated as a business.
- (53) *Paddock.* An enclosed area used for the pasturing or exercising of animals.
- (54) *Parking, Public.* A structure or an open area other than a street, alley or other right-of-way used for the temporary parking of automobiles and available for public use whether free, for compensation or as an accommodation for clients or customers.
- (55) *Parking Space, Off-street.* A space located off any street, alley or other right-of-way which is adequate for parking an automobile with room for opening both doors of it and adequate maneuvering room on a parking lot with access to a public street or alley.
- (56) *Personal Service.* A business which provides upon demand, aid, maintenance, repair, treatment or similar semi-technical, technical or experienced assistance, to the public at the individual level. This definition does not include the practice of a learned profession, nor wholesale or retail activities involving stock in trade on the premises.
- (57) *Planned Unit Development.* A group or combination of certain specified residential, commercial or industrial uses developed as a functional and integral unit in a district or districts where some or all of the uses might not otherwise be permitted. Planned Unit Developments are permitted only by Special Exception.
- (58) *Profession.* An occupation or calling requiring the practice of a learned art through specialized knowledge based on a degree issued by an institution of higher learning, e.g., Doctor of Medicine, Engineer, Lawyer.

Sec. 21-2. DEFINITIONS (Continued)

- (59) *Property Line*. A demarcation limit of a lot dividing it from other lots or parcels of land.
- (60) *Residential Street*. A street designed and intended to serve local areas. Residential streets feed traffic into collector and arterial street systems.
- (61) *Rooming House*. Any dwelling in which, for compensation, three or more persons either individually or as families are housed or lodged, with or without meals. A boarding house, lodging house, tourist home or a furnished room house shall be deemed a rooming house.
- (62) *Salvage Yard*. Any lot, or portion of a lot, which is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping, or sale of used, discarded, wrecked, or abandoned airplanes, appliances, vehicles, boats, building and building materials, machinery, equipment, or parts thereof including but not limited to, scrap metals, wood, lumber, plastic, fiber, or other tangible materials as defined in this subsection under (28) Junk.
- (63) *Sign*. Any lettered or pictorial device designed to inform or attract attention.
- (64) *Signs, Surface Area*. The entire areas within a parallelogram, triangle, circle, semi-circle or other geometric figure, including all of the elements of the matter displayed, but not including black masking, frames, or structural elements outside the advertising elements of the sign and bearing no advertising matter.
- (65) *Special Exception*. A provision which allows for flexibility within the zoning ordinance by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional controls and safeguards are applied to insure their compatibility with permitted principal uses.
- (66) *Stable*. A building in which domestic animals are sheltered and fed; such buildings having stalls or compartments.
- (67) *Storage Yard*. Any lot, or portion of a lot, which is used for the sole purpose of the outdoor storage of fully operable motor vehicles, construction equipment, construction materials, or other tangible materials and equipment in an orderly manner.
- (68) *Story*. That portion of a building between any floor and the next floor above, except that the topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor level directly above a basement, cellar, or unused floor space is more than six feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement, cellar, or unused floor space shall be considered a story.
- (69) *Story, Half*. A story under a gable, hip, gambrel or mansard roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such story.
- (70) *Street*. A way permanently open to general use which affords the principal means of access to abutting property, such as avenue, place, drive, boulevard, highway and any other similar public thoroughfare, except an alley as defined herein.
- (71) *Strip Commercial Area*. A developed business frontage along a street and no more than 200 feet in depth from the front property line.
- (72) *Structure*. Anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground.
- (73) *Tourist Court*. A group of attached or detached buildings containing individual sleeping or living units without cooking or kitchen facilities with at least one parking space for each unit located on the same premises and convenient to each unit, all for the temporary use by automobile tourists or transients; includes auto courts, motels, or motor lodges.
- (74) *Town Houses (Row Houses)*. A building that has not less than six one-family housekeeping units erected in a row as a single building, on adjoining lots, each being separated from the adjoining unit or units by an approved party wall or walls extending from the basement or cellar floor to the roof along the dividing lot line, and each such building being separated from any other building by space on all sides. Town Houses are permitted by special exception only.
- (75) *Travel Trailer*. A motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and vacation uses; identified by a model number, serial number and vehicle registration number; equipped with limited water storage and other self-contained living facilities.

Sec. 21-2. DEFINITIONS (Continued)

- (76) *Use, Principal.* Any main activity permitted by this ordinance.
- (77) *Variance.* The relaxation of the strict application of the terms of this ordinance. This definition shall not be construed to permit a use in any district which use is prohibited therein.
- (78) *Yard.* A required open space on the same lot with a principal use unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided however, that fences, walls, poles, posts, and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.
- (79) *Yard, Front.* A yard extending the full width of the lot across the front of a lot adjoining a public street. (See Supplementary Regulations.)
- (80) *Yard, Rear.* A yard extending across the rear of the lot between inner side yard lines. In the case of double frontage and corner lots, there will be no rear yards, but only front and side yards.
- (81) *Yard, Side.* A yard extending from the rear line of the front yard to the rear lot line, or in the absence of any clearly defined rear lot line to the point on the lot line involved with the public street. In the case of double frontage lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after full- and half-depth front yards have been established shall be considered side yards. If no front yard is required, the front boundary of the side yard shall be the front property line. (See Supplementary District Regulations.)
- (82) *Yard, Usable.* One or more well-drained open areas located on the same lot as the principal use for use by the residents thereon for outdoor activities. This definition does not include driveways, common walks, refuse storage or collection areas, or off-street parking or loading areas; but does include private balconies containing at least 20 square feet, and roofs available for outdoor activities.

c. 21-3. APPLICATION OF REGULATIONS.

Except as hereinafter provided:

- (A) No building, structure, land or water area shall hereafter be used or occupied, and no building, structure, or part thereof shall hereinafter be erected, constructed, reconstructed, moved, repaired or structurally altered except in conformity with the regulations specified in this ordinance for the district in which it is located.
- (B) No building or other structure shall hereafter be erected or altered:
 - (1) To exceed the height restrictions of this ordinance;
 - (2) To accommodate or house a greater number of families than permitted by this ordinance;
 - (3) To occupy a greater percentage of lot area than permitted by this ordinance;
 - (4) To leave narrower or smaller rear yards, front yards, side yards, space between portions of buildings or structures, or other open space than required by this ordinance.
- (C) No part of a yard, or other open space, or off-street parking or loading space required in connection with any building or structure for the purpose of complying with this ordinance shall be included as part of a yard, open space, or off-street parking or loading space similarly required of any other building or structure.
- (D) No yard, open space, space between portions of buildings or structures, or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements herein set forth.
- (E) Within each district, the regulations set by this ordinance shall be minimum regulations and shall apply uniformly to each class or kind of building, structure, land, or water area.

Sec. 21-4. ZONING MAP: DISTRICTS DESIGNATED

(A) The Greater Anchorage Area Borough is hereby divided into use districts as shown on the Zoning Map of the Greater Anchorage Area Borough (hereinafter called Zoning Map) which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this ordinance in the exact form as it exists on the date this ordinance becomes effective. The Zoning Map shall be identified by the signature of the President of the Borough Assembly, attested by the Borough Clerk under the following words: "This is to certify that this is the Zoning Map incorporated by reference in Section 21-4 of the Zoning Ordinance of the Greater Anchorage Area Borough as adopted by the Borough Assembly on March 24, 1969; Ordinance No. 1-69."

(B) If, in accordance with the provisions of this ordinance, changes are made in use district boundaries or other matter portrayed on the Zoning Map, such changes shall be made on the date the amendment becomes effective.

The territory effected by the amendment shall be shown on the map with a serial number and entry shall be made in a tabular column recording the number of the amendment, the ordinance number, the date of adoption of the ordinance, and the signature of the Borough Clerk attesting the recording of the change. No such change shall become effective until such entry shall have been made on the Zoning Map.

(C) Regardless of the existence of purported copies of the Zoning Map which may from time to time be made, the Official Zoning Map which shall be located in the office of the Borough Planning Department shall be the final authority as to the current zoning status of lands, water areas, buildings and other structures in the Greater Anchorage Area Borough.

In case the Zoning Map becomes damaged, destroyed, lost, or difficult to interpret by reason of the nature or number of changes and additions, the Borough Assembly may by ordinance adopt a new Zoning Map which shall supersede the prior Zoning Map. The new Zoning Map may correct drafting and other errors or omissions in the prior Zoning Map, but no such correction shall have the effect of amending the original Zoning Map. Such new Zoning Map shall be marked "This Zoning Map adopted by ordinance of the Borough Assembly of the Greater Anchorage Area Borough on _____ (date) _____ supersedes the Zoning Map adopted _____ (date) _____"; which statement shall be signed by the President of the Borough Assembly and attested by the Borough Clerk. Unless the prior Zoning Map is lost or has been totally destroyed, the map or significant parts thereof remaining after partial destruction shall be preserved, together with all records of the Borough Assembly regarding its adoption and amendment.

(D) The following rules for interpretation of use district boundaries on the Zoning Map shall apply:

- (1) District boundaries indicated as approximately following the centerlines of right-of-way lines of streets, highways, or alleys shall be construed to follow such centerlines of right-of-way lines.
- (2) District boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) District boundaries indicated as approximately following City limits shall be construed as following such City limits.
- (4) In the event of changes in City limits removing territory from the City, such changes shall have no effect upon the district boundaries.
- (5) In the event of annexation of new areas to the City, any annexed areas which are classified as being in any residential, commercial or industrial district shall retain such classification; provided, however, that the Planning Commission shall review the zoning of all annexed areas within 90 days after the date of annexation.

(E) The Greater Anchorage Area Borough is hereby divided into the following use districts:

- PLI: Public lands and institutions district.
- R-1 District: One-family residential district.
- R-1A District: One-family residential district (large lot).
- R-2 District: Two-family residential district.
- R-2A District: Two-family residential district (large lot).
- R-3 District: Multiple-family residential district.

Sec. 21-4. ZONING MAP: DISTRICTS DESIGNATED (Continued)

- R-4 District: Multiple-family residential district.
- R-5 District: Rural residential district.
- R-6 District: Suburban residential district (large lot).
- R-7 - R-O District: Residential-office district. *intermediate Rural Residential*
- B-1 District: Neighborhood business district.
- B-2 District: Central business district.
- B-2H District: Central business district (heavy commercial).
- B-3 District: General and strip commercial business district.
- B-4 District: Rural business district.
- I-1 District: Light industrial district.
- I-2 District: Heavy industrial district.
- I-3 District: Rural industrial district.
- W District: Watershed district.
- U District: Unrestricted district.
- D-2 District: Development residential district (two-family).
- D-3 District: Development residential district (general).

SEC. 21-5. SCHEDULE OF DISTRICT REGULATIONS

SEC. 21-5(A) PLI: PUBLIC LANDS AND INSTITUTIONS DISTRICT

The following statement of intent and use regulations shall apply in the PLI District:

- (1) The PLI District is intended to include major open lands and major public and quasi-public institutional uses, including existing land reserves for public and institutional use.
- (2) **Permitted Principal Uses and Structures:**
 - a. Parks, parkways, greenbelts, land reserves and related facilities.
 - b. Golf courses, playgrounds, playfields and the like.
 - c. Zoos, museums, historic and cultural exhibits and the like.
 - d. Water conservation and flood control installations.
 - e. Educational institutions, including public, private or parochial academic schools, colleges and universities.
 - f. Hospitals, sanitariums, children's homes, nursing homes, convalescent homes, homes for the aged, and the like; provided that hospitals or sanitariums for the treatment of drug addicts or alcoholic patients shall be permitted only by special exception.
 - g. Cemeteries.
 - h. Sewer installations and water supply installations.
 - i. Utilities installations.
 - j. Churches and synagogues, along with the customary accessory uses, including parsonages, day nurseries, kindergartens, and meeting rooms, subject to the approval of a site plan by the Planning Commission. (See Sec. 21-6(M)(2) for general site plan requirements.)
 - k. Convents, monasteries and administrative offices of religious organizations.
 - l. Headquarters or administrative offices for such charitable or eleemosynary organizations as Red Cross, Tuberculosis Society, Cancer Society, Boy Scouts, Girl Scouts and similar quasi-public organizations of a non-commercial nature.
- (3) **Permitted Accessory Uses and Structures:**
 - a. Crematoriums and mausoleums as accessory uses to permitted cemeteries.
 - b. Uses and structures which are necessary or desirable adjuncts to permitted principal uses and structures, where such accessory uses and structures are under the management or control of the organization or agency responsible for the permitted principal use or structure.
- (4) **Special Exceptions:**

Subject to the requirements of the special exception provisions of this ordinance, the following uses may be permitted:

 - a. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).
 - b. Oil and gas development, on tracts of not less than 5 acres.
 - c. Commercial farming on tracts of not less than 10 acres, including the storage (at least 50 feet from any property line) of farm equipment used on the same tract.
 - d. Radio and television transmission towers.
 - e. Recreation uses, including commercial recreation uses for a period of time to be determined by the Planning Commission.
 - f. Vocational schools, trade schools, manual training centers and the like.
 - g. Correctional institutions, rehabilitation centers, reformatories and the like.
 - h. Planned unit developments, in accordance with the provisions of Sec. 21-6(M)(9).
- (5) **Prohibited Uses and Structures:**

Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.

Sec. 21-5(A) PLI: PUBLIC LANDS AND INSTITUTIONS DISTRICT (Continued)

(6) Minimum Lot Requirements:

Lot width: 100 ft.

Lot area: 15,000 sq. ft.

(7) Minimum Yard Requirements:

a. Front yard: 25 ft.

b. Side yard: 10 ft.

c. Rear yard: 15 ft.

(8) Maximum Lot Coverage by all Buildings: 30%

(9) Maximum Height of Structures:

Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)a.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be as provided in Sec. 21-6(G).

(12) Loading:

Adequate off-street loading area shall be provided in connection with any permitted use, the minimum of each use to be as provided in Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials.

c. 21-5(B). R-1; R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICTS

The following statement of intent and use regulations shall apply in the R-1 and R-1A Districts:

- (1) These districts are intended as urban and suburban single-family residential areas with low population densities. R-1 and R-1A use regulations are identical, but existing dimensional differences in lot width and area are intended to be preserved. Structures and uses required to serve governmental, educational, religious, non-commercial recreational, and other needs of such areas are permitted within such districts or are permissible as special exceptions subject to restrictions intended to preserve and protect their single-family residential character.

(2) Permitted Principal Uses and Structures:

- a. Single-family dwellings.
- b. Public, private and parochial academic elementary schools.
- c. High schools with primarily academic curriculums, provided that principal access to such schools shall be directly from a street of Arterial I or greater designation upon the Official Street and Highway Plan.
- d. Parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district.
- e. Public branch libraries.

NOT STRUCTURE

(3) Permitted Accessory Uses and Structures:

- a. Home occupations.
- b. Non-commercial greenhouses, gardens, garden sheds and tool sheds; private barbecue pits.
- c. A private garage.
- d. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of Chapter 3 of the Greater Anchorage Area Borough Code of Ordinances.
Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line.
- e. Day nurseries and kindergartens for not more than 10 children, as a home occupation.
- f. Private storage in yards of non-commercial equipment including non-commercial trucks, boats, aircraft, campers or travel trailers in a safe and orderly manner and separated by at least 5 feet from any property line.

(4) Special Exceptions:

Subject to the requirements of the special exception procedures of this ordinance, the following uses may be permitted:

- a. Group housing developments, on sites of at least one acre in area, and not divided by any Arterial II or greater street, provided that an amount of open space per dwelling unit shall be provided which is equivalent to that required for conventional development in the district.
- b. Commercial greenhouses and tree nurseries.
- c. Airstrips and heliports, if adequate approach and noise buffer areas are provided.
- d. Utilities substations.
- e. Nursing homes, convalescent homes and similar institutional uses subject to the provisions of Sec. 21-6(M)(1).
- f. Art schools, music schools, dancing schools and the like.
- g. Churches and synagogues along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms; subject to the provisions of Sec. 21-6(M)(2).
- h. Planned unit development in accordance with the provisions of Sec. 21-6(M)(9).
- i. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).

(5) Prohibited Uses and Structures:

- a. Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.
- b. Storage or use of mobile homes or quonset huts.

Sec. 21-5(B). R-1; R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICTS (Continued)

- c. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

District	Lot Area	Lot Width (ft.)
R-1	6,000	50
R-1A	8,400	70

(7) Minimum Yard Requirements:

Front yard:	20 ft.
Side yard:	5 ft.
Rear yard:	10 ft.

- (8) Maximum Lot Coverage by all Buildings:** 30%.

(9) Maximum Height of Structures:

Except as otherwise provided in this ordinance, no portion of a principal structure shall exceed 2½ stories or 25 feet in height. Accessory buildings shall not exceed 12 feet in height.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)b.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

SEC. 21-5(C). R-2; R-2A; R-2D: TWO-FAMILY RESIDENTIAL DISTRICTS

The following statement of intent and use regulations shall apply in all R-2, R-2A and R-2D Districts:

- (1) R-2, R-2A and R-2D use districts are intended as urban and suburban two-family residential areas with low population densities. R-2, R-2A and R-2D use regulations are identical, but existing dimensional differences in lot width and area are intended to be maintained. Structures and uses required to serve governmental, educational, religious, non-commercial recreational, and other needs of such areas are permitted within such districts or are permissible as Special Exceptions subject to restrictions intended to preserve and protect their residential character.
- (2) **Permitted Principal Uses and Structures:**
 - a. Single-family dwellings.
 - b. Two-family dwellings.
 - c. Public, private and parochial academic elementary schools.
 - d. High schools with primarily academic curriculums, provided that principal access to such schools shall be directly from a street of Arterial I or greater designation upon the Official Street and Highway Plan.
 - e. Parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district.
 - f. Public branch libraries.
- (3) **Permitted Accessory Uses and Structures:**
 - a. Home occupations.
 - b. Non-commercial greenhouses, gardens, garden sheds and tool sheds; private barbecue pits.
 - c. Private garages.
 - d. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of Chapter 3 of the Greater Anchorage Area Borough Code of Ordinances. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line.
 - e. Day nurseries and kindergartens for not more than 10 children, as a home occupation.
 - f. Private storage in yards of non-commercial equipment including non-commercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least 5 feet from any property line.
- (4) **Special Exceptions:**

Subject to the requirements of the special exception procedures of this ordinance, the following uses may be permitted:

 - a. Group housing developments, on sites of at least one acre in area, and not divided by any Arterial II or greater street, provided that an amount of open space per dwelling unit shall be provided which is equivalent to that required for conventional development in the district.
 - b. Commercial greenhouses and tree nurseries.
 - c. Airstrips and heliports, if adequate approach and noise buffer areas are provided.
 - d. Utilities substations.
 - e. Nursing homes, convalescent homes and similar institutional uses subject to the provisions of Sec. 21-6(M)(1).
 - f. Art schools, music schools, dancing schools and the like.
 - g. Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).
 - h. Planned unit development, in accordance with the provisions of Sec. 21-6(M)(9).
 - i. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).
- (5) **Prohibited Uses and Structures:**
 - a. Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.
 - b. Storage or use of mobile homes or quonset huts.

Sec. 21-5(C). R-2; R-2A; R-2D: TWO-FAMILY RESIDENTIAL DISTRICTS (Continued)

- c. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

Use	Lot Area (sq. ft.)	Lot Width (ft.)
a. Single-family dwelling	(R-2 District)	6,000
	(R-2A District)	7,200
	(R-2D District)	6,000
b. Two-family dwelling	(R-2 District)	6,000
	(R-2A District)	8,400
	(R-2D District)	6,000

- c. Residual Lot Area. In any R-2 or D-2 District, where the lot area exceeds the minimum requirements for one or two dwelling units (6,000 sq. ft.), the number of dwelling units permitted on the lot shall be in accordance with the following schedule:

Minimum Lot Area	Number of Dwelling Units
6,000 sq. ft.	1 or 2
8,500 sq. ft.	3
11,000 sq. ft.	4
13,500 sq. ft.	5
16,000 sq. ft.	6
18,000 sq. ft.	7
20,000 sq. ft.	8

All permitted units shall be incorporated into one single structure.

(7) Minimum Yard Requirements:

- Front yard: 20 ft.
- Side yard: 5 ft.
- Rear yard: 10 ft.

(8) Maximum Lot Coverage by all Buildings: 40%.

(9) Maximum Height of Structures:

Except as otherwise provided in this ordinance, no portion of a principal structure shall exceed 2½ stories or 25 feet in height. Accessory buildings shall not exceed 12 feet in height.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)b.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

SEC. 21-5(D). R-3: MULTIPLE-FAMILY RESIDENTIAL DISTRICT

The following statement of intent and use regulations shall apply in the R-3 District:

- (1) The R-3 District is intended to include urban and suburban single-family, two-family and multiple-family residential uses with medium population densities, and uses and structures required to serve governmental, educational, religious, non-commercial recreational and other needs of such areas. The regulations and restrictions in the R-3 District are intended to protect, preserve and enhance the primarily residential character of the district.
- (2) **Permitted Principal Uses and Structures:**
 - a. Single-family dwellings.
 - b. Two-family dwellings.
 - c. Multiple-family dwellings.
 - d. Public, private and parochial academic elementary schools.
 - e. High schools with primarily academic curriculums, provided that principal access to such schools shall be directly from a street of Arterial I or greater designation upon the Official Street and Highway Plan.
 - f. Parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district.
 - g. Public branch libraries.
 - h. Day nurseries and kindergartens.
 - i. Rooming houses.
- (3) **Permitted Accessory Uses and Structures:**
 - a. Home occupations.
 - b. Non-commercial greenhouses, gardens, garden sheds and tool sheds; private barbecue pits.
 - c. Private garages.
 - d. Private storage in yards of non-commercial equipment including non-commercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 5 feet from any property line.
- (4) **Special Exceptions:**

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

 - a. Town houses and row houses built to a common wall at side lot lines subject to the provisions of Sec. 21-6(M)(10)
 - b. Nursing homes, convalescent homes and similar institutional uses subject to the provisions of Sec. 21-6(M)(1).
 - c. Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).
 - d. Utilities substations.
 - e. Mobile home parks on sites of at least two (2) acres, in accordance with the provisions of Sec. 21-6(M)(11).
 - f. Off-street parking spaces or structures in accordance with the provisions of Sec. 21-6(M)(8).
 - g. Museums, historical and cultural exhibits, aquariums, and the like.
 - h. Camper parks.
 - i. Convenience establishments subject to the provisions of Sec. 21-6(M)(3).
 - j. Private clubs and lodges.
 - k. Planned unit development, in accordance with the provisions of Sec. 21-6(M)(9).
 - l. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).
 - m. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of Chapter 3 of the Greater Anchorage Area Borough Code of Ordinances. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line.

SEC. 21-5(D). R-3: MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(5) Prohibited Uses and Structures:

- a. Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.
- b. Storage or use of mobile homes except as provided in this section.
- c. Quonset huts.
- d. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

Use	Lot Area (sq. ft.)	Lot Width (ft.)
a. Single-family dwelling	6,000	50
b. Two-family dwelling	6,000	50
c. 3- and 4-family dwellings	6,000	50
d. 5 or more families	8,500	75

plus 1,000 sq. ft. for each dwelling unit in excess of 5.

(7) Minimum Yard Requirements:

Use	Front Yard* (ft.)	Side Yard (ft.)	Rear Yard (ft.)	Usable Yard (per dwelling unit)
a. Single-family	20	5	10	N/A
b. Two-family	20	5	10	N/A
c. 3- and 4-family	20	10	20	400 sq. ft.
d. 5 or more families	20	10	20	400 sq. ft.

*Provided, however, that no structure shall be built closer than 30 feet from the centerline of any Arterial I; nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.

(8) Maximum Lot Coverage by all Buildings: 40%.

(9) Maximum Height of Structures:

Except as otherwise provided in this ordinance, no building or structure shall exceed three stories or 35 feet in height.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)c.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling use.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials.

SEC. 21-5(E). R-4: MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The following statement of intent and use regulations shall apply in the R-4 District:

- (1) The R-4 District is intended to include urban multiple-family dwelling uses with medium to high residential densities, and uses and structures required to serve governmental, educational, religious, non-commercial recreational and other needs of such areas. The regulations and restrictions in the R-4 District are intended to protect, preserve and enhance the primarily residential character of the district.
- (2) **Permitted Principal Uses and Structures:**
 - a. Single-family dwellings.
 - b. Two-family dwellings.
 - c. Multiple-family dwellings.
 - d. Hotels, motels and motor lodges on sites with a minimum area of 14,000 sq. ft., provided that principal access to such uses shall be directly from streets of Arterial I or greater designation as indicated on the Official Street and Highway Plan.
 - e. Public, private and parochial academic elementary schools.
 - f. High schools with primarily academic curriculums, provided that principal access to such schools shall be directly from a street of Arterial I or greater designation upon the Official Street and Highway Plan.
 - g. Parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district.
 - h. Public branch libraries.
 - i. Day nurseries and kindergartens.
 - j. Rooming houses.
 - k. Private clubs and lodges.
- (3) **Permitted Accessory Uses and Structures:**
 - a. Home occupations.
 - b. Non-commercial greenhouses, gardens, garden sheds and tool sheds; private barbecue pits.
 - c. Private garages.
 - d. Private storage in yards of non-commercial equipment including non-commercial trucks, boats, aircraft, campers, or travel trailers, in a safe and orderly manner and separated by at least 5 feet from any property line.
 - e. Hotels, motels or motor lodges having 20 or more rental units may include personal and professional service establishments and restaurants which are clearly incidental to the operation of the permitted principal use.
- (4) **Special Exceptions:**

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

 - a. Town houses and row houses built to a common wall at side lot lines subject to the provisions of Sec. 21-6(M)(10).
 - b. Nursing homes, convalescent homes and similar institutional uses subject to the provisions of Sec. 21-6(M)(1).
 - c. Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens, and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).
 - d. Utilities substations.
 - e. Mobile home parks on sites of at least two (2) acres, in accordance with the provisions of Sec. 21-6(M)(11).
 - f. Off-street parking spaces or structures in accordance with the provisions of Sec. 21-6(M)(8).
 - g. Museums, historical and cultural exhibits, aquariums, and the like.
 - h. Camper parks.
 - i. Convenience establishments subject to the provisions of Sec. 21-6(M)(9).
 - j. Planned unit development, in accordance with the provisions of Sec. 21-6(M)(3).
 - k. Gasoline service stations, in accordance with the provisions of Sec. 21-6(M)(4).
- (5) **Prohibited Uses and Structures:**
 - a. Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.
 - b. Storage or use of mobile homes except as provided in this section.
 - c. Quonset huts.

Sec. 21-5(E). R-4: MULTIPLE-FAMILY RESIDENTIAL DISTRICT (Continued).

- d. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

	Use	Lot Area (sq. ft.)	Lot Width (ft.)
a.	Single-family dwelling	6,000	50
b.	Two-family dwelling	6,000	50
c.	3-through 6-family dwelling	6,000	50
d.	7-through 10-family dwelling	8,500 plus 750 sq. ft. for each dwelling unit in excess of 7	75
e.	Apartment buildings for 11 or more families on sites having a minimum area of 11,500 sq. ft. and minimum frontage of 100 feet shall be limited by a Floor Area Ratio (F.A.R.)* of 2.0 and shall be subject to the yard requirements of this section.		

* Floor Area Ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (F.A.R. of 2.0 provides for 23,000 gross sq. ft. of building on a lot with an area of 11,500 sq. ft.)

(7) Minimum Yard Requirements:

- a. Front yard: 10 ft.; provided, however, that no structure shall be built closer than 30 ft. from the centerline of any Arterial I; nor closer than 40 ft. from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
- b. Side yard: 5 ft.; provided, however, that where buildings exceed 35 ft. in height, minimum side yards shall be increased one (1) ft. for each 5 ft. in height exceeding 35 ft.
- c. Rear yard: 10 ft.
- d. Multiple-family dwellings shall provide a usable yard area of 100 sq. ft. per dwelling unit.

(8) Maximum Lot Coverage by all Buildings: 50%.

(9) Maximum Height of Structures:

Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)c.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees, or other suitable ground cover materials.

SEC. 21-5(F). R-5: RURAL RESIDENTIAL DISTRICT.

The following statement of intent and use regulations shall apply in the R-5 District:

- (1) The R-5 District is intended to include lands which are developing or will develop for rural residential purposes. The R-5 District is designed to protect and encourage all types of residential development while at the same time retaining a low population density.
- (2) **Permitted Principal Uses and Structures:**
 - a. Single-family, two-family and multiple-family dwellings, including one mobile home.
 - b. Public and private elementary and secondary academic or vocational schools, or trade schools.
 - c. Parks, playgrounds, playfields, public buildings and uses in keeping with the character and requirements of the district.
 - d. Charitable or welfare institutions.
 - e. Nursing homes and convalescent homes.
 - f. Public branch libraries.
 - g. Commercial greenhouses and tree nurseries, including the raising for sale of vegetables, produce, fruit crops, nursery plants, and the like.
- (3) **Permitted Accessory Uses and Structures:**
 - a. Home occupations.
 - b. Non-commercial greenhouses, gardens, garden sheds and tool sheds; private barbecue pits.
 - c. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of Chapter 3 of the Greater Anchorage Area Borough Code of Ordinances. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from any lot line.
 - d. Private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 5 feet from any property line.
 - e. Day nurseries and kindergartens.
- (4) **Special Exceptions:**

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

 - a. Airstrips and heliports.
 - b. Utilities substations.
 - c. Planned unit development, in accordance with the provisions of Sec. 21-6(M)(9).
 - d. Convenience establishments, subject to the provisions of Sec. 21-6(M)(3).
 - e. Natural resource extraction, in accordance with the provisions of Sec. 21-6(M)(5).
 - f. Mobile home park on a site of at least two (2) acres, in accordance with the provisions of Sec. 21-6(M)(11).
 - g. Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens, and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).
- (5) **Prohibited Uses and Structures:**
 - a. Any use or structure not of a character indicated under Permitted Uses and Structures, or permitted by Special Exception.
 - b. Storage in connection with trade, service or manufacturing activities.
 - c. Junk yards.
 - d. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

Sec. 21-5(F). R-5: RURAL RESIDENTIAL DISTRICT (Continued).

(6) Minimum Lot Requirements:

Use	Minimum Square Footage	
	Lot Area	Lot Width
a. Single-family dwellings or one mobile home	7,000	50
b. Two-family dwellings	13,000	100
c. 3-family dwellings	19,000	100
d. 4-family dwellings	25,000	100
e. 5 or more families	30,000	150

plus 5,000 sq. ft. for each dwelling unit in excess of 5.

(7) Minimum Yard Requirements:

Front yard:* 20 ft.
Side yard: 5 ft.
Rear yard: 10 ft.

*Provided, however, that no structure shall be built closer than 30 feet from the centerline of any Arterial I; nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.

(8) Maximum Lot Coverage by all Buildings: 30%.

(9) Maximum Height of Structures:

Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)c.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

SEC. 21-5(G). R-6: SUBURBAN RESIDENTIAL DISTRICT (LARGE LOT).

The following statement of intent and use regulations shall apply in the R-6 District:

- (1) The R-6 District is intended for those land areas where large lots or acreage development is desirable as an adjunct to the more typical urban and suburban residential zoning districts. The R-6 District is designed to encourage low-density residential development while at the same time protecting and enhancing those physical and environmental features which add to the desirability of suburban residential living.
- (2) **Permitted Principal Uses and Structures:**
 - a. Single-family, two-family, and multiple-family dwellings; provided, however, that a mobile home may be used for temporary living quarters for not more than 18 months while the dwelling is being constructed.
 1. Before a mobile home will be permitted, the owner of the property or the person intending to occupy the mobile home shall secure a permit from the Administrative Officer. Such permit shall only be granted upon a signed statement by the permittee that a permanent dwelling will be constructed within 18 months.
 2. In the event that a permitted residential structure is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, a permit may be issued for occupancy of a mobile home during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months.
 3. Only one mobile home during the construction or repair of a permanent dwelling shall be permitted on any parcel of land.
 - b. Public, private and parochial academic elementary and secondary schools.
 - c. Parks, playgrounds, playfields, public buildings, and uses in keeping with the character and requirements of the district.
 - d. The raising of vegetables, produce, fruit crops, nursery plants, and the like, including a temporary stand for the sale of products grown on the premises.
- (3) **Permitted Accessory Uses and Structures:**
 - a. Home occupations.
 - b. Non-commercial greenhouses, gardens, garden sheds and tool sheds; private barbecue pits.
 - c. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of Chapter 3 of the Greater Anchorage Area Borough Code of Ordinances. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 feet from any lot line.
 - d. Private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 25 feet from any property line.
 - e. Day nurseries and kindergartens.
- (4) **Special Exceptions:**

Subject to the requirements of the special exception procedures of this ordinance, the following uses may be permitted:

 - a. Airstrips and heliports.
 - b. Utilities substations.
 - c. Churches and synagogues, along with the customary accessory uses, including parsonages, day nurseries, kindergartens, and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).
 - d. Planned unit development, in accordance with the provisions of Sec. 21-6(M)(9).
 - e. Natural resource extraction for subdivision development only, on tracts of not less than 5 acres, and in accordance with the provisions of Sec. 21-6(M)(5).
- (5) **Prohibited Uses and Structures:**
 - a. Any commercial, industrial or similar use or structure not of a character indicated under Permitted Uses and Structures, or permitted by Special Exception.
 - b. Storage in connection with trade, service or manufacturing activities.
 - c. Quonset huts.
 - d. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

21-5(G). R-6: SUBURBAN RESIDENTIAL DISTRICT (LARGE LOT) (Continued).

(6) Minimum Lot Requirements:

Use	Minimum Requirements*		
	Lot Area (sq. ft.)	Acres	Lot Width (ft.)
a. Single-family dwellings	54,450	1¼	150
b. Two-family dwellings	108,900	2½	200
c. 3-family dwellings	163,350	3¾	250
d. 4-family dwellings	217,800	5	300
e. 5- or more families	261,360	6	350

plus one acre (43,560 sq. ft.) for each dwelling unit in excess of 5.

*Includes ½ the area of abutting dedicated rights-of-way.

(7) Minimum Yard Requirements:

Front yard: 50 ft.

Side yard: 25 ft.

Rear yard: 50 ft.

(8) Maximum Lot Coverage by all Buildings: 30%.

(9) Maximum Height of Structures:

Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)c.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

a. Residential uses: one (1) vehicular parking space for each dwelling unit.

b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, or off-street parking facilities or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials.

Sec. 21-5(H). R-7: INTERMEDIATE RURAL RESIDENTIAL DISTRICT

The following statement of intent and use regulations shall apply in the R-7 District:

- (1) The R-7 District is designed to encourage low-density residential development, and is intended for those land areas where large lot development is desirable as an adjunct to the more typical urban and suburban residential zoning district.
- (2) Permitted Principal Uses and Structures:
 - a. Single-family, two-family, and multiple-family dwellings.
 - b. Public, private and parochial academic elementary schools.
 - c. High schools with primarily academic curriculums, provided that principal access to such schools shall be directly from a street of Arterial I or greater designation upon the Official Street and Highway Plan.
 - d. Parks, playgrounds, playfields, public buildings and uses in keeping with the character and requirements of the district.
- (3) Permitted Accessory Uses and Structures:
 - a. Home occupations.
 - b. Non-commercial greenhouses, gardens, garden sheds and tool sheds; private barbecue pits.
 - c. Private garages.
 - d. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of Chapter 3 of the Greater Anchorage Area Borough Code of Ordinances. Paddocks, stables or similar structures or enclosures which are utilized for keeping of animals other than dogs shall be at least 25 feet from any lot line.
 - e. Day nurseries and kindergartens.
 - f. Private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 25 feet from any property line.
- (4) Special Exceptions:

Subject to the requirements of the special exception procedures of this ordinance, the following uses may be permitted:

 - a. Airstrips and heliports, if adequate approach and noise buffer areas are provided.
 - b. Utilities substations.
 - c. Churches and synagogues, along with the customary accessory uses, including parsonages, day nurseries, kindergartens, and meeting rooms, subject to the provisions of Sec. 21-6(M) (2).
 - d. Planned unit development, in accordance with the provisions of Sec. 21-6(M) (9).
 - e. Natural resource extractions on tracts of not less than 5 acres, and in accordance with the provisions of Sec. 21-6(M) (5).
 - f. Group housing developments, on sites of at least one acre in area, and not divided by any Arterial II or greater street, provided that an amount of open space per dwelling unit shall be provided which is equivalent to that required for conventional development in the district.
 - g. Commercial greenhouses and tree nurseries.
- (5) Prohibited Uses and Structures:
 - a. Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.
 - b. Storage in connection with trade, service or manufacturing activities.
 - c. Storage or use of mobile homes or quonset huts.

Sec. 21-5(H). R-7: INTERMEDIATE RURAL RESIDENTIAL DISTRICT (Continued).

d. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

Use	Minimum Requirements	
	Lot Area (sq. ft.)	Lot Width (ft.)
a. Single-family dwelling	20,000 plus an additional 20,000 sq. ft. for each dwelling unit in excess of one.	120

(7) Minimum Yard Requirements:

- a. Front yard: 25 feet
- b. Side yard: 10 feet
- c. Rear yard: 20 feet

(8) Maximum Lot Coverage by all Buildings: 30%

(9) Maximum Height of Structures: 35 ft. or three stories.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K) (3)c.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses; one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses; as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

SEC. 21-5(I). R-O: RESIDENTIAL-OFFICE DISTRICT.

The following statement of intent and use regulations shall apply in the R-O District:

- (1) The R-O District is intended to include urban and suburban residential and professional office uses that are needed and appropriate in areas undergoing a transition, or in areas where commercial uses might be damaging to established residential neighborhoods.

The R-O District is further intended to provide a mix of low to medium density residential uses with certain specified business, personal and professional services that can function efficiently without generating large volumes of vehicular traffic. The regulations and restrictions in the R-O District are intended to protect, preserve and enhance the residential uses while permitting uses characterized principally by consultative services or executive, administrative or clerical procedures.

- (2) **Permitted Principal Uses and Structures:**

- a. Single-family, two-family and multiple-family dwellings.
- b. Hotels, motels and motor lodges on sites with a minimum area of 14,000 sq. ft. provided that principal access to such uses shall be from streets of Arterial I or greater designation on the Official Street and Highway Plan.
- c. Boarding and lodging houses.
- d. Private clubs and lodges.
- e. Parks, playgrounds and playfields, municipal buildings in keeping with the character of the district.
- f. Museums, historic and cultural exhibits, libraries and the like.
- g. Day nurseries and kindergartens.
- h. Public, private and parochial academic schools.
- i. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, and the like.
- j. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
- k. Accounting, auditing and bookkeeping services.
- l. Engineering, surveying and architectural services.
- m. Attorneys and legal services.
- n. Real estate services and appraisers.
- o. Stock and bond brokerage services.
- p. Insurance services.
- q. Photographic services.
- r. Funeral services; provided, however, that crematoriums are specifically prohibited.
- s. Banks, savings and loan associations, credit unions and similar financial institutions.

- (3) **Permitted Accessory Uses and Structures:**

- a. Accessory uses incidental to any of the principal uses above-listed.
- b. Hotels, motels, or motor lodges having 20 or more rental units may include personal and professional service establishments and restaurants which are clearly incidental to the operation of the permitted principal use.

- (4) **Special Exceptions:**

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

- a. Town houses, row houses and office buildings built to a common wall at side lot lines subject to the provisions of Sec. 21-6(M)(10).
- b. Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).
- c. Utilities substations.
- d. Off-street parking spaces or structures in accordance with the provisions of Sec. 21-6(M)(8).
- e. Planned unit development, in accordance with the provisions of Sec. 21-6(M)(9).

- (5) **Prohibited Uses and Structures:**

- a. Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.
- b. Storage or use of mobile homes or quonset huts.

Sec. 21-5 (I). R-O: RESIDENTIAL-OFFICE DISTRICT (Continued).

- c. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

Use	Lot Area (sq. ft.)	Lot Width (ft.)
a. Single-family dwelling	6,000	50
b. Two-family dwelling	6,000	50
c. 3- through 10-family dwelling	6,000	50
d. Apartment building for 11 or more families on sites having a minimum area of 14,000 sq. ft. and minimum frontage of 100 feet on an Arterial I or greater street shall be limited by a Floor Area Ratio (F.A.R.)* of 2.0 and shall be subject to the yard requirements of this section.		

*Floor Area Ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (F.A.R. of 2.0 provides for 28,000 gross sq. ft. of building on a lot with an area of 14,000 sq. ft.)

- e. All other permitted uses:

- 1. Lot area: 6,000 sq. ft.
- 2. Lot width: 50 ft.

(7) Minimum Yard Requirements:

- a. Front yard: 10 feet; provided, however, that no structure shall be built closer than 30 feet from the centerline of any Arterial I; nor closer than 40 feet from the centerline of any Arterial II, as designated on the Official Street and Highway Plan.
- b. Side yard: Single-family, two-family, and multiple-family dwellings: 5 feet; provided, however, that where buildings exceed 35 feet in height, minimum side yards shall be increased one (1) foot for each 5 feet in height exceeding 35 feet.
All other permitted uses: none; provided, however, that if any side yard is provided, it shall be not less than 5 feet; the purpose being that adjoining buildings shall either directly abut or shall maintain a minimum of 5 feet between such buildings.
- c. Rear yard: 10 feet.
- d. Multiple-family dwellings shall provide a usable yard area of 100 sq. ft. per dwelling unit.

(8) Maximum Lot Coverage by all Buildings:

- a. Single-family, two-family, and multiple-family dwellings: 50%.
- b. All other permitted uses: Unrestricted.

(9) Maximum Height of Structures:

Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)d.

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials.

SEC. 21-5(J). B-1: NEIGHBORHOOD BUSINESS DISTRICT.

The following statement of intent and use regulations shall apply in the B-1 District:

- (1) The B-1 District is intended to serve the daily or frequent needs of the surrounding neighborhood areas for goods and services related to home needs. The district is intended to be compactly designed and oriented towards pedestrian trade and easy pedestrian movements throughout the area. The B-1 District is intended to be located in areas not otherwise served by commercial establishments of the same type.
- (2) **Permitted Principal Uses and Structures:**
 - a. Grocery stores, delicatessens and food specialty shops.
 - b. Meat and seafood markets.
 - c. Retail bakeries.
 - d. Hardware stores.
 - e. Shoe repair shops.
 - f. Bookstores and stationery stores.
 - g. Drug stores.
 - h. Self-service laundry and self-service dry-cleaning shops.
 - i. Beauty shops.
 - j. Barber shops.
 - k. Restaurants, tearooms, cafes and other places serving food or beverages conducted entirely within fully enclosed buildings.
 - l. Knit shops, yarn shops, drygoods, dress-making and notion stores.
 - m. Small appliance repair shops.
 - n. Photography studios, art studios.
 - o. Post offices.
 - p. On-premise dry-cleaning establishments using a perchlorethylene process or similar non-flammable, non-aqueous solvent; provided, however, that large commercial and industrial laundry and dry-cleaning plants are prohibited.
 - q. Laundry and dry-cleaning pickup stations.
 - r. Single-family and two-family dwellings.
 - s. Parks, playgrounds, government buildings in keeping with the character of the district.
 - t. Libraries.
 - u. Medical and dental offices.
- (3) **Permitted Accessory Uses and Structures:**

Accessory uses and structures customarily incidental to any permitted principal use.
- (4) **Special Exceptions:**

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

 - a. Gasoline service stations, subject to the provisions of Sec. 21-6(M)(4).
 - b. Off-street taxi cab stands.
 - c. Drive-in banks with sufficient off-street area for maneuvering and waiting automobiles.
 - d. Utility substations.
 - e. Churches and synagogues, along with the customary accessory uses, including parsonages, day nurseries, kindergartens and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).
 - f. Off-Street parking spaces or structures in accordance with the provisions of Sec. 21-6(G)(8).
 - g. Museums, historical and cultural exhibits, aquariums, and the like.
 - h. Planned unit development, in accordance with the provisions of Sec. 21-6(M)(9).
- (5) **Prohibited Uses and Structures:**
 - a. Drive-in eating establishments.
 - b. Commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like.
 - c. Any use of a kind not permitted in this district, or which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat, or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in the customary manner of operation, or to a degree injurious to the public health, safety, welfare, or convenience.

Sec. 21-5(J). B-1: NEIGHBORHOOD BUSINESS DISTRICT (Continued).

- (6) **Minimum Lot Requirements:**
Lot area: 6,000 sq. ft.
Lot width: 50 ft.
- (7) **Minimum Yard Requirements:**
- a. **Residential uses:**
 - Front yard: 20 ft.
 - Side yard: 5 ft.
 - Rear yard: 10 ft.
 - b. **All other uses:**
 - Front yard: 20 feet; provided, however, that no structure shall be built closer than 30 feet from the centerline of any Arterial I; nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
 - Side yard: 10 feet; where the lot adjoins a residential district boundary; otherwise, none; provided, however, that if any side yard is provided, it shall be not less than 5 feet; the purpose being that adjoining commercial buildings shall either directly abut or shall maintain a minimum of 5 feet between such buildings.
 - Rear yard: 25 feet; where the rear of the lot adjoins a residential district boundary, a sight-obscuring fence not less than 6 feet in height shall be erected and maintained along the rear line that abuts such residential district boundary. In cases where the rear line of the lot abuts an alley or adjoins other land in a business district, the required rear yard shall be 5 feet.
- (8) **Maximum Lot Coverage by all Buildings:** 50%.
- (9) **Maximum Height of Structures:**
Except as otherwise provided in this ordinance, no portion of a principal structure shall exceed 2 stories or 25 feet in height.
- (10) **Signs:**
Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)e.
- (11) **Parking:**
Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:
- a. **Residential uses:** one (1) vehicular parking space for each dwelling unit.
 - b. **All other permitted uses:** as provided in Sec. 21-6(G).
- (12) **Loading:**
Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).
- (13) **Ground Cover:**
All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: concrete or asphaltic compound, gravel, lawn grass, shrubbery, trees or other suitable ground cover materials.

SEC. 21-5(K). B-2: CENTRAL BUSINESS DISTRICT.

The following statement of intent and use regulations shall apply in the B-2 District:

- (1) The B-2 District is intended to protect and enhance the Central Business District Core for efficient performance of its primary function as a metropolitan center for retail, commercial, financial and service facilities; and to discourage uses not requiring a prime central location.
- (2) Permitted Principal Uses and Structures:
 - a. With the exception of public parks and off-street vehicular parking lots, all of the uses listed below shall be conducted within fully enclosed buildings. There shall be no sales, service, storage or display on open lots or outside of buildings.
 - b. Commercial-Wholesale.
 1. Wholesaling, provided, however, that no manufacturing for distribution shall be permitted in connection with such wholesaling.
 2. Business offices of mercantile establishments.
 - c. Commercial-Retail.
 1. Department stores, general merchandise and drygoods stores.
 2. Men's, women's and children's clothing and apparel and shoe stores.
 3. Miscellaneous apparel and accessory shops.
 4. Furriers.
 5. Jewelry stores.
 6. Furniture and home furnishing stores.
 7. Radio, television and music stores.
 8. Household appliance stores.
 9. Hardware and variety stores.
 10. Sporting goods stores and bicycle shops.
 11. Drug stores.
 12. Book stores and stationery stores.
 13. Retail food stores and liquor stores.
 14. Restaurants, tea rooms, cafes and other places serving food and beverages within a fully enclosed building.
 15. Merchandise vending machine stores.
 16. Mail order or catalog sales stores.
 17. Florists.
 18. Tobacco stores.
 19. News dealers and newsstands.
 20. Camera and photographic supply stores.
 21. Gift, novelty and souvenir shops.
 22. Photographic studios.
 23. Art studios, art supplies and picture-framing shops.
 24. Laundry and dry-cleaning pickup stations.
 25. Beauty shops and barber shops.
 26. Shoe repair shops and tailors.
 27. Funeral services; provided, however, that crematoriums are specifically prohibited.
 28. Small appliance repair shops.
 29. Travel agencies, ticket brokers and auto rental agencies.
 30. Auditoriums, libraries, museums, historical and cultural exhibits, and the like.
 31. Motion picture theaters.
 32. Insurance and real estate offices.
 33. Banking and financial institutions.
 34. Business and professional offices.
 35. Medical, health and legal services.
 36. Business service establishments, including commercial printing.
 37. Off-street parking lots, garages.
 38. Taxi-cab dispatching offices.
 39. Hotels and motels.

Sec. 21-5 (K) B-2: CENTRAL BUSINESS DISTRICT (Continued).

- 40. Radio and television studios.
- 41. Employment agencies.
- 42. Retail sales and show rooms.
- 43. On-premise drycleaning establishments using a perchlorethylene process or similar non-flammable, non-aqueous solvent; provided, however, that large commercial and industrial laundry and drycleaning plants shall be prohibited.
- 44. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
- 45. Pet shops.
- c. **Other uses:**
 - 1. Single-family, two-family, multiple-family dwellings and high-rise apartments.
 - 2. Private clubs and lodges.
 - 3. Public parks and buildings.

(3) Permitted Accessory Uses and Structures:

- a. Gasoline service stations and car washes within off-street parking garages accommodating 30 cars or more.
- b. Uses and structures customarily accessory and clearly incidental to permitted Principal Uses and Structures.

(4) Special Exceptions:

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

- a. Utility substations.
- b. Heliports.
- c. Marquees, overpasses and similar substantial projections into public air space, together with any signs to be mounted thereon.
- d. Planned unit developments, in accordance with the provisions of Sec. 21-6(M)(9).
- e. Bus terminals, air passenger terminals with sufficient off-street area for maneuvering, waiting and loading vehicles.
- f. Pawn shops, second-hand shops and auction rooms.
- g. Amusement arcades, pinball parlors, pool and billiard halls and bowling alleys.
- h. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
- i. Gasoline service stations in accordance with the provisions of Sec. 21-6(M)(4).
- j. Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms, subject to the provisions of Sec. 21-6(M)(2).

(5) Prohibited Uses and Structures:

- a. Warehousing or storage except as incidental to a permitted principal use.
- b. Wholesaling, except from sample stocks.
- c. Manufacturing, except articles for sale at retail on the premises.
- d. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat or glare at or beyond any lot line on the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

Residential uses:

Use	Lot Area (sq. ft.)	Lot Width (ft.)
a. Single-family dwelling	6,000	50
b. Two-family dwelling	6,000	50
c. 3-through 10-family dwelling	6,000	50
d. Apartment buildings for 11 or more families on sites having a minimum area of 14,000 sq. ft. and minimum frontage of 100 feet on an Arterial I or greater street shall be limited by a Floor Area Ratio of 2.0 and shall be subject to the yard requirements of this section. (Floor Area Ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. F.A.R. 2.0 provides for 28,000 gross square feet of building on a lot with an area of 14,000 square feet.)		

All other uses: None.

Sec. 21-5(K) B-2: CENTRAL BUSINESS DISTRICT (Continued).

- (7) **Minimum Yard Requirements:**
None; except that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I, nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan, nor closer than 40 feet from the centerline of any street or streets running east and west on which the lot abuts. Further where a lot in this district abuts a lot in any residential district with no intervening street or alley, a side yard or rear yard setback of 5 feet shall be provided along such abutting property lines.
- (8) **Maximum Lot Coverage by all Buildings:** Unrestricted.
- (9) **Maximum Height of Structures:**
Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.
- (10) **Signs:**
Signs shall be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3).
- (11) **Parking:** Unrestricted.
- (12) **Loading:**
Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).
- (13) **Ground Cover:**
All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: concrete or asphaltic compound, gravel, lawn grass, shrubbery, trees or other suitable ground cover materials.

21-5 (L) B-2H: CENTRAL BUSINESS DISTRICT (HEAVY COMMERCIAL).

The following statement of intent and use regulations shall apply in the B-2H District:

- (1) The B-2H District is intended to serve those areas surrounding the Central Business District where retail and wholesale uses are desirable as adjuncts to those uses permitted in the Central Business District, but which do not require a central location.

- (2) Permitted Principal Uses and Structures:

- a. Commercial-Wholesale.

All of the uses listed below shall be conducted within fully enclosed buildings. There shall be no sales, service, storage or display on open lots or outside of buildings.

1. Automotive, aircraft and marine equipment.
2. Drugs, chemicals, and allied products.
3. Drygoods and apparel.
4. Groceries, meats, seafoods, vegetables and related products.
5. Electrical and electronic appliances, parts and equipment.
6. Hardware, plumbing, heating, air conditioning and refrigeration equipment and supplies.
7. Commercial, professional or industrial machinery, equipment and supplies.
8. Miscellaneous wholesalers, including but not limited to tobacco and tobacco products, beer, wine and alcoholic beverages, paper and paper products, furniture and home furnishings, and the like.

- b. Commercial-Retail.

With the exception of gasoline service stations, taxi-cab stands, off-street parking lots and bus terminals, all of the uses listed below shall be conducted within fully enclosed buildings. There shall be no sales, service, storage or display on open lots or outside of buildings.

1. Department stores, general merchandise and dry goods stores.
2. Men's, women's and children's clothing and apparel and shoe stores.
3. Miscellaneous apparel and accessory shops.
4. Furriers.
5. Jewelry stores.
6. Furniture and home furnishing stores.
7. Radio, television and music stores.
8. Household appliance stores.
9. Hardware and variety stores.
10. Sporting goods stores and bicycle shops.
11. Drug stores and proprietary stores.
12. Book stores and stationery stores.
13. Retail food stores and liquor stores.
14. Restaurants, tea rooms, cafes and other places serving food and beverages.
15. Merchandise vending machine stores.
16. Mail order or catalog sales stores.
17. Florists.
18. Tobacco stores.
19. News dealers and newsstands.
20. Camera and photographic supply stores.
21. Gift, novelty and souvenir shops.
22. Photographic studios.
23. Art studios, art supplies and picture-framing shops.
24. Laundry and dry-cleaning pickup stations.
25. Beauty shops and barber shops.
26. Shoe repair shops and tailors.
27. Funeral services; provided, however, that crematoriums are specifically prohibited.
28. Small appliance repair shops.
29. Travel agencies, ticket brokers and auto rental agencies.
30. Auditoriums, libraries, museums, historical and cultural exhibits, and the like.
31. Motion picture theaters.
32. Insurance and real estate offices.

Sec. 21-5(L). B-2H: CENTRAL BUSINESS DISTRICT (HEAVY COMMERCIAL) (Continued).

33. Banking and financial institutions.
34. Business and professional offices.
35. Medical, health and legal services.
36. Business service establishments, including commercial printing.
37. Off-street parking lots, garages.
38. Taxi-cab dispatching offices.
39. Hotels and motels.
40. Radio and television studios.
41. Employment agencies.
42. Retail sales and show rooms.
43. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances, and the like.
44. Plumbing and heating service and equipment dealers.
45. Paint, glass and wallpaper stores.
46. Electrical or electronic appliances, parts and equipment.
47. Direct selling organizations.
48. Gasoline service stations.
49. Aircraft and marine parts and equipment stores.
50. Antique and second-hand stores.
51. Farm equipment and garden supply stores.
52. Mail order houses.
53. Automotive accessories, parts and equipment stores.
54. Automotive repair services and garages.
55. Motor vehicle dealers; new and used.
56. Fur repair and storage.

c. Other uses.

1. Single-family, two-family, multiple-family dwellings and high-rise apartments.
2. Private clubs and lodges.
3. Public parks and buildings.
4. Churches and synagogues, along with the customary accessory uses, including parsonages, day nurseries, kindergartens, and meeting rooms, subject to the approval of a site plan by the Planning Commission. (See Sec. 21-6(M)(2) for general site plan requirements.)
5. Vocational or trade schools.

(3) Permitted Accessory Uses and Structures:

Uses and structures customarily accessory and clearly incidental to Permitted Principal Uses and Structures.

(4) Special Exceptions:

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

- a. Utility substations.
- b. Heliports.
- c. Marquees, overpasses and similar substantial projections into public air space, together with any signs to be mounted thereon.
- d. Planned unit developments, in accordance with the provisions of Sec. 21-6(M)(9).
- e. Bus terminals, air passenger terminals with sufficient off-street area for maneuvering, waiting and loading vehicles.
- f. Pawnshops, secondhand stores, and auction rooms.
- g. Amusement arcades, pinball parlors, pool and billiard halls and bowling alleys.
- h. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.

(5) Prohibited Uses and Structures:

- a. The outdoor display, storage or sale of merchandise or equipment.
- b. Manufacturing, except in connection with and incidental to articles for sale at retail on the premises.
- c. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or

Sec. 21-5(L). B-2H: CENTRAL BUSINESS DISTRICT (HEAVY COMMERCIAL) (Continued).

other particulate matter, toxic, or noxious matter, humidity, heat, or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

(6) Minimum Lot Requirements:

Residential Uses:

Use:	Lot Area (sq. ft.)	Lot Width (ft.)
a. Single-family dwelling	6,000	50
b. Two-family dwelling	6,000	50
c. 3- through 10-family dwelling	6,000	50
d. Apartment buildings for 11 or more families on sites having a minimum area of 14,000 sq. ft. and minimum frontage of 100 feet on an Arterial I or greater street shall be limited by a Floor Area Ratio of 2.0 and shall be subject to the yard requirements of this section. (Floor Area Ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. F.A.R. 2.0 provides for 28,000 gross sq. ft. of building on a lot with an area of 14,000 sq. ft.)		

All other uses: None.

(7) Minimum Yard Requirements:

None; except that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I, nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan, nor closer than 40 feet from the centerline of any street or streets running east and west on which the lot abuts. Further where a lot in this district abuts a lot in any residential district with no intervening street or alley, a side yard or rear yard setback of 5 feet shall be provided along such abutting property lines.

(8) Maximum Lot Coverage by all Buildings: Unrestricted.

(9) Maximum Height of Structures:

Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3).

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: concrete or asphaltic compound, gravel, grass, shrubbery, trees or other suitable ground cover materials.

SEC. 21-5(M) B-3: GENERAL AND STRIP COMMERCIAL BUSINESS DISTRICT.

The following statement of intent and use regulations shall apply in the B-3 District:

- (1) The B-3 District includes those areas which are heavily exposed to automobile traffic and which have been developed with general commercial uses. The district is intended specifically for those areas surrounding major arterial intersections where personal services, convenience goods, and auto-related service facilities are desirable and appropriate land uses. The extension of the B-3 District commercial uses along arterials in a "strip" fashion is to be discouraged.
- (2) **Permitted Principal Uses and Structures:**
 - a. **Commercial-Wholesale.**
 1. Wholesaling and distribution operations, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises, but not to include yards for storage or display of any scrap, junk, salvaged or second-hand materials or for any scrap or salvage operations.
 2. Business offices for mercantile establishments.
 - b. **Commercial-Retail.**
 1. Department stores, general merchandise and dry goods stores.
 2. Men's, women's and children's clothing and apparel and shoe stores.
 3. Miscellaneous apparel and accessory shops.
 4. Furriers.
 5. Jewelry stores.
 6. Furniture and home furnishing stores.
 7. Radio, television and music stores.
 8. Household appliance stores.
 9. Hardware and variety stores.
 10. Sporting goods stores and bicycle shops.
 11. Drug stores.
 12. Book stores and stationery stores.
 13. Retail food stores and liquor stores.
 14. Restaurants, tea rooms, cafes and other places serving food and beverages.
 15. Merchandise vending machine stores.
 16. Catalog sales stores.
 17. Florists.
 18. Tobacco stores.
 19. News dealers and newsstands.
 20. Camera and photographic supply stores.
 21. Gift, novelty and souvenir shops.
 22. Photographic studios.
 23. Art studios, art supplies and picture-framing shops.
 24. Laundry and dry-cleaning establishments.
 25. Beauty shops and barber shops.
 26. Shoe repair shops and tailors.
 27. Funeral services; provided, however, that crematoriums are specifically prohibited.
 28. Small appliance repair shops.
 29. Travel agencies, ticket brokers.
 30. Auditoriums, libraries, museums, historical and cultural exhibits, and the like.
 31. Motion picture theaters.
 32. Insurance and real estate offices.
 33. Banking and financial institutions.
 34. Business and professional offices.
 35. Medical, health and legal services.
 36. Business service establishments, including commercial and job printing.
 37. Off-street parking lots, garages.
 38. Taxi-cab stands and dispatching offices.
 39. Hotels, motels and motor lodges; boarding houses.
 40. Radio and television studios.

Sec. 21-5(M) B-3: GENERAL AND STRIP COMMERCIAL BUSINESS DISTRICT (Continued)

41. Employment agencies.
42. Retail sales and show rooms.
43. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
44. Plumbing and heating service and equipment dealers.
45. Paint, glass and wallpaper stores.
46. Electrical or electronic appliances, parts and equipment.
47. Direct selling organizations.
48. Gasoline service stations.
49. Aircraft and marine parts and equipment stores.
50. Antiques and second-hand stores, including auctions; pawn shops.
51. Farm equipment and garden supply stores.
52. Mail order houses.
53. Automotive accessories, parts and equipment stores.
54. Automotive repair services and garages.
55. Motor vehicle dealers, new and used.
56. Fur repair and storage.
57. Automobile display lots, new and used.
58. Mobile home display lots, new and used.
59. Aircraft and boat display lots, new and used.
60. Motorcycle and snow-machine display lots, new and used.
61. Automobile, truck and trailer rental agencies.
62. Lumber yards and builders supply stores.
63. Fuel dealers.
64. Nurseries.
65. Automobile car washes; self-service and automatic, with sufficient off-street area for maneuvering, waiting and drying automobiles.
66. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
67. Bus terminals, air passenger terminals, with sufficient off-street area for maneuvering and waiting automobiles.
68. Amusement arcades, billiard parlors and bowling alleys.
69. Frozen food lockers.
60. Veterinary clinics and boarding kennels; provided that such activities shall be conducted within a completely enclosed building.

c. Other uses:

1. Multiple-family and high-rise apartments.
2. Private clubs and lodges.
3. Public parks and buildings.
4. Churches and synagogues, along with the customary accessory uses, including parsonages, day nurseries, kindergartens and meeting rooms, subject to the approval of a site plan by the Planning Commission. (See Sec. 21-6(M)(2) for general site plan requirements.)
5. Vocational or trade schools.

(3) Permitted Accessory Uses and Structures:

Uses and structures customarily accessory and clearly incidental to Permitted Principal Uses and Structures.

(4) Special Exceptions:

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

- a. Utility substations.
- b. Heliports.
- c. Marquees, overpasses and similar substantial projections into public air space, together with any signs to be mounted thereon.
- d. Planned unit developments, in accordance with the provisions of Sec. 21-6(M)(9).
- e. Drive-in movie theaters.
- f. Camper parks.

Sec. 21-5(M) B-3: GENERAL AND STRIP COMMERCIAL BUSINESS DISTRICT (Continued).

(5) Prohibited Uses and Structures:

- a. Manufacturing, except in connection with articles for sale at retail on the premises.
- b. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat, or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.
- c. Storage or use of mobile homes.

(6) Minimum Lot Requirements:

Residential uses:

	Use	Lot Area (sq. ft.)	Lot Width (ft.)
a.	3- through 6-family dwelling	6,000	50
b.	7- through 10-family dwelling	8,500 plus 750 sq. ft. for each dwelling unit in excess of 7	75
c.	Apartment buildings for 11 or more families on sites having a minimum area of 14,000 sq. ft. and minimum frontage of 100 feet on an Arterial I or greater street shall be limited by a Floor Area Ratio of 2.0 and shall be subject to the yard requirements of this section. (Floor Area Ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. F.A.R. 2.0 provides for 28,000 gross sq. ft. of building on a lot with an area of 14,000 sq. ft.)		
d.	All other uses: Width: 50 feet. Area: 6,000 sq. ft.		

(7) Minimum Yard Requirements:

- a. Front yard: None; provided, however, that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I, nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
- b. Side yard: 5 feet; where the lot adjoins a residential district boundary, otherwise, none; provided, however, that if any side yard is provided, it shall be not less than 5 feet; the purpose being that adjoining commercial buildings shall either directly abut or shall maintain a minimum of 5 feet between such buildings.
- c. Rear yard: None.

(8) Maximum Coverage of all Buildings: Unrestricted.

(9) Maximum Height of Structures:

Unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3).

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: concrete or asphaltic compound, gravel, lawn grass, shrubbery, trees, or other suitable ground cover materials.

SEC. 21-5(N) B-4: RURAL BUSINESS DISTRICT.

The following statement of intent and use regulations shall apply in the B-4 District:

- (1) The B-4 District is intended to serve the needs of rural residential areas for commercial goods and services. The district is designed for areas around major arterial intersections where residential development may not be appropriate. The B-4 District is not intended as a strip commercial district.
- (2) Permitted Principal Uses and Structures.
 - a. Commercial-Wholesale.
 1. Wholesaling and distribution operations, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises, but not to include yards for storage or display of any scrap, junk, salvaged or second-hand materials or for any scrap or salvage operations.
 2. Business offices for mercantile establishments.
 - b. Commercial-Retail.
 1. General merchandise and dry goods stores.
 2. Men's, women's and children's clothing and shoe stores.
 3. Furriers.
 4. Furniture and home furnishing stores.
 5. Radio, television and music stores.
 6. Household appliance stores.
 7. Hardware and variety stores.
 8. Sporting goods stores and bicycle shops.
 9. Drug stores.
 10. Book stores and stationery stores.
 11. Retail food stores and liquor stores.
 12. Restaurants, cafes and other places serving food and beverages.
 13. Catalog sales stores.
 14. Gift, novelty and souvenir shops.
 15. Photographers.
 16. Laundry and drycleaning establishments.
 17. Beauty shops and barber shops.
 18. Shoe repair shops and tailors.
 19. Small appliance repair shops.
 20. Auditoriums, libraries, museums, historical and cultural exhibits, and the like.
 21. Motion picture theaters, drive-in theaters.
 22. Insurance and real estate offices.
 23. Banking and financial institutions.
 24. Medical, health and legal services.
 25. Business service establishments, including commercial printing.
 26. Hotels, motels, motor lodges, sports lodges.
 27. Plumbing and heating service and equipment dealers.
 28. Paint, glass and wallpaper stores.
 29. Gasoline service stations.
 30. Aircraft and marine parts and equipment stores.
 31. Antiques and second-hand stores, including auctions; pawn shops.
 32. Farm equipment and garden supply stores.
 33. Mail order houses.
 34. Automotive accessories, parts and equipment stores.
 35. Automotive repair services and garages.
 36. Fur repair and storage.
 37. Automobile display lots, new and used.
 38. Mobile home display lots, new and used.
 39. Aircraft and boat display lots, new and used.
 40. Motorcycle and snow-machine display lots, new and used.
 41. Automobile, truck and trailer rental agencies.
 42. Lumber yards and builders' supply stores.

Sec. 21-5(N). B-4: RURAL BUSINESS DISTRICT (Continued).

43. Fuel dealers.
 44. Nurseries.
 45. Automobile car washes; self-service and automatic, with sufficient off-street area for maneuvering, waiting and drying automobiles.
 46. Frozen food lockers.
 47. Utilities substations.
 48. Nursing homes, convalescent homes and similar institutional uses; provided, however that rehabilitation centers, correctional institutions and psychiatric institutions may be permitted only upon a grant of a special exception by the Planning Commission.
 49. Single-family, two-family and multiple-family dwellings.
 50. Veterinary clinics and boarding kennels.
 51. Business and professional offices.
- (3) **Permitted Principal Accessory Uses and Structures:**
Uses and structures clearly incidental and customarily accessory to permitted uses and structures.
- (4) **Special Exceptions:**
Subject to the requirements of the special exception procedures of this ordinance, the following uses may be permitted:
- a. Junk yards, salvage yards and storage yards in accordance with the provisions of Sec. 21-6(M)(6) and/or Sec. 21-6(M)(7).
 - b. Rehabilitation centers, correctional institutions and psychiatric institutions in accordance with the provisions of Sec. 21-6(M)(2).
 - c. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).
 - d. Railroad and motor freight terminals.
 - e. Tanning, curing or storing of raw hides and skins.
 - f. Planned unit developments in accordance with the provisions of Sec. 21-6(M)(9).
 - g. Airstrips and heliports.
- (5) **Prohibited Uses and Structures:**
- a. Any use not of a character as indicated under Permitted Uses and Structures or permitted by Special Exception.
 - b. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation or to a degree injurious to the public health, safety, welfare or convenience.
- (6) **Minimum Lot Requirements:**
- a. Area: 10,000 sq. ft.
 - b. Width: 80 feet
- (7) **Minimum Yard Requirements:**
- a. Front yard: None; except that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I, nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
 - b. Side yard: None.
 - c. Rear yard: None.
- (8) **Maximum Lot Coverage by all Buildings on a Lot:** Unrestricted.
- (9) **Maximum Height of Structures:**
Unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.
- (10) **Signs:**
Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3).
- (11) **Off-Street Parking:**
Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

Sec. 21-5(N) B-4: RURAL BUSINESS DISTRICT (Continued).

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Off-Street Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

All areas not devoted to buildings, structures, drives, walks, or off-street parking facilities or other authorized installations shall be covered with one or more of the following: gravel, concrete or asphaltic compound, lawn grass, shrubbery, trees or other suitable ground cover materials.

Sec. 21-5(O). I-1: LIGHT INDUSTRIAL DISTRICT.

The following statement of intent and use regulations shall apply in the I-1 District:

- (1) The I-1 District is intended primarily for urban and suburban light manufacturing, processing, storage, wholesaling and distribution operations; but also permits limited commercial uses. Regulations are intended to allow efficient use of the land while, at the same time, making the district attractive and compatible for a variety of uses.
- (2) **Permitted Principal Uses and Structures:**
 - a. **Commercial.**
 1. Wholesaling and distribution operations.
 2. Mercantile establishments.
 3. General merchandise and dry goods stores.
 4. Wholesale fur dealers, repair and storage.
 5. Wholesale and retail furniture and home furnishing stores.
 6. Wholesale and retail radio and television stores.
 7. Wholesale and retail household appliance stores.
 8. Wholesale, industrial and retail hardware stores.
 9. Drug stores and pharmaceutical supply houses.
 10. Retail food stores and liquor stores.
 11. Restaurants, cafes and other places serving food and beverages.
 12. Merchandise vending machines sales and service.
 13. Wholesale and retail camera and photographic supply houses.
 14. Barber shops.
 15. Shoe repair shops.
 16. Small appliance repair shops.
 17. Insurance and real estate offices.
 18. Banking and financial institutions.
 19. Business and professional offices.
 20. Business service establishments, including commercial and job printing.
 21. Off-street parking lots, garages.
 22. Taxi-cab stands and dispatching offices.
 23. Employment agencies.
 24. Retail or wholesale sales and show rooms.
 25. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 26. Plumbing and heating service and equipment dealers.
 27. Paint, glass and wallpaper stores.
 28. Electrical or electronic appliances, parts and equipment.
 29. Direct selling organizations.
 30. Gasoline service stations.
 31. Aircraft and marine parts and equipment stores.
 32. Antique and second-hand stores, including auctions; pawn shops.
 33. Farm equipment and garden supply stores.
 34. Automotive accessories, parts and equipment stores.
 35. Automotive repair services and garages.
 36. Automobile display lots, new and used.
 37. Mobile home display lots, new and used.
 38. Aircraft and boat display lots, new and used.
 39. Motorcycle and snow-machine display lots, new and used.
 40. Automobile, truck and trailer rental agencies.
 41. Lumber yards and builders' supply and storage.
 42. Fuel dealers.
 43. Plant nurseries.
 44. Automobile car washes.
 45. Bus terminals, air passenger terminals.

Sec. 21-5(O) I-1: LIGHT INDUSTRIAL DISTRICT (Continued).

46. Amusement arcades, billiard parlors and bowling alleys.
 47. Frozen food lockers.
 48. Funeral services, including crematoriums.
 - b. Industrial.
 1. Airplane, automobile, or truck assembly, remodeling or repair.
 2. Beverage manufacture, including breweries.
 3. Boat building.
 4. Cabinet shops.
 5. Cleaning, laundry or dyeing plants.
 6. Machine or blacksmith shops.
 7. Manufacture, service or repair of light consumer goods such as appliances, batteries, furniture, garments or tires.
 8. Metal working or welding shops.
 9. Motor freight terminals.
 10. Paint shops.
 11. Steel fabrication shops or yards.
 12. Vocational or trade schools.
 13. Utility installations.
 14. Warehousing; provided, however, that:
 - (i) Any open storage or repair yard, excluding yards for orderly display of new or reconditioned heavy equipment, shall be entirely enclosed within a fence at least 8 feet high. The fence shall be of chain link, concrete block or other appropriate construction approved by the Administrative Official. The fence shall be maintained in a sound and orderly condition, and shall be kept free of any advertising matter other than signs permitted by this ordinance.
 - (ii) No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic, or noxious matter, humidity, heat or glare, at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or a degree injurious to the public health, safety or welfare.
- (3) **Permitted Accessory Uses and Structures:**
- a. Uses and structures customarily accessory and clearly incidental to Permitted Principal Uses and Structures.
 - b. In the same structure as a Permitted Principal Use, one dwelling unit may be occupied as an accessory use.
- (4) **Special Exceptions:**
- Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:
- a. Group housing developments on sites of at least 10 acres in area and not divided by any Arterial II or greater street, subject to the provisions of the R-3 District regarding Principal Uses and Structures and Usable Yards.
 - b. Mobile home parks on sites of at least 10 acres in area, in accordance with the provisions of Sec. 21-6(M)(11).
 - c. Airstrips and heliports.
 - d. Planned unit developments in accordance with the provisions of Sec. 21-6(M)(9).
 - e. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).
 - f. Camper parks.
 - g. Marquees, overpasses and similar substantial projections into public air space, together with any signs to be mounted thereon.
- (5) **Prohibited Uses and Structures:**
- a. Dwellings, except as provided under Permitted Accessory Uses and Structures and under Special Exceptions.
 - b. Junk yards.
 - c. Manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine, or varnish, charcoal, distilled products.
 - d. Manufacture, service or repair of railroad equipment.
 - e. Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil.
 - f. Asphalt batching plants and hot-mix plants.

Sec. 21-5(O). I-1: LIGHT INDUSTRIAL DISTRICT (Continued).

(6) Minimum Lot Requirements:

Area: 6,000 sq. ft.

Width: 50 feet

(7) Minimum Yard Requirements:

a. Front yard: None; provided, however, that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I, nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.

b. Side and rear yard: None, except that where a lot adjoins a residential district, a side or rear yard shall be provided equal to that required in the adjoining residential district. If a side or rear yard is provided elsewhere, it shall be not less than 5 feet in width.

(8) Maximum Lot Coverage by all Buildings: Unrestricted.

(9) Maximum Height of Structures:

Unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches, and provided further that within 50 feet of any residential district boundary, no portion of any structure shall exceed the pertinent height limitations of the residential district.

(10) Signs:

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3).

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be as provided in Sec. 21-6(G).

(12) Loading:

Off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

SEC. 21-5(P). I-2: HEAVY INDUSTRIAL DISTRICT.

The following statement of intent and use regulations shall apply in the I-2 District:

- (1) The I-2 District is intended primarily for heavy manufacturing, storage, major shipping terminals and other related uses. Also permitted in the district are uses generally permitted in commercial districts.
- (2) **Permitted Principal Uses and Structures:**

Any legal business, commercial, manufacturing or industrial land use: provided, however, that residential uses including dwellings, rooming, boarding or lodging houses, apartment buildings, hotels or motels are prohibited. Provided further, that no use shall be constructed or operated so as to cause excessive noise, vibrations, smoke, dust or humidity, heat or glare at or beyond any boundary of the I-2 district in which it is located. "Excessive" is defined for these purposes as a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or a degree injurious to the public health, safety, welfare, or convenience.
- (3) **Permitted Accessory Uses and Structures:**
 - a. Uses and structures customarily accessory and clearly incidental to Permitted Principal Uses and Structures.
 - b. In the same structure as a Permitted Principal Use, one dwelling unit may be occupied as an accessory use.
- (4) **Special Exceptions:**

Subject to the requirements of the special exception procedure of this ordinance the following uses may be permitted:

 - a. Junk yards and salvage yards, in accordance with the provisions of the controlling ordinance (Chapter 10, G.A.A.B. Code; Chapter 13A, City of Anchorage Code).
 - b. Airstrips and heliports.
 - c. Planned unit developments in accordance with the provisions of Sec. 21-6(M)(9).
 - d. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).
- (5) **Prohibited Uses and Structures:**
 - a. Dwellings except as provided under Permitted Accessory Uses and Structures.
 - b. Hotels, motels, rooming or lodging houses, mobile home parks.
- (6) **Minimum Lot Requirements:**

Area: 6,000 sq. ft.
Width: 50 ft.
- (7) **Minimum Yard Requirements:**
 - a. Front yard: None; provided, however, that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I, nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
 - b. Side and rear yard: None, except that where a lot adjoins a residential district, a side or rear yard shall be provided equal to two (2) times that required in the adjoining residential district. If a side or rear yard is provided elsewhere, it shall be not less than 5 feet in width.
- (8) **Maximum Lot Coverage by all Buildings:** Unrestricted.
- (9) **Maximum Height of Structures:**

Unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches, and provided further that within 50 feet of any residential district boundary, no portion of any structure shall exceed the pertinent height limitations of the residential district.
- (10) **Signs:**

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3).
- (11) **Parking:**

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be as provided in Sec. 21-6(G).
- (12) **Loading:**

Off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

SEC. 21-5(Q) I-3: RURAL INDUSTRIAL DISTRICT.

- (1) The I-3 District is intended for certain rural areas which, because of their topography, soil condition, location, or any combination of these factors, are better suited for industrial rather than residential or commercial development.
- (2) **Permitted Principal Uses and Structures:**
 - a. Any legal business, commercial, manufacturing or industrial land use; provided, however, that residential uses including dwellings, rooming/boarding, or lodging houses, apartment buildings, hotels or motels are prohibited. Provided further, that no use shall be constructed or operated so as to cause excessive noise, vibrations, smoke, dust or humidity, heat or glare at or beyond any boundary of the I-3 District in which it is located. "Excessive" is defined for these purposes as a degree exceeding that caused in their customary manner of operation by uses permitted in the I-3 District, or a degree injurious to the public health, safety, welfare or convenience.
 - b. Natural resource extraction on tracts of not less than 5 acres in area in accordance with the provisions of Sec. 21-6(M)(5).
- (3) **Permitted Accessory Uses and Structures:**
 - a. Uses and structures customarily accessory and clearly incidental to Permitted Principal Uses and Structures.
 - b. In the same structure as a Permitted Principal Use, one dwelling unit may be occupied as an accessory use.
- (4) **Special Exceptions:**

Subject to the requirements of the Special Exception provisions of this ordinance, the following uses may be permitted:

 - a. Junk yards and salvage yards, in accordance with the provisions of the controlling ordinance (Chapter 10, Greater Anchorage Area Borough Code; Chapter 13A, City of Anchorage Code).
 - b. Airports and heliports.
 - c. Planned unit developments in accordance with the provisions of Sec. 21-6(M)(9).
 - d. Tanning, curing, processing or storing of raw hides and skins.
 - e. Garbage, offal, dead animal or refuse incineration, reduction or dumping, subject to the Greater Anchorage Area Borough Code; Chapter 9.
 - f. Oil and gas development on tracts of not less than 5 acres.
- (5) **Prohibited Uses and Structures:**
 - a. Single-family dwellings except as provided in Sec. 21-5(Q)(3).
 - b. Two-family and multiple-family dwellings.
 - c. Hotels, motels, rooming and lodging houses, and the like.
 - d. Mobile home parks.
 - e. Noxious, injurious or hazardous uses.
- (6) **Minimum Lot Requirements:**

Area: 2 acres
Width: 100 feet
- (7) **Minimum Yard Requirements:**
 - a. Front yard: None; provided, however, that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I, nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
 - b. Side yard:
Rear yard: None; except that where a lot adjoins a residential district, a side or rear yard shall be provided equal to two (2) times that required in the adjoining residential district. If a side or rear yard is provided elsewhere, it shall be not less than 5 feet in width.
- (8) **Maximum Lot Coverage by all Buildings:** Unrestricted.
- (9) **Maximum Height of Structures:**

Unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches, and provided further than within 50 feet of any residential district boundary, no portion of any structure shall exceed the pertinent height limitations of the residential district.
- (10) **Signs:**

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3).
- (11) **Parking:**

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be as provided in Sec. 21-6(G).

c. 21-5(Q). I-3: RURAL INDUSTRIAL DISTRICT (Continued).

(12) Loading:

Off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

SEC. 21-5(R) W: WATERSHED DISTRICT.

The following statement of intent and use regulations shall apply in the W District:

- (1) This district is intended to preserve and protect the potable water reserves available to Anchorage in the Chugach Range east of the metropolitan area. The major responsibility in the management of watershed areas is the control of those factors liable to contaminate or pollute the water. Agricultural, residential, commercial, industrial, or other urban land uses are incompatible with the concept of watershed conservation.
- (2) **Permitted Principal Uses and Structures:**
 - a. Water reservoirs.
 - b. Water treatment plants.
 - c. Water pumping stations.
 - d. Water transmission lines.
 - e. Snow and water gauging stations.
 - f. High voltage transmission lines.
- (3) **Permitted Accessory Uses and Structures:**

Customary uses and buildings accessory to the principal uses, including but not limited to power lines and access roads.
- (4) **Special Exceptions:**

Subject to the requirements of the special exception procedures of this ordinance, certain uses, other than those listed under Permitted Principal Uses and Structures, may be permitted under the grant of a Special Exception by the Planning Commission.

In determining whether to grant an exception, the Planning Commission shall:

 - a. Examine the petitioner's proposal for its impact on ground water supplies and stream pollution, the effects of land development on surface water runoff and erosion, and the alteration of natural drainage patterns.
 - b. Solicit the technical advice of affected and knowledgeable public agencies, including but not limited to the City of Anchorage Water Department, the U.S. Soil Conservation Service, the U.S. Geological Survey, the U.S. Corps of Engineers, the Greater Anchorage Area Borough Health Department, the U.S. Bureau of Land Management, and the State of Alaska Division of Lands.
 - c. Impose any conditions that it deems reasonable for attainment of the objectives of this district.

In addition, the Commission may require the petitioner to submit engineering and other technical studies that will show the impact of proposed development on the hydrology of the affected area within the water district.
- (5) **Prohibited Uses and Structures:**

Any use or structure not specifically permitted under Permitted Uses or Accessory Uses or permitted by the Planning Commission as a Special Exception is expressly prohibited.
- (6) **Minimum Lot Requirements:** None.
- (7) **Minimum Yard Requirements:** None.
- (8) **Maximum Lot Coverage by all Buildings:** None.
- (9) **Maximum Height of Structures:**

Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.
- (10) **Signs:**

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)h.

SEC. 21-5(S). U: UNRESTRICTED DISTRICT.

The following statement of intent and use regulations shall apply in the U District:

- (1) This district is intended to include suburban and rural areas that, because of location in relationship to other development, topography or soil conditions, are not developing and are not expected to develop in the immediate future along definitive land-use lines. The permitted uses in these districts are intended to be as flexible and liberal as possible consistent with protection from noxious, injurious, hazardous or grossly incompatible uses.
As development patterns start to emerge within these areas and the sophistication of their protection becomes more critical to the general public interest, it is anticipated that such lands within the U Districts will be proposed for more restrictive zoning classifications.
- (2) **Permitted Principal Uses and Structures:**
Residential, business, commercial, industrial, public or quasi-public uses except those prohibited uses specified in Sec. 21-5(~~R~~)(5), and those permitted only by Special Exception as specified in Sec. 21-5(~~R~~)(4).
- (3) **Permitted^S Accessory Uses and Structures:**
Accessory uses and structures customarily incidental to any Permitted Principal Use. S
- (4) **Special Exceptions:**
Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:
 - a. Mobile home parks, subject to the provisions of Sec. 21-6(M)(11).
 - b. Junk yards, automobile wrecking yards and salvage yards; subject to the provisions of Chapter 10 (Junk Yards) of the Code of Ordinances of the Greater Anchorage Area Borough.
 - c. Noxious, injurious, or hazardous uses, as defined in Sec. 21-5(~~R~~)(5); provided, however, that the Planning Commission may grant a Special Exception for such uses when it finds that the public health, safety, welfare and convenience will be adequately protected by location, topography, fencing, buffering, or by observation of protective performance standards that effectively remove the proposed use from classification as a nuisance.
 - d. Natural resource extraction, subject to the provisions of Sec. 21-6(M)(5).
- (5) **Prohibited Uses:**
 - a. Noxious, injurious or hazardous uses; which are defined as any use that may be noxious, injurious, or hazardous to surrounding property or persons by reason of the production or emission of dust, smoke, refuse matter, odor, gas fumes, noise, vibration, or similar substances or conditions, or the production or storage of explosive materials.
 - b. Any use or structure not of a character indicated under Permitted Uses and Structures or permitted as a Special Exception.
- (6) **Minimum Lot Requirements:**
Area: 7,000 sq. ft.
Width: 50 feet
- (7) **Minimum Yard Requirements:**
None; provided, however, that no structure shall be constructed closer than 30 feet from the centerline of any Arterial I; nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
- (8) **Maximum Lot Coverage:** Unrestricted.
- (9) **Maximum Height of Structures:**
Unrestricted; except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.
- (10) **Signs:**
Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)i.
- (11) **Parking:**
Adequate off-street parking facilities shall be provided in connection with any permitted use; the minimum for each use to be as provided in Sec. 21-6(G).
- (12) **Loading:**
Unrestricted, except that commercial and industrial uses shall provide off-street loading facilities as specified in Sec. 21-6(H).

SEC. 21-5(T) D-2; D-3: RESIDENTIAL DEVELOPMENT DISTRICTS.

The following statement of intent and use regulations shall apply in the D-2 and D-3 Districts:

- (1) The "D" classification is intended to be applied to substantial tracts of urban or suburban land which are planned for eventual residential use, but have lagged behind the general development of the area in which they are located. The purpose of this classification is to permit the developer a maximum freedom to employ modern residential building and site planning ideas, and yet to assure a standard of development at least as high as in the corresponding R-2 and R-3 Districts. It is also intended to encourage the proper utilization of land so as to achieve reasonable efficiency in the use of public utilities, streets and other facilities.

Public and institutional uses are permitted, but only on major streets and subject to large yard requirements. A variety of temporary uses may be permitted by Special Exception where permanent development is not imminently anticipated.

Residential densities are similar to the R-2 and R-3 Districts but buildings may be placed more freely on the lot, so long as the proper lot area, visibility at driveways, and usable yards are provided.

- (2) **Permitted Principal Uses and Structures:**

D-2 District uses are the same as R-2 District uses, Sec. 21-5(C)(2). D-3 District uses are the same as R-3 District uses, Sec. 21-5(D)(2). In addition, all uses permitted in PLI Districts are permitted in "D" districts provided that principal access to uses permitted shall be directly from streets of Arterial I or greater designation upon the Official Street and Highway Plan, and provided further that all restrictions applying in PLI Districts shall be observed.

- (3) **Permitted Accessory Uses and Structures:**

D-2: same as Sec. 21-5(C)(3).

D-3: same as Sec. 21-5(D)(3).

- (4) **Special Exceptions:**

Subject to the requirements of the Special Exception procedures of this ordinance, the following uses may be permitted:

D-2: same as R-2 under Sec. 21-5(C)(4).

D-3: same as R-3 under Sec. 21-5(D)(4).

In addition, exceptions may be granted in the D-2 and D-3 Districts for the following:

- a. Natural resource extraction on tracts of not less than 5 acres, in accordance with the provisions of Sec. 21-6(M)(5).
- b. Commercial farming on tracts of 10 acres or more, including the storage, at least 50 feet from any property line, of farm equipment, used on the same tract.
- c. Radio and television transmission towers.
- d. Open recreation uses, including commercial recreation uses, for the period of time to be determined by the Planning Commission.
- e. Planned unit development in accordance with the provisions of Sec. 21-6(M)(9).

- (5) **Prohibited Uses and Structures:**

D-2 District: same as R-2 under Sec. 21-5(C)(5).

D-3 District: same as R-3 under Sec. 21-5(D)(5).

- (6) **Minimum Lot Requirements:**

D-2 District: same as R-2 under Sec. 21-5(C)(6).

D-3 District: same as R-3 under Sec. 21-5(D)(6).

- (7) **Minimum Yard Requirements:**

D-2: same as R-2 under Sec. 21-5(C)(7).

D-3: same as R-3 under Sec. 21-5(D)(7).

- (8) **Maximum Lot Coverage by all Buildings: 40%.**

- (9) **Maximum Height of Structures:**

Except as otherwise provided in this ordinance, no portion of a principal structure shall exceed 3 stories or 35 feet in height. Accessory buildings shall not exceed 12 feet in height.

- (10) **Signs:**

Signs may be allowed in connection with any permitted use, subject to the provisions of Sec. 21-6(K)(3)c.

c. 21-5(T) D-2; D-3: RESIDENTIAL DEVELOPMENT DISTRICTS (Continued)

(11) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- a. Residential uses: one (1) vehicular parking space for each dwelling unit.
- b. All other permitted uses: as provided in Sec. 21-6(G).

(12) Loading:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).

(13) Ground Cover:

D-2: Unrestricted.

D-3: All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials.

SEC. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS.

In addition to regulations indicated for individual districts in the Schedule of District Regulations, the regulations below apply in individual districts, groups of districts, or all districts as indicated:

(A) **VISIBILITY AT INTERSECTIONS.**

On corner lots in residential and industrial districts, no fence, wall, hedge, or other planting or structure that will impede visibility between a height of 2 feet 6 inches and 8 feet above the centerline grades of the intersecting streets shall be erected, planted, placed or maintained, and no vehicle so impeding visibility shall be parked within the triangular area formed by the right-of-way lines at such corner lots and a straight line joining said right-of-way lines at points which are 30 feet distant from the intersection of the right-of-way lines and measured along such lines. If the relation of the surface of the lot to the streets is such that visibility is already obscured, nothing shall be done to increase the impediment to visibility within the vertical and horizontal limits set forth above.

(B) **ACCESSORY BUILDINGS.**

No accessory building shall be erected in any required yard except that buildings accessory to a residential use may be erected in any required rear yard which is adjacent to an alley. No separate accessory building shall be erected closer than 10 feet to any principal or accessory building.

(C) **BUILDINGS TO HAVE ACCESS.**

Every building shall be on a lot abutting on a public street with principal access to such street or with access to a private street approved by the Fire, Public Works, Traffic Engineering and Planning Departments.

(D) **HEIGHT REGULATIONS.**

The height limitations contained in this ordinance do not apply to spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housing, or other structures placed above the roof level; provided, however, that no structure or portion of any structure hereafter erected shall interfere with Federal Aviation Administration Regulations on airport approaches.

(E) **FALL-OUT SHELTERS.**

Fall-out shelters are defined as structures or portions of structures intended to provide protection to human life during periods of danger to human life from nuclear fall-out, air raids, storms, or other emergencies, permitted as principal or accessory uses and structures in any district, subject to the yard and lot coverage regulations of the district. Such shelters may be contained in other structures or may be constructed separately, and in addition to shelter use, may only be used for a principal or accessory use permitted in the district, subject to the district regulations on such use. The area of underground fall-out shelter less than 30 inches above the finished lot grade shall not be included in computation of lot coverage by all buildings. No shelter shall be permitted in any required front yard unless it is located entirely below the general ground level of the finished lot grade, except for air vents, radio antennas and other additions not constituting material impediments to vision, and is entirely covered with landscaping appropriate to the rest of the front yard.

(1) **Special Exceptions Permitting Construction of Joint Fall-Out Shelters:**

The Planning Commission may, as a Special Exception, permit construction of joint shelters by two or more property owners. Where such joint shelters are permitted, the Commission may waive the side and rear yard requirements on the property or properties directly involved in the construction of the joint shelter to the extent necessary to permit practical and efficient location and construction; provided, however, that side and rear yard requirements shall be met where property involved in the joint proposal abuts or adjoins property not included in the proposal.

(F) **PROJECTIONS INTO REQUIRED YARDS.**

The following structures may project into required front, side or rear yards as specified below and shall not be considered in determining lot coverage:

- (1) Paved terraces may project into required front, side or rear yards provided that no structures placed there shall violate other requirements of this ordinance.
- (2) Unroofed landings and stairs may project into required front and rear yards only, provided that no portion other than a light handrail shall extend higher than 16 inches above the finished grade level.
- (3) Window sills, belt courses, cornices, eaves and similar incidental architectural features may project not more than 2 feet into any required yard.
- (4) Open fire escapes may project not more than 4 feet, 6 inches into any required yard.
- (5) A private garage or carport may project into a required rear yard abutting a public alley.

(G) **OFF-STREET PARKING REQUIREMENTS.**

- (1) After the effective date of this ordinance, in all use districts except the B-2 District, the following parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building which

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

is erected, enlarged, or altered for use for any of the following purposes. Any property against which local improvement assessments have been levied by the City for the construction of public off-street parking shall be exempted from providing and maintaining one space for each 100 sq. ft. of property so assessed.

- a. Dwellings, apartment buildings, motels, motor lodges and tourist courts — at least one parking space for each dwelling unit in the building or buildings.
- b. Rooming and boarding houses — at least one parking space for every three guest rooms.
- c. Hotels — at least one parking space for every 6 guest rooms.
- d. Auditoria, churches and synagogues, dance halls, exhibition halls, restaurants, skating rinks, taverns, theaters and other places of public assembly — at least one parking space for each 5 seats based on maximum seating capacity; or one parking space for each 5 occupants based on maximum capacity as calculated under the provisions of the Uniform Building Code.
- e. Hospitals, sanitarium, nursing homes, convalescent homes, and similar institutions — at least one parking space for each 4 beds based on maximum capacity.
- f. Food stores, grocery stores and retail trade shopping centers — at least one parking space for each 200 feet of gross floor area in the building or buildings.
- g. Other retail establishments, clinics, professional and business offices — at least one parking space for each 300 sq. ft. of gross floor area in the building or buildings.
- h. Wholesale stores, mercantile establishments, warehouses, and storage buildings — at least one parking space for each 3 employees, but not less than 2 parking spaces for any one such use.
- i. Industrial and manufacturing establishments in which there are five or more employees — at least one parking space for each 400 sq. ft. of gross floor area; or one parking space for every 3 employees, whichever results in the larger number of parking spaces.
- j. Repair garages and gasoline service stations — at least 4 parking spaces for each service stall; provided that all vehicles in the custody of the operator of the business for the purpose of service, repair or storage shall be stored on the premises or on a separate off-street parking lot or building.

- (2) In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be the same as the above-mentioned use which, in the opinion of the Administrative Official, is most similar to the use not specifically mentioned.
- (3) In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately.
- (4) For all residential uses, any required parking space shall be not less than 8 feet wide and 20 feet long. Parking areas for business, professional, industrial and public assembly uses as required above shall have a gross area of not less than 350 sq. ft. per vehicle. An uncovered private parking area may occupy any yard required by this ordinance.
- (5) All parking spaces provided shall be on the same lot with the main building it serves or on an abutting lot, except that the Board of Examiners and Appeals by variance may permit the parking spaces to be on any lot within 300 feet of the building, if it determines that it is impractical to provide parking on the same or an abutting lot.
- (6) Spaces which only meet the requirements of one establishment may serve more than one establishment on the same parking lot, provided that sufficient evidence is presented which shows that the normal hours of operation of such establishments do not overlap.
- (7) Design and location of entry and exit to required off-street parking areas shall be subject to the approval of the Traffic Engineer.

(H) OFF-STREET LOADING REQUIREMENTS.

No building or structure shall be erected, nor shall an existing building or structure be altered in any use district so as to increase its gross floor area to an amount exceeding 25% more than its existing gross floor area at the time of passage of this ordinance, without prior provision for off-street loading space in conformance with the following minimum requirements:

- (1) Types of loading berths:

Required off-street loading space shall be provided in berths which conform to the following minimum specifications:

- a. Type "A" berths shall be at least 60 feet long by 10 feet wide by 14 feet 6 inches high, inside dimensions.
- b. Type "B" berths shall be at least 30 feet long by 10 feet wide by 14 feet 6 inches high, inside dimensions.
- c. Type "C" berths shall be located in the rear of a lot and utilize part of an adjacent alley. The building setback shall be a minimum of 5 feet from the property line along the alley for the entire width of the lot.

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

(2) Number of loading spaces required:

The following numbers and types of berths shall be provided for the specified uses; provided, however, that in any B-2 District, one Type "C" berth may be substituted for one Type "B" berth. The uses specified below shall include all structures designed, intended or arranged for such use.

Use	Aggregate Gross Floor Area (sq. ft.)	Berths Required	Type
a. Freight terminals,	12,000 - 36,000	1	A
railroad yards,	36,000 - 60,000	2	A
industrial plants,	60,000 - 100,000	3	A
manufacturing or wholesale establishments, warehouses.	each additional 50,000 or fraction thereof	1 additional	A
b. Auditoriums, motel	25,000 - 150,000	1	B
convention halls,	150,000 - 400,000	2	B
multi-family dwellings or sports arenas	each additional 250,000 or fraction thereof	1 additional	B
c. Hospitals, nursing homes, sanitoriums, convalescent homes and similar institutional uses.	10,000 - 100,000	1	B
	over - 100,000	2	B
d. Department stores, retail establishments, restaurants, funeral homes, and commercial establishments not otherwise specified	7,000 - 24,000	1	B
	24,000 - 50,000	2	B
	50,000 - 100,000	3	B
	over - 100,000	1 additional	B
	each additional 50,000 or major fraction thereof		
e. Hotels or office buildings	25,000 - 40,000	1	B
	40,000 - 100,000	2	B
	each additional 100,000 or major fraction thereof	1 additional	B
f. Schools	Over 14,000	1	B

(3) Uses not specifically mentioned:

In the case of a use not specifically mentioned, the requirements for off-street loading facilities shall be the same as the above-mentioned use which, in the opinion of the Administrative Official is most similar to the use not specifically mentioned.

(4) Concurrent different uses:

When any proposed structure will be used concurrently for different purposes, final determination of loading requirements will be made by the Administrative Official; but in no event shall the loading requirements be less than the total requirement for each use based upon its aggregate gross floor area.

(5) Location of required loading facilities:

The off-street loading facilities required for the uses mentioned in this ordinance shall be in all cases on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements.

(6) Manner of using loading areas:

No space for loading or unloading of vehicles shall be so located that a vehicle using such loading space projects into any public street, except in the case of Type "C" berths. Loading space shall be provided with access to an alley, or if no alley adjoins the lot, with access to a street. Any required front, side or rear yard may be used for loading unless otherwise prohibited by this ordinance. Design and location of entrances and exits for required off-street loading areas shall be subject to the approval of the Traffic Engineer.

(7) Modification of requirements:

The Traffic Engineer may modify the off-street loading requirements as they apply to any individual case only for good cause shown, and he shall set reasonable safeguards and conditions to insure that any such modification conforms to the intent of this ordinance. Modification may be granted if it is demonstrated to

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

the satisfaction of the Traffic Engineer that loading operations of the use or structure in question will not interfere with pedestrian or vehicular traffic on a public street.

(8) Signs:

The owners of the property shall provide, locate and maintain loading signs as specified by the Traffic Engineer. Such signs shall not be counted against allowed advertising sign area.

(I) RESIDUAL LOT AREA.

In any R-2 or D-2 District, where the lot area exceeds the minimum requirements for one or two dwelling units (6,000 sq. ft.), the number of dwelling units permitted on the lot shall be in accordance with the following schedule:

Minimum Lot Area	Number of Dwelling Units
6,000 sq. ft.	1 or 2
8,500 sq. ft.	3
11,000 sq. ft.	4
13,500 sq. ft.	5
16,000 sq. ft.	6
18,000 sq. ft.	7
20,000 sq. ft.	8

All permitted units shall be incorporated into one single structure.

(J) FENCES.

Fences may be constructed at the lot line; provided, however, that front yard fences over three and one-half feet (3½ ft.) high in any residence district shall meet the front yard setback required in the use district in which the lot is located.

(K) SIGNS.

- (1)** All signs whether they are attached to a structure or are free-standing shall be so located as to conform to minimum yard requirements and maximum height requirements of the district in which the sign is located. A permit shall be obtained from the Administrative Official before any sign is installed in any district, except that temporary signs, such as real estate, "for sale" signs, and the like, and signs of less than 1 sq. ft. in area shall require no permit.
- (2)** In any district zoned B-1, B-2, B-2H, B-3, B-4, I-1, I-2 or I-3, the Planning Commission may, as a Special Exception, permit a sign or signs designed to promote a municipal corporation on which appears no other advertising material.
- (3) District Limitations:**
 - a.** PLI District: No signs intended to be read from off the premises shall be permitted except: Identification, informational or directional signs erected by public and quasi-public bodies in connection with permitted principal or accessory uses or for other public purposes.
 - b.** R-1, R-1A, R-2, R-2A Districts: No signs intended to be read from off the premises shall be permitted except:
 - i.** In connection with home occupations, one non-illuminated sign, not exceeding 1 sq. ft. in area, located flat against the wall of the principal building.
 - ii.** Churches, public and quasi-public institutions including schools and municipal buildings and uses may erect for their own use one identification or announcement sign or bulletin board not exceeding 20 sq. ft. in area. No such sign shall be closer than 5 feet to any front, side or rear lot lines.
 - iii.** For non-conforming commercial uses, day nurseries and kindergartens, one sign, not exceeding 6 sq. ft. in area, to be located flat against the wall of the principal building, or more than 20 ft. from the front lot line and more than 10 ft. from side or rear lot lines.
 - iv.** For tract development or housing projects, and containing two acres or more, one sign not exceeding 50 sq. ft. in area, to be erected not closer than 20 ft. to any public street nor closer than 10 feet to side or rear lot lines of adjoining property.
 - v.** No flashing or animated sign shall be permitted, and no source of incandescent or mercury vapor illumination for any sign or premises shall be directly visible from off the property.
 - c.** D-2, D-3, R-3, R-4, R-5, R-6 Districts: No sign intended to be read from off the premises shall be permitted except: Same as Sec. 21-6(K)(3)b. and, in addition:
 - i.** Multiple-family dwellings, boarding and lodging houses may have one sign, not exceeding 6 sq. ft. in area, identifying the premises and indicating "Vacancy" or "No Vacancy". Such signs

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

shall be placed flat against the wall of the principal building, or more than 20 feet from the front lot line and more than 10 feet from side or rear lot lines. Where a multiple-family dwelling has principal entrances from more than one street, one such sign may be erected at each entrance.

- ii. Hotels, motels: one sign, not exceeding 20 sq. ft. in area, identifying the premises and indicating "Vacancy" or "No Vacancy". Such signs shall be placed flat against the wall of the principal building, or more than 20 ft. from the front lot line and more than 10 feet from side or rear lot lines. Where a hotel or motel abuts more than one arterial or collector street, one such sign may be erected for each such street.
- iii. Private clubs and lodges may have one sign, not exceeding 6 sq. ft. in area. Such sign shall be placed flat against the wall of the principal building, or more than 20 feet from the front lot line and more than 10 feet from the side or rear lot lines.
- d. R-O District: No signs intended to be read from off the premises shall be permitted except: Same as Sec. 21-6(K)(3)c and, in addition, for other uses additionally permitted in this district, one sign not exceeding 20 sq. ft. in area, and extending not more than 3 feet from the wall of the principal building and not extending above the top of any wall.
- e. B-1 District: No signs intended to be read from off of the premises shall be permitted except: Same as provided in Sec. 21-6(K)(3)b and, in addition:
 - i. If there is one business establishment in a building, that business may have three signs none of which shall exceed 32 sq. ft. in area. No more than one of such signs shall be placed on any one face of the building.
 - ii. If two or more business establishments are located in the same building, each business may have two signs, none of which exceed 32 sq. ft. in area. No more than one sign for any business shall be placed on any one face of the building.
Provided, however, no flashing or animated sign shall be permitted; and no source of incandescent or mercury vapor illumination shall be so arranged as to shed direct light upon or beyond any residential district boundary.
- f. B-2, B-2H Districts: Signs intended to be read from off of the premises shall be permitted except that a sign shall not project more than 3½ feet into air space over any public sidewalk, or more than one foot into air space over any public alley, other than as permitted by special exception for marquees and the like and by Council approved encroachment permit.
- g. B-3, B-4, I-1, I-2, I-3 Districts: Signs intended to be read from off of the premises shall be permitted subject to the following provisions:
 - i. Area per sign: Unrestricted.
 - ii. Total area of signs arranged along or intended to be viewed from across an adjacent lot line shall not exceed 2 sq. ft. for each foot of length of the said lot line.
 - iii. No sign shall be erected within 10 feet of any street except signs placed flat against the wall of a building.
- h. W (Watershed) District: Signs pertaining to the uses permitted under Principal Permitted Uses, Accessory Uses or by Special Exception, which are of a public, non-commercial nature, and which include safety signs, danger signs, "no trespassing" signs, and all signs erected by a public officer in the performance of his duty shall be permitted and are exempt from all the provisions of the Greater Anchorage Area Borough Sign Ordinance.
- i. U (Unrestricted) District:
 - i. Signs connected with residential uses shall be as provided in Sec. 21-6(K)(3)b.
 - ii. Signs connected with business, commercial or industrial uses, including hotels and motels, shall be as provided in Sec. 21-6(K)(3)g.

(L) YARDS.

- (1) In the case of double frontage lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the Administrative Official may waive the requirement for the normal front yard and substitute therefor a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

- (2) In the case of corner lots, a front yard of the required depth shall be provided in accordance with the prevailing yard pattern and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.
- (3) In the case of corner lots with more than two frontages, the Administrative Official shall determine the front yard requirements, subject to the following limitations:
 - a. At least one front yard shall be provided having the full depth required generally in the district;
 - b. No other front yard on such lot shall have less than half the full depth required generally.
- (4) Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.
- (5) Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations, with its inner edge parallel to the side lot lines.
- (6) In any R-1, R-1A, R-2, R-2A, D-2, or R-5 District, where an entire street frontage between two intersecting streets is in single ownership, the required width of side yards with respect to lot lines may be varied; provided, however, that the distance between adjoining buildings shall not be less than 10 feet. The width of such side yards shall not thereafter be reduced to less than 10 feet by enlargement of either adjoining building.
- (7) In any R-1, R-1A, R-2, R-2A, D-2, or R-5 District, one required side yard may be completely abated with respect to two adjoining lots where a common wall (or party wall) agreement has been recorded; provided, however, that the width of the other required side yard on both such lots shall not be less than 10 feet. Further, the width of such side yards shall not thereafter be reduced by enlargement of the principal building.

(M) STANDARDS FOR SPECIAL EXCEPTIONS.

Within the Schedule of District Regulations (Sec. 21-5) of this ordinance, certain uses are of such a nature that although they are generally compatible with the district in which they are mentioned, it is necessary in the interests of public health, safety, welfare and convenience to place additional restrictions and safeguards upon these uses. These uses are listed in each of the use districts as "Special Exceptions".

Special Exceptions may be granted by the Planning Commission as prescribed in Sec. 21-8(G), but in considering the granting of such Special Exceptions, the Planning Commission shall satisfy itself that the minimum standards specified for each use in this section will be met. The Planning Commission may require the applicant to submit whatever reasonable evidence as may be needed, and may stipulate additional conditions to protect the public interest. The burden of proof rests with the applicant.

- (1) Hospitals, sanitariums, convalescent centers, nursing or rest homes, rehabilitation centers, correctional institutions, psychiatric institutions, and similar institutions.
 - a. The proposed site shall have direct access from a street of Arterial I or greater designation as shown on the Official Street and Highway Plan.
 - b. A site plan, drawn to scale, shall be provided with the application for the Special Exception. Such site plan shall show the location of all buildings and structures on the site, ingress and egress points, circulation patterns, parking areas including the total number of parking spaces provided, and a general description of the building uses.
 - c. Minimum lot size:

1 - 10 beds	½ Acre (22,780 sq. ft.)
11 - 20 beds	1 Acre (43,560 sq. ft.)
For each additional 10 beds	½ Acre (or greater if required by the Planning Commission)
 - d. Minimum yard requirements:

The Planning Commission may specify such yard requirements as in its judgment will adequately protect the integrity of surrounding areas and uses.
 - e. Maximum lot coverage by all buildings: 20%.
 - f. Maximum height of structures:

Same as required for permitted uses in the zoning district where the site is located.
 - g. Off-street parking:

Adequate off-street parking shall be provided in connection with any permitted use. The minimum for each use to be as provided in Sec. 21-6(G).
 - h. Landscaping:

All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: asphaltic compound or concrete, gravel, lawn grass, natural or ornamental shrubbery or trees.

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued)

- i. **Walls and screenings:**
Where it deems necessary, the Planning Commission may require that the site be fully enclosed by a wall or fence to prevent casual access to and from the site, or that the periphery of the site be suitably screened by evergreen planting or by other natural planting of sufficient height and density to provide and maintain a year-round visual screen. If the Special Exception is granted, the wall or screening which is approved shall be fully constructed, inspected and approved by the Administrative Officer prior to occupancy.
- (2) **Churches and other places of religious worship:**
 - a. The proposed site shall have direct access from a street of Arterial I or greater designation as shown on the Official Street and Highway Plan.
 - b. A site plan, drawn to scale, shall be provided with the application for the Special Exception. Such site plan shall show the location of all buildings and structures on the site, ingress and egress points, circulation patterns and the total number of parking spaces provided.
 - c. The minimum lot size for a church in any district where they are permitted by Special Exception shall be 14,000 sq. ft. Minimum lot width shall be 100 feet.
 - d. **Minimum yard requirements:**
The Planning Commission may specify such yards as in its judgment will adequately protect the integrity of surrounding areas and uses.
 - e. **Maximum lot coverage:**
Same as is required for permitted uses in the zoning district where the site is to be located.
 - f. **Maximum height of structures:**
Same as is required for permitted uses in the zoning district where the site is located.
 - g. **Off-street parking:**
At least one parking space shall be provided for each 5 occupants based upon maximum seating capacity of the nave, or for each 5 occupants based upon the maximum seating capacity of all meeting areas in the structure exclusive of the nave (whichever is greater) as calculated under the latest edition of the Uniform Building Code. Parking spaces shall be at least 8 feet by 20 feet in size, and all driveways, maneuvering areas and parking areas shall be covered with concrete or asphaltic compound, stabilized gravel, or otherwise treated so as to be dust-free.
 - h. **Landscaping.**
All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees.
- (3) **Convenience establishments:**
 - a. The following uses are considered to be within the scope and intent of the Special Exception provision which allows convenience establishments in an R-3, R-4, or R-5 Zoning District.
 - i. Grocery stores and delicatessens.
 - ii. Meat and seafood markets.
 - iii. Retail bakeries.
 - iv. Hardware stores.
 - v. Shoe repair shops.
 - vi. Appliance repair shops; fix-it shops.
 - vii. Drug stores.
 - viii. Coin-operated self-service laundries.
 - ix. Beauty shops.
 - x. Barber shops.
 - xi. Bookstores and stationery stores.
 - xii. Other similar uses as may be approved by the Planning Commission.
 - b. The proposed site shall be separated from any like convenience establishment or commercial district by at least 1,000 feet.
 - c. A site plan, drawn to scale, shall be provided with the application for the Special Exception. Such site plan shall show the location of all buildings and structures on the site, access points, circulation patterns, total number of parking spaces provided, and a general layout of the uses within the buildings.
 - d. The minimum lot size for a convenience establishment in any district where they are permitted by Special Exception shall be 14,000 sq. ft. Minimum lot width shall be 100 feet.

c. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

- e. Minimum yard requirements:
Front yard: 20 feet; provided, however, that no structure shall be built closer than 30 feet from the centerline of any Arterial I; nor closer than 40 feet from the centerline of any Arterial II as designated on the Official Street and Highway Plan.
Side and rear yards: The Planning Commission may specify such side and rear yards as in its judgment will adequately protect the integrity of surrounding areas and uses.
- f. Off-street parking:
Adequate off-street parking shall be provided in connection with any permitted use; the minimum for each use to be as provided in Sec. 21-6(G).
- g. Loading:
Where applicable, off-street loading facilities shall be provided in accordance with the provisions of Sec. 21-6(H).
- h. Signs:
Each business shall be allowed one flush-wall sign per business frontage. No sign shall exceed 32 sq. ft. in area. No more than one sign for any business shall be placed on any one face of the building. No flashing, blinking, moving or animated self-illuminated signs shall be permitted, and no source of incandescent or mercury vapor illumination for any sign on the premise shall be directly visible from off the property.
- i. Landscaping:
All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: concrete or asphaltic compound, gravel, lawn grass, natural or ornamental shrubbery or trees.

(4) Gasoline service stations:

- a. Site location:
 - i. At the intersection of any two Arterial I or greater streets, according to the Official Street and Highway Plan.
 - ii. Along any Arterial II or greater street, according to the Official Street and Highway Plan.
- b. Site design and development:
 - i. Minimum site dimensions:
 - (a) Minimum lot size: 14,000 sq. ft.
 - (b) Minimum frontage on any one street: 100 feet.
 - (c) Minimum building setback from any street right-of-way: 40 feet.
 - (d) Minimum building setback from any interior property line: 20 feet.
 - (e) Minimum pump island setback from any property line: 15 feet.
 - ii. Architectural treatment:
In cases where there is existing development of a particular architectural character, the Planning Commission may require that the service station be unique and attractively designed in keeping with the prevailing architectural character, rather than of stock design.
 - iii. Curb cuts:
 - (a) There shall be only two access points or concrete approaches per street frontage.
 - (b) The width of the curb cuts and their respective distance from any property line or street intersection shall be subject to the approval of the Traffic Engineer and/or the State Highway Department.
 - iv. Paving and drainage:
 - (a) All driveway approaches, parking areas, and the general area in front of the service station and around the pump islands shall be paved with asphaltic compound or concrete. The remaining ground area of the site shall be improved with any of the following materials: asphaltic or concrete paving, stabilized gravel, lawn grass, natural or ornamental shrubbery or trees.
 - (b) Drainage flow lines shall be shown on the site plan. If the plan indicates that the surface drainage will be carried off the site, the plan will be subject to the approval of the Public Works Department.
 - v. Trash:
All outside trash areas shall be completely enclosed. Trash storage facilities shall be constructed of materials compatible with the main building.
 - vi. Utilities:
All utilities, including electric and telephone, shall be placed underground.

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

- vii. Walls:

In certain cases, the Planning Commission may require that a wall or fence be erected on all interior property lines. Where required, the wall or fence shall be solid in nature, at least 6 feet in height, and maintained in an attractive manner. The height of the wall or fence shall be reduced to 30 inches within any street setback area or corner cutback area. If entrance to an abutting alley or shopping center area is permitted, such walls shall be reduced to 30 inches in height, 10 feet on each side of such entrance.
- viii. Parking:
 - (a) Parking vehicles on the site of a service station is prohibited, except for such vehicles which are in the process of being serviced, those vehicles belonging to employees on their tour of duty, and those, including no more than two trucks, as are owned by the business.
 - (b) Parking is prohibited where it will obstruct the view of traffic at intersections.
- ix. Lighting:
 - (a) All exterior lighting of the building and site shall be so arranged and shielded that there will be no glare onto adjacent properties or public rights-of-way.
- x. Landscaping:
 - (a) Details of landscaping may be set out by the Planning Commission through a review of the precise plan of design.
 - (b) General guideline is the requirement of landscaping features which will allow the station to become as homogeneous as possible with the neighborhood in which it is located.
- xi. Signs:

Signs shall be regulated by the pertinent district regulations as specified in Sec. 21-6(K). In addition:

 - (a) National and local outdoor advertising campaigns by petroleum companies, of a temporary or seasonal nature, shall be allowed for periods not exceeding 90 days for each campaign. A permit shall be required for each campaign and the permit shall state the exact length of time the campaign will be displayed.
 - (b) All signs of the type including "sandwich board" signs, banners, curb signs, pinwheels, flags and the like which are not part of a national or local advertising campaign by the petroleum company, except national or state pennants, etc., are specifically prohibited unless displayed within a building; provided, however, that such signs will be permitted for a 30 day period commencing with the opening of the station.
- xii. Outside displays:

Outside display of merchandise shall be limited to petroleum products and auto-related equipment.
- (5) Natural Resource Extraction:
 - a. A site plan, drawn to scale, shall be submitted with any application for a Special Exception. Such site plan shall show the following information:
 - i. Graphic (and legal) description of the petition area.
 - ii. Existing topographic contours (not less than 10 foot contour intervals).
 - iii. Finished topographic contours when extraction is completed (not less than 10 foot contour intervals).
 - iv. Existing and proposed buildings and structures on the site.
 - v. Principal access points which will be used by trucks, and equipment including ingress and egress points and internal circulation.
 - vi. Indication of the existing landscape features.
 - vii. Location and nature of other operations, if any, which are proposed to take place on the site.
 - b. A narrative statement shall also be submitted with the application for a Special Exception. Such narrative shall set forth in detail the following definitive information:
 - i. Method of drainage.
 - ii. Method of fencing or barricading the petition area to prevent casual access.
 - iii. Estimated amount of material to be removed from the site.
 - iv. Estimated length of time necessary to complete the operation.
 - v. Description of operations or processing which will take place on the site during and after the time the material is extracted.
 - vi. Plan or program of regrading and shaping the land for future use.
 - vii. Proposed hours of operation.
 - viii. Other pertinent information that may pertain to the particular site.

21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

c. General requirements:

- i. Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free; further, where access roads intersect arterials, suitable traffic controls shall be established.
- ii. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public right-of-way. That periphery strip shall not be altered except for access points.
- iii. All banks shall be left with a slope ratio of no greater than 4:1 (25% slope) unless it can be shown to the Planning Commission's satisfaction that a greater slope is not detrimental to the beneficial future use of the subject property.
- iv. Sufficient attention should be paid to drainage of the site, both during the extraction period and after the site has been regraded. Where a finished grading plan indicates that surface water will be conducted from the site onto adjacent lands, the plan will be subject to the approval of the Public Works Department.
- v. During periods of inactivity, the owner of the pit shall take whatever precautions as are necessary to prevent the site from becoming an attractive nuisance.

(6) Storage Yards.

- a. The proposed site shall have direct access from a street of Arterial I or greater designation as shown on the Official Street and Highway Plan.
- b. The proposed site shall not be located within 300 feet of any school, hospital, public building or other place of public assembly.
- c. A site plan, drawn to scale, shall be provided with the application for the Special Exception. Such site plan shall state the legal description of the property, the location of all buildings and structures on the site, access points, and prominent topographical features, if any, of the site or of adjacent lands within 300 feet of the periphery of the site.
- d. The minimum lot size for a storage yard in any district where they are permitted by Special Exception shall be 2 acres. The minimum lot width shall be 150 feet.
- e. The storage yard shall be completely enclosed and obscured from the public view by a solid fence or wall of at least 6 feet in height; by topography, or by evergreen planting or other natural planting of sufficient height and density to provide and maintain a year-round visual screen. The specific type of screening shall be specified in the Special Exception application. If a Special Exception is granted, the screening which is approved shall be fully constructed, inspected and approved by the Planning Administrator prior to the yard being utilized.
- f. Failure to maintain the screen as specified shall be cause for the Special Exception to be rescinded and the storage yard shall be removed at the cost of the owner of the land upon which it is located.
- g. Provisions shall be made to prevent any contamination of the domestic water supply or any surface run-off from the site onto adjoining lands or streams. Where it deems necessary, the Planning Commission may require the submission of a site drainage plan. A drainage plan which carries water off of the site shall be subject to the approval of the Public Works Department.
- h. Failure to prevent such contamination of the domestic water supply or to prevent excessive surface run-off from the site onto adjoining lands or streams shall be cause for the exception to be rescinded and the storage yard shall be removed at the cost of the owner of the land upon which it is located.

(7) Junk Yards.

- a. The term "junk yard" shall include, for the purposes of this section, the terms auto-wrecking yard and salvage or scrap yard.
- b. All commercial or public junk yards, in addition to the conditions implied herein, shall comply with the provisions of Chapter 10 of the Code of Ordinances, which pertains to Junk Yards.
- c. General Requirements:
 - i. The proposed site shall not be located within 500 feet of any school, hospital, public building, residential subdivision, or place of public assembly.
 - ii. The proposed site shall have direct access from a street of Arterial II or greater designation as shown on the Official Street and Highway Plan.
 - iii. A site plan, drawn to scale, shall be provided with the Special Exception. Such site plan shall state the legal description of the property, the location of all buildings and structures on the site,

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (CONTINUED).

- access points, off-street parking areas, vehicular circulation and prominent topographical features, if any, of the site or adjacent lands within 300 feet of the site.
- iv. The minimum lot size for a junk yard in any district where they are permitted by Special Exception shall be 2 acres. The minimum lot width shall be 150 feet.
 - v. The junk yard shall be completely enclosed and obscured from the public view by a solid fence or wall at least 8 feet in height, by topography, or by evergreen planting or other natural planting of sufficient height and density to provide and maintain a year-round visual screen. The specific type of screening shall be specified in the Special Exception application. If the Special Exception is granted, the screening which is approved shall be fully constructed, inspected and approved by the Planning Administrator prior to the yard being utilized.
 - vi. Failure to maintain the screen as specified shall be cause for the Special Exception to be rescinded and the junk yard shall be removed at the cost of the owner of the land upon which it is located.
 - vii. Provisions shall be made to prevent any contamination of the domestic water supply or excessive surface run-off from the property into adjoining lands or streams. Where it deems necessary, the Planning Commission may require the submission of a site drainage plan. A drainage plan which carries water off of the site shall be subject to the approval of the Public Works Department.
 - viii. Failure to prevent such contamination of the domestic water supply or to prevent excessive surface run-off from the site onto adjoining lands or streams shall be cause for the Exception to be rescinded and the junk yard to be removed at the cost of the owner of the land upon which it is located.
- (8) Off-Street Parking Spaces and Structures:
- a. A site plan, drawn to scale, shall be provided with the application for the Special Exception. Such site plan shall show the location of the principal building or structure, the location of the proposed parking lot or structure, the dimensions of the lot, access points, circulation patterns, total number of parking spaces provided, and the details of the parking structure, if such is contemplated.
 - b. The minimum lot size for any off-street parking structure in any district where they are permitted by Special Exception shall be 10,000 sq. ft. Minimum lot width shall be 80 feet.
 - c. Minimum yard requirements:
The Planning Commission may specify such yards as in its judgment will adequately protect the integrity of surrounding areas and uses, and the safe and orderly flow of pedestrian and vehicular traffic.
 - d. Maximum lot coverage:
Unrestricted.
 - e. Maximum height of structures:
Same as is required for a permitted use in the zoning district where the site is located.
 - f. Landscaping:
All areas not devoted to buildings, structures, drives, walks, parking areas or other authorized installations shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees. Further, where any side yard abuts residential property, it shall be planted with mature evergreen trees or shrubs of at least 5 feet in height.
 - g. Paving, drainage and parking stall size:
 - i. The off-street parking area, including all ingress and egress points shall be covered with concrete, asphaltic compound or stabilized gravel.
 - ii. Parking spaces shall be at least 8 feet by 20 feet in size and shall be marked.
 - iii. If the site plan indicates that surface drainage will be carried off the site, the plan will be subject to the approval of the Public Works Department.
- (9) Planned Unit Development:
- a. It is the intent of the Special Exception provision for a planned unit development to allow certain specified residential, commercial or industrial uses, or combinations thereof, to be developed as a functional and integral unit in a district or districts where some or all of the uses might not otherwise be permitted. The planned unit development concept provides a flexibility in the zoning ordinance which attempts to meet the needs of a growing urban area by encouraging a more creative approach in

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

the development of land while at the same time enhancing and preserving the value, spirit, character and integrity of surrounding areas which have or are developing under conventional district regulations.

b. General regulations:

- i. A site plan, drawn to scale, shall be provided with the application for the Special Exception. Such site plan shall show the location of all buildings and structures on the site, access points, vehicular and pedestrian circulation patterns, parking areas, and a specific layout of the uses proposed within the development. Where it deems necessary, the Planning Commission may require, in addition to the site plan:
 - (a) Existing and proposed topographic contour maps.
 - (b) Detailed site development plans.
 - (c) Detailed building construction plans, including elevations.
 - (d) Site profiles and drainage plans.
 - (e) Detailed landscaping and parking plans.
 - (f) Detailed underground utility plans.
 - (g) Other graphic material as necessary to fully depict the proposed development.
- ii. A detailed narrative statement shall be submitted with the application for the Special Exception. Such narrative shall explain the intent of the project, the factors which make the project desirable to the general public and to the surrounding areas, the features and details of the project development, schedule and timing of the development program, and any other material which the applicant believes to be relative to the case. Where it deems necessary, the Planning Commission may require, in addition to the narrative statement:
 - (a) Marketability or economic feasibility studies.
 - (b) Geologic or soil test borings.
 - (c) Certified traffic counts in the petition area.
 - (d) Other detailed technical material as necessary to fully explain the proposed development.
- iii. Notwithstanding other fee schedules, a non-refundable application fee of \$200 shall be required.
- iv. The minimum lot area shall be 2 acres.
- v. If the Special Exception is granted, development shall be completely in accordance with the approved plan. Minor revisions to the plan may be subsequently approved by the Planning Commission without a public hearing. Major revisions to the plan, as determined by the Planning Commission, shall be subject to a regular public hearing as for an original Special Exception application.
- vi. The Commission may require landscaping and planting as necessary to preserve compatibility and amenity with the surrounding area. If site treatment is required, the exception shall require permanent maintenance of the landscaping and/or planting.
- vii. In any case in which the Commission determines in writing that the design of a proposed structure may affect the compatibility of a proposed development with the area in which it is proposed to be located, the Commission may require changes in the design or may reject the proposed development if no suitable correction can be made.
- viii. All the uses proposed within a planned unit development shall be analyzed with respect to minimum yard requirements, maximum lot coverage and maximum height limitations, in relationship to the development concept as a complete and functional unit. General requirements for each use should be based upon zoning districts where such uses are permitted as a matter of right. However, every use shall comply with all the general regulations of Sec. 21-6; including, but not limited to signs, off-street parking and loading.
- ix. In granting any exception, the Planning Commission shall require adequate guarantee of compliance with the permit. Such guarantee may be a performance bond in the total amount necessary to assure compliance, such bond to be reduced as stages of construction are completed and the public liability for assuring compliance is correspondingly reduced. Alternatively or in concert with a bond, such guarantee may be a stipulation in the exception that the Borough may, in the event of the applicant's failure to comply, take the steps necessary to assure compliance, including performing the construction or maintenance itself, and charge all costs thereof as an assessment against the property.

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

- x. A Special Exception for a planned unit development shall state a time limit for completion of the proposed project. Time limits may be prescribed for separate stages of the project, if necessary. Extensions of time requested in excess of 18 months beyond the original specified completion date shall require rehearing in compliance with Sec. 21-8 of this ordinance.
 - xi. The Planning Staff shall submit a complete written report to the Planning Commission with findings as to how the application for the exception complies with the requirements of this section. No exception may be granted if the written statement contains a finding that any requirement of this section has not been complied with.
 - xii. In order to ascertain the possible acceptability of a proposed planned unit development, application may be made for tentative approval, but the Commission need not grant tentative approval unless it finds sufficient information has been presented. The Commission may specify such conditions to a tentative approval as it deems necessary to insure compliance with the provisions of this section. The required public hearing shall be held before any tentative approval is granted and again before any final approval is granted. Final approval shall not be granted until specific finding is made that all the conditions of this section have been complied with.
- (10) Town Houses, Row Houses, and Office Buildings Built to a Common Wall (R-O District).
- a. A site plan, drawn to scale, shall be provided with the application for the Special Exception. Such site plan shall show the location of all buildings and structures on the site, courts and open space areas, circulation patterns, ingress and egress points, parking areas (including the total number of parking spaces provided), and a general floor plan of the principal buildings.
 - b. Minimum yard requirements:
 - Front yard: 10 feet; provided, however, that no structure shall be built closer than 30 feet from the centerline of any Arterial I; nor closer than 40 feet from the centerline of any Arterial II, as designated on the Official Street and Highway Plan.
 - Side yard: At the common wall — none. Other — 5 feet.
 - Rear yard: 10 feet.
 - c. Maximum lot coverage:
 - Same as is required for permitted uses in the zoning district where the site is located.
 - d. Maximum height of structure:
 - Same as is required for permitted uses in the zoning district where the site is located.
 - e. Off-street parking:
 - Town houses, row houses: at least 1 parking space shall be provided for each unit.
 - Office buildings: per use, the minimum to be as provided in Sec. 21-6(G).
 - All parking spaces shall be at least 8 feet by 20 feet in size, and all driveways, maneuvering areas and parking areas shall be covered with concrete or asphaltic compound, stabilized gravel, or otherwise treated so as to be dust free.
 - f. Ground cover:
 - All areas of the site not devoted to buildings, structures, parking areas, courts, walkways or driveways shall be covered with one or more of the following: lawn grass, shrubbery or trees.
 - g. Building standards and agreements:
 - i. The applicant or his agent shall provide with his application evidence to the fact that a common party wall agreement has been recorded for the land, building and development in question.
 - ii. The Planning Commission may require that the design and construction of the common wall be reviewed by the Public Works Department and the Fire Department to insure compliance with pertinent Building and Fire Codes.
- (11) Mobile Home Parks:
- a. A narrative statement shall be submitted with the application for a Special Exception. Such narrative shall explain the factors which make the proposed mobile home park an appropriate use in the area, the features and details of the proposed development, schedule and timing of the development program, and any other material which the applicant believes to be relevant to the case.
 - b. A site plan, drawn to scale, shall be submitted with the application for the Special Exception. Such site plan shall show the specific layout of mobile home spaces, all buildings and structures on the site, access points, vehicular and pedestrian circulation patterns, parking areas, recreation areas and

Sec. 21-6. SUPPLEMENTARY DISTRICT REGULATIONS (Continued).

general landscaping features. Where it deems necessary, the Planning Commission may require in addition to the site plan:

- i. Existing and proposed topographical contour maps.
 - ii. Site profiles and drainage plans.
 - iii. Detailed underground utility plans.
 - iv. Other graphical material as necessary to fully depict the proposed development.
- c. The minimum size of a proposed mobile home park shall be 2 acres, except as otherwise required for the pertinent use district.
 - d. Proposed sites of 5 acres or less shall have adequate access to dedicated streets having a minimum right-of-way of 60 feet. All other sites shall have direct access to a collector street.
 - e. Density for proposed mobile home parks shall not exceed 8 units per gross acre.
 - f. All areas not devoted to mobile home spaces, buildings, structures, drives, walks, off-street parking facilities, or other authorized installations, shall be covered with one or more of the following: lawn grass, shrubbery, trees, or other suitable ground cover materials. Where it deems necessary, the Planning Commission may require the site to be suitably screened from adjacent lands by evergreen planting or by other materials of sufficient height and density to provide and maintain a year-round visual screen.
 - g. All mobile home parks shall be developed in accordance with the provisions of the controlling Mobile Home Court Ordinance (Chapter 18, Greater Anchorage Area Borough Code; Chapter 20, City of Anchorage Code).

(N) SPECIAL EXCEPTION FOR ALCOHOLIC BEVERAGE CONTROL.

Within the corporate limits of the City of Anchorage, the City Council; and, outside the corporate limits of the City of Anchorage the Borough Assembly may, after proper notice and public hearing as hereinafter provided, permit alcoholic beverage dispensaries, retail liquor stores, and restaurants serving alcoholic beverages in B-1, B-2, B-2H, B-3, I-1 and I-2 Districts; and clubs, fraternal organizations, and patriotic organizations, holding club licenses, in appropriate use districts, where such uses are deemed desirable or essential to the public convenience and welfare, and are in harmony with the various elements or objectives of the comprehensive plan and Zoning Ordinance. The Council or Assembly may impose such conditions and safeguards as it deems necessary to protect the best interest of surrounding property or neighborhood and the comprehensive plan and Zoning Ordinance.

No such exception shall be granted except after public hearing, notice of which shall be published in a display type advertisement in a newspaper of general circulation within the City at least 5 days, but not more than 10 days prior to the date of hearing.

This requirement shall be in addition to any notice and publication requirements of State law. In order to defray the expenses connected with the publication of notice and consideration of application for an exception, the person filing such application shall pay to the City Clerk or Borough Clerk a fee of \$25.00. A copy of the receipt for such fee shall be attached to the application.

In addition to the required newspaper notice the City Clerk or Borough Clerk shall serve notice of the public hearing on all property tax record owners of property located within 300 feet of the entrance to any proposed location. Such notice may be served by first-class certified mail, sent to the last known address of tax record, or personally on the said tax record owners. At the time of application, the applicant shall pay to the City Clerk or Borough Clerk the sum of \$25.00 to defray the cost of service of such notice, in addition to the aforementioned \$25.00 fee for the newspaper publication. A copy of the receipt for such sum shall be attached to the application.

(O) NUMBER OF PRINCIPLE STRUCTURES

More than one principle structure may be allowed on any lot or tract in the R-3 and R-4 Multiple-Family Residential Districts provided that compliance is made with all appropriate Laws, Ordinances and Resolutions, (including, but not limited to, lot area and yard set backs).

SEC. 21-7. NONCONFORMITIES.

(A) INTENT.

Within the districts established by this ordinance or amendments that may later be adopted there may exist lots, structures, uses of land and structures, and characteristics of use which were lawful before the effective date of this ordinance, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendment. It is the intent of this ordinance to permit these nonconformities to continue until they are removed, but not to encourage their perpetuation. It is further the intent of this ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nonconforming uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. A nonconforming use of land or structure, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this ordinance by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

(B) NONCONFORMING LOTS OF RECORD.

(1) In any district, notwithstanding limitations imposed by other provisions of this ordinance, Permitted Principal Uses and Structures, and customary accessory buildings may be erected on any single lot of record after the effective date of adoption or amendment of this ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district.

(2) If two or more lots, or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the effective date of this ordinance which makes any or all of the existing lots nonconforming as to lot width or area, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance, and no portion of said parcel shall be used or sold which does not meet lot area and width requirements established by this ordinance. No division of the parcel shall be made which leaves remaining any lot in single ownership with width or area below the requirements of this ordinance; provided, however, that if a series of two or more lots or portions of lots are in single ownership and can be used or subdivided in such a manner that each comes within 10% of meeting lot area and lot width requirements for the district, each may be used as an individual lot.

(C) NONCONFORMING USES OF LAND.

Where at the time of passage of this ordinance lawful use of land exists which would not be permitted by the regulations imposed by this ordinance, and where such use involves no individual structure other than small or minor accessory buildings, the use may be continued so long as it remains otherwise lawful, provided:

(1) No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance.

(2) No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance.

(3) If any such nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of land shall conform to the regulations specified by this ordinance for the district in which such land is located.

(4) No additional structure not conforming to the requirements of this ordinance shall be erected in connection with such nonconforming use of land.

(D) NONCONFORMING STRUCTURES.

Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.

ec. 21-7. NONCONFORMITIES (Continued).

- (2) Should such nonconforming structure or nonconforming portion of structure be damaged by any means to an extent of more than 50% of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.
- (3) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

(E) NONCONFORMING USES OF STRUCTURES.

If lawful use involving individual buildings or structures, or of structure and premises in combination, exists at the effective date of adoption or amendment of this ordinance that would not be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- (2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such buildings.
- (3) If no structural alterations are made, any nonconforming use of structure and premises may be changed to another nonconforming use provided that the Board of Examiners and Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Examiners and Appeals may require appropriate conditions and safeguards in accordance with the provisions of this ordinance.
- (4) Any structure and premises, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the use regulations for the district, and the nonconforming use may not thereafter be resumed.
- (5) When a nonconforming use of a structure and premises is discontinued or abandoned for one year (except when government action impedes access to the premises), the structure and premises shall not thereafter be used except in conformity with the regulations of the district in which it is located.
- (6) Where nonconforming use status applies to a structure and premises, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this sub-section is defined as damage to an extent of more than 50% of the replacement cost at time of destruction.

(F) REPAIRS AND MAINTENANCE.

On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement on non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 10% of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be. Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

(G) USES UNDER SPECIAL EXCEPTION PROVISIONS NOT NONCONFORMING USES.

A use existing before the effective date of this ordinance which is permitted as a Special Exception in a district under the terms of this ordinance shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

(H) CESSATION OF AUTOMOBILE WRECKING YARDS, SALVAGE YARDS AND JUNK YARDS.

- (1) Any automobile wrecking yards, salvage yard or junk yard in existence in any Public Lands and Institutions District or Residential District at the expiration of three years from the effective date of the classification of such district or three years from the effective date of this ordinance, whichever is greater, shall become a prohibited and unlawful use and shall be thereafter discontinued.
- (2) Licensees of such uses shall be notified by certified mail of such zoning classification and such notice shall include the expiration date.
- (3) All such uses shall comply with Section 21-7(C) NON-CONFORMING USES OF LAND and all other codes and ordinances pertinent to such uses. Should such uses be in violation of any codes or ordinances, such uses shall upon written notice cease, and all lands shall, thereafter, be used only in a conforming manner.

Sec. 21-7. NONCONFORMITIES (Continued).

(I) MINERAL RESOURCES OPERATIONS.

Where exploitation of mineral resources exists as a nonconforming use, the following regulations shall govern:

- (1) Time limitations on Mineral Resource Operations. Within one year from the effective date of this ordinance, either such use shall cease or the owners thereof shall prepare for submission to the Planning Commission, a plan for development and re-use of the operation site in conformity with the provisions of Sec. 21-6(M)(5), which plan will result in phasing out the operation within a specified period of time. The plan for re-use shall indicate a proposal for re-use of the property in accordance with the regulations of this ordinance for the district in which the property is located.

Such plans, with other necessary documents, shall be presented to the Planning Commission at least 90 days before the expiration of the one year period. If not so presented, or if not approved by the Planning Commission as a Special Exception, continued operation after the expiration of the one year period shall be a violation of this ordinance.

(J) NONCONFORMING PARKING, LOADING, SIGNS OR OTHER CHARACTERISTICS OF USE.

If the characteristics of a use, such as signs, off-street parking, off-street loading, lighting, or other matters required by this ordinance in relation to specified uses of land, water areas, structures or premises, are not in accord with the requirements of this ordinance, no change shall be made in such characteristics of use which increases nonconformity with such requirements. Change shall be permitted in the direction of conformity to these requirements of this ordinance.

SEC. 21-8. ADMINISTRATION, ENFORCEMENT, APPEALS AND SPECIAL EXCEPTION PROCEDURES.

(A) ADMINISTRATIVE OFFICIAL.

An administrative official designated by the Borough Chairman shall administer and enforce this ordinance. He may be provided with the assistance of such other persons as the Chairman may direct.

(B) VIOLATIONS AND ENFORCEMENT.

- (1) If the administrative official shall find that any of the provisions of this chapter are being violated, he shall provide, or cause to be provided, written notice to the owner or tenant of the property, or to such other person as may be in position to remedy the violation, indicating the nature of the alleged violation, and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings or structure; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this code to insure compliance with its provisions.
- (2) In the performance of his duties, the administrative official may request the technical assistance of the City Building Department, the Public Works Department or the Health Department.

(C) PERMITS REQUIRED.

No building or land use permit shall be issued unless the administrative official certifies thereon that the permit conforms with the provisions of this ordinance or that the applicant has received a written variance from the Board of Examiners and Appeals or Board of Adjustment; or that a special exception from the Planning Commission has been approved. If the permit is denied, reasons for the denial shall be provided to the applicant in writing.

- (1) City of Anchorage.
Building permits for construction inside the city limits shall be secured from the City Building Department.
- (2) Outside the City of Anchorage.
Land use permits for building construction of one hundred (100) sq. ft. or more outside the City limits shall be secured from the Greater Anchorage Area Borough Planning Department.
 - a. Application for a land use permit shall be made in writing upon forms furnished by the administrative official. Such application shall contain the legal description and the dimensions of the property, the proposed use of the building or structure, and the name and address of the land owner.
 - b. The administrative official shall require the filing of a scaled site plan and such other pertinent information as may be necessary to assure compliance with this ordinance. The administrative official shall not issue a land use permit unless the proposed use, building or structure and its location are in compliance with the provisions of this ordinance. No permit issued hereunder may be assigned or transferred. A land use permit shall expire in 180 days if actual construction, as defined in Sec. 21-7(A), has not commenced on the site.
 - c. Notwithstanding other fee schedules, a non-refundable land use permit fee of \$1.00 shall be required.

(D) CERTIFICATE OF COMPLIANCE FOR NEW, ALTERED OR NONCONFORMING USES WITHIN THE CITY OF ANCHORAGE.

- (1) It shall be unlawful to use or occupy or permit the use or occupancy of any structure or premises, or both, or part thereof, hereafter created, erected, changed, converted, or wholly or partially altered or enlarged in its use or structure until a certificate of compliance shall have been issued therefor by the administrative official stating that the proposed use of the structure or land conforms to the requirements of this ordinance.
- (2) No permit for erection, alteration, moving or repair of any building shall be issued until an application has been made for a certificate of compliance. The certificate of compliance shall be issued upon completion of the work in conformity with the provisions of this ordinance.
- (3) A temporary certificate of compliance may be issued by the administrative official for a specified period during alterations or partial occupancy of a building pending completion, and such temporary certificate may include such conditions and safeguards as necessary to protect the safety of the occupants and the public.

(E) CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS, PERMITS, AND CERTIFICATES OF COMPLIANCE.

Building permits within the City of Anchorage, and certificates of compliance issued on the basis of incomplete plans and applications approved by the administrative official and other officers, boards or agencies; and building permits and certificates of compliance where additional approval or action is required shall authorize only the use, arrangement, location and construction as to those parts of plans and applications which are complete and approved.

(F) BOARD OF ADJUSTMENT.

- (1) City of Anchorage.
On zoning matters affecting land within the City of Anchorage, the City Council may constitute a Board of Adjustment. The Mayor shall be the presiding officer of the board. The council may convene as a board of

Sec. 21-8. ADMINISTRATION, ENFORCEMENT, APPEALS AND SPECIAL EXCEPTION PROCEDURES (Continued).

adjustment during any regular or special council meeting for any hearing required by this ordinance and which is listed on the council meeting agenda. The Mayor, or in his absence, the Mayor *Pro Tempore*, may administer oaths and compel the attendance of witnesses at meetings of the board which shall be open to the public.

(2) Outside the City of Anchorage.

On zoning matters affecting land outside the City of Anchorage, the Borough Assembly may constitute a Board of Adjustment. The President of the Assembly shall be the presiding officer of the board. The Assembly may convene as a board of adjustment during any hearing required by this ordinance and which is listed on the Assembly meeting agenda. The President, or in his absence the President *Pro Tempore*, may administer oaths and compel the attendance of witnesses at meetings of the board which shall be open to the public.

(3) Powers and Duties.

The respective board shall keep minutes of its proceedings, showing the vote of each member on each question; or, if a member is absent or fails to vote, indicating the fact; and shall keep records of its examinations and other official actions. The minutes and records shall be promptly filed in the office of the City Clerk or Borough Clerk and shall be public records.

a. Each Board of Adjustment shall have the following powers:

- (i) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official or by a board or commission of the City or Borough in the enforcement or interpretation of the zoning ordinance.
- (ii) On appeal from the Planning Commission; to make special exceptions to the terms of the ordinance in accordance with general or specific rules therein contained, subject to additional conditions and safeguards required by public interest, and in harmony with the general purpose and intent of this ordinance.
- (iii) To authorize upon appeal, in specific cases not expressly prohibited by this ordinance, such variances as will not be contrary to the public interest, where, upon good cause shown, a strict enforcement of the provisions of the ordinance will result in undue hardship, other than pecuniary or self-imposed hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

In exercising its appellate powers, the board may, in conformity with these provisions and the terms of this ordinance, reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination sought to be made; and for this purpose has the powers of the officer or board or commission from whom the appeal is taken. The concurring vote of a majority of the fully constituted membership of the board shall be necessary to reverse an order, requirement, decision or determination of an administrative official, or a citizen board or commission, or to decide in favor of the applicant or appellant on any matter on which the board is required to pass under the terms of this ordinance, or to make a variance or special exception in the application of the ordinance on appeal from the Board of Examiners and Appeals or the Planning Commission.

(4) Assistance to the Board of Adjustment.

To assist the respective Boards of Adjustment in carrying out the duties prescribed in this ordinance, there shall be and is hereby created the Greater Anchorage Area Borough Board of Examiners and Appeals, which shall consist of nine members appointed by the Borough Chairman with prior approval of the City Council and Borough Assembly. Meetings of the Board of Examiners and Appeals shall be held at the call of the chairman, and at such other times as required by this ordinance, or as the board may determine. Meetings shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member on each question: or, if any member is absent or fails to vote, indicating the fact; and shall keep records of their examinations and other official actions. The minutes and records shall be promptly filed in the office of the secretary of the board and shall be public records.

(5) Procedure in Appeals Alleging Error in Enforcement or Interpretation.

Appeals alleging error by the administrative official in enforcement or interpretation of the provisions of this ordinance may be taken by any party affected by the proceedings. Such appeal shall be made by notice in writing to the Board of Examiners and Appeals within 10 days of the action appealed from. If appeal is not taken as specified herein, the right of appeal shall have been forfeited. The appeal notice shall be in writing and shall state specifically wherein the alleged error is, and the interpretation which the appellant believes should have been given or the exact nature of the interpretation sought. The notice shall be filed with the secretary of the board. The decision of the board shall be final unless appeal is made in writing to the Board of Adjustment within 20 days thereafter.

Sec. 21-8. ADMINISTRATION, ENFORCEMENT, APPEALS AND SPECIAL EXCEPTION PROCEDURES (Continued).

Any further appeal to the Board of Adjustment shall be filed with the City Manager or with the Borough Clerk and shall be substantially in the same written form as the notice of appeal to the Board of Examiners and Appeals. Only the specific issues in the notice of appeal filed with the Board of Examiners and Appeals shall be considered by the Board of Adjustment on appeal.

The findings of the Board of Examiners and Appeals and Board of Adjustment on any appeal, where they involve matters of general interpretation, shall be so recorded in the office of the administrative official as to provide a convenient and continuing guide for future reference.

(6) Procedure in Appeals for Variances.

- a. Appeals seeking variances from the provisions of this ordinance shall first be made to the Board of Examiners and Appeals. Variances may be granted by the Board of Examiners and Appeals or upon appeal therefrom, by the appropriate Board of Adjustment.
- b. Appeals seeking variances shall be made by notice in writing to the Board of Examiners and Appeals within 10 days of the action appealed from. If appeal is not taken as specified herein, the right of appeal shall have been forfeited.
- c. The appeal notice in cases where a variance is sought shall be in writing, shall include supporting drawings, and shall state specifically and show graphically the variance or variances being applied for. The notice, and accompanying drawings, which shall be filed with the secretary of the board, shall allege and purport to show:
 - (i) That special conditions exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings or structures in the same district.
 - (ii) That strict interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
 - (iii) That the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.
 - (iv) That granting the variance will be in harmony with the objectives of this ordinance, and not injurious to the neighborhood or otherwise detrimental to the public welfare.
- d. A date shall be set for a public hearing on the variance not less than 10 days after the application for such is received. Not less than 5 days before the hearing, public notice shall be published, the property affected shall be posted, and due notice shall be given to affected parties as determined by the administrative officer. A public hearing shall be held before action is taken on any variance.
- e. The Board of Examiners and Appeals and, upon appeal, the Board of Adjustment, shall find whether each of the requirements enumerated in Sec. 21-8(F)(6)c., have been met. A concurring vote of a majority of the fully constituted membership of either board shall be required to grant a variance.
- f. A nonconforming use of neighboring lands, buildings, or structures in the same district, and a permitted use of lands, buildings or structures in other districts shall not be considered grounds for issuance of a variance, nor shall the existence of any other variance granted in the same general area constitute grounds for issuance of a similar variance.
- g. In granting any variance, the Board of Examiners and Appeals may prescribe conditions and safeguards to assure conformity with the purposes of this ordinance. Violation of such conditions and safeguards, when made part of the terms under which the variance is granted, shall be deemed a violation of this ordinance.
- h. Any variance granted shall be the minimum variance that will make possible a reasonable use of the land, building or structure; equivalent to but not exceeding the use of similar lands, buildings, or structures permitted generally in the same use district. The Board of Examiners and Appeals, or upon appeal, the Board of Adjustment, may reduce the extent of the variance requested.
- i. No variance shall be granted which will permit a use not permitted in the pertinent district by this ordinance.
- j. Any variance granted shall become null and void if:
 - (i) The variance is not exercised within one year after being granted.
 - (ii) Any structure or characteristic of use permitted by variance is moved, removed or discontinued.
- k. A request for variance may be initiated only by the property owner or owners or his authorized agent, and none other.
- l. The Board of Examiners and Appeals shall render its decision on any variance application within a reasonable time.

The decision of the Board shall be final unless further appeal is made in writing to the appropriate Board of Adjustment within 20 days thereafter.

Sec. 21-8. ADMINISTRATION, ENFORCEMENT, APPEALS AND SPECIAL EXCEPTION PROCEDURES (Continued).

(7) Appeal to the Board of Adjustment.

a. City of Anchorage.

An appeal from the decision of the Board of Examiners and Appeals as it applies within the City of Anchorage may be made to the City Council sitting as a Board of Adjustment. Such appeal shall be filed with the City Manager and shall be in substantially the same written form as the notice of appeal to the Board of Examiners and Appeals.

b. Outside the City of Anchorage.

An appeal from the decision of the Board of Examiners and Appeals as it applies outside the City of Anchorage may be made to the Borough Assembly sitting as a Board of Adjustment. Such appeal shall be filed with the Borough Clerk and shall be in substantially the same written form as the notice of appeal to the Board of Examiners and Appeals.

c. Upon appeal, the records of the Board of Examiners and Appeals concerning the case and the decision thereon shall be promptly transmitted to the Board of Adjustment.

d. Only those issues specified in the appeal notice shall be considered by the Board of Adjustment. Only the record of the Board of Examiners and Appeals concerning the specific issue shall be considered germane, and no new evidence or issues shall be considered by the Board of Adjustment.

(8) Appeals from the Board of Adjustment.

An appeal from any action, decision, ruling, judgment or order of the Board of Adjustment may be taken by any person or persons, jointly or severally aggrieved, or by any taxpayer or any officer, department, board or commission of the City or Borough to the Superior Court of the State of Alaska, Third Judicial District. Upon filing a proper complaint in the superior court and by filing with the City or Borough Clerk written notice within 30 days of the action appealed from, an appeal shall be considered timely; otherwise, the decision of the board is final. When the notice of appeal is timely and properly filed, the City or Borough Clerk shall at once transmit to the superior court clerk the original, or certified copies, of all papers constituting the record in the case, together with the order, decision or ruling of the board. A transcript of the electronic recording of the proceedings before the Board of Adjustment shall be filed with the record on appeal. The cost of the transcript shall be borne by the appellant.

(G) PROCEDURE ON SPECIAL EXCEPTIONS.

Application may be made either for special exceptions for those uses and structures specified within the "Special Exception" paragraph of the district regulations for each zoning district, or for "concept approval" of a special exception for such uses and structures. The fee for an application for Concept Approval shall be the same as (and in addition to) that charged for a special exception application as provided in Section 21-9(B)(2).

Special exceptions and concept approvals of special exceptions shall be granted by the Planning Commission only in accordance with the following procedures:

(1) Application Procedure.

A written application for concept approval or for special exception shall be submitted to the Planning Commission through the Planning Department indicating the section or subsection of this ordinance under which the Special Exception is authorized.

a. Applications for Concept Approval shall be accompanied by:

- (i)** A narrative statement explaining the factors which make the proposed Special Exception an appropriate use in the area, the features and details of the proposed development, schedule and timing of the development program, and any other material which the applicant believes to be relevant to the case.
- (ii)** A schematic site plan showing the type and general location of all proposed uses on the site, and all major vehicular and pedestrian circulation patterns relevant to those uses.

b. Applications for Special Exception shall be accompanied by:

- (i)** A narrative statement explaining the factors which make the proposed Special Exception an appropriate use in the area, the features and details of the proposed development, schedule and timing of the development program, and any other material which the applicant believes to be relevant to the case.
- (ii)** A detailed site plan showing the exact location of all buildings and structures on the site, access points, vehicular and pedestrian circulation patterns, parking areas and a specific layout of the uses proposed with the development.
- (iii)** Such other information as may be required to comply with the Special Exception provisions of Section 21-6 and other pertinent sections of this ordinance.

Sec. 21-8. ADMINISTRATION, ENFORCEMENT, APPEALS AND SPECIAL EXCEPTION PROCEDURES (Continued).

(2) Public Hearing.

A date shall be set for a public hearing, public notice shall be published and the property posted at least 10 days prior to the hearing. Due notice shall be given to the parties in interest, and the hearing shall be held on the date set, but may be continued to a later date if good cause be shown.

A second public hearing shall be held for the consideration of Special Exception applications which follow the grant of a Concept Approval.

(3) Determination.

In determining the merits of an application for Concept Approval or Special Exception, the Planning Commission shall consider:

- a. Whether the use or uses proposed are appropriate to the character of the area in which the proposed use is to be located.
- b. That granting the exception will not be harmful to the public health, safety, convenience or welfare, and that the exception will be consistent with the objectives of this ordinance and the provisions of the General Plan.

(4) Conditions.

Such conditions as the Commission deems necessary shall be made a part of the terms under which the Concept Approval or Special Exception is granted, and violations of such terms shall be deemed a violation of this ordinance. Minimum requirements, because of the special nature of uses allowable by exception, shall:

- a. Assure that the proposed use will be appropriate to existing and proposed development in the area;
- b. Guarantee that the site will be made to conform with the requirements of the ordinance in the event of expiration of the Special Exception, or in the event of failure of the project involving the Special Exception;
- c. Assure that the proposed use will not subject pedestrians to hazardous traffic conditions;
- d. Assure the continuity and reasonable economic extension of utilities and public facilities;
- e. Provide that, where residential and non-residential uses adjoin in the same use district, all hazards to safety, health, comfort and repose will be reduced to normal residential levels at residential lot lines and along residential streets by screening, dense vegetative buffering, fencing, deep landscaped yards or other suitable means.

(5) Time Limitations.

- a. In granting Concept Approval, the Planning Commission shall stipulate a time limit for the submission of a detailed site plan and such other information as may be required by the terms of the ordinance or by the Commission.
- b. In granting approval of a Special Exception, the Planning Commission shall stipulate a time limit within which the Special Exception shall be begun, completed or both. Failure to meet the time limit set shall void the Special Exception. Unless otherwise stipulated, the prescribed time limit shall be a period of not more than three years; provided, however, the Planning Commission upon review, may grant additional two-year extensions of time.

(6) No Concept Approval or Special Exception shall be granted except by the concurring vote of a majority of the fully constituted membership of the Planning Commission.

(7) The Planning Commission shall render a decision on the application for Concept Approval or Special Exception within a reasonable time. The Commission's action shall be final unless appeal is taken to the appropriate board of adjustment within 20 days.

(8) The Planning Commission's action may be appealed to the appropriate board of adjustment by any party affected by the proceedings, or by a City or Borough official. Upon appeal, the report and records of the Planning Commission concerning the case and the decision thereon shall be forwarded to the Board of Adjustment. The Board shall act only upon the record of the Planning Commission regarding the application, supporting materials and public hearing. The Board shall make findings and set conditions and safeguards as required above for the Planning Commission if an appeal is granted.

SEC. 21-9. AMENDMENTS AND FEE SCHEDULES.

(A) PROCEDURE FOR ZONING AMENDMENTS.

- (1) A zoning map amendment or a zoning ordinance amendment may be initiated by:
 - a. City Council or Borough Assembly.
 - b. Planning Commission.
 - c. Any department or agency of the City or Borough.
 - d. Any individual, corporation or agency, other than those listed above, subject to the following conditions:
 - (i) For a zoning map amendment, the owner or owners of a majority of the land in the petition area.
 - (ii) For an amendment to the text of the zoning ordinance, any owner of real property within the Greater Anchorage Area Borough.
- (2) Any request for an amendment shall be submitted in writing to the Planning Commission through the Planning Department along with payment of fees and charges as stated herein.
- (3) Except for the extension of existing district boundaries, no change in any use district classification on the zoning map shall be considered which involves an area of less than 2 acres.
- (4) The Planning Commission and the Borough Assembly shall not consider any proposed amendment to the zoning map which is substantially the same as any other proposed amendment submitted within the previous 9 months and which has been rejected.
- (5) The Planning Commission shall study any application for amendment to determine:
 - a. The need and justification for any proposed change of this ordinance or the zoning map.
 - b. The effect of a use district change, if any, on the property and on surrounding properties.
 - c. The amount of undeveloped land in the general area having the same district classification as that requested or effected by an ordinance amendment.
 - d. The relationship of the proposed amendment to the comprehensive planning program with appropriate consideration as to whether the proposed change will further the purposes of this ordinance and the General Plan.
- (6) Before acting on any proposed amendment, the Planning Commission shall hold a public hearing. The schedule for holding public hearings shall be as follows:

Regular public hearings on proposed zoning amendments, if any, shall be held monthly. The closing date for filing an amendment proposal with the Planning Commission shall be four weeks prior to the next scheduled zoning hearing; provided, however, that in cases where a study period of more than four weeks is established for a proposed amendment by mutual agreement between the applicant and the Planning Commission, the hearing may be deferred.
- (7) Notice of hearings on proposed amendments shall be published at least 15 days prior to the hearing in a newspaper of general circulation in the city. The notice shall indicate the time and place of the hearing and shall include an appropriate description of each proposed amendment. In addition:
 - a. When a proposed amendment affects the district classification of a particular piece of property, the Administrative Official shall cause a sign or signs to be erected on the property at least 10 days prior to the hearing, indicating the nature of the change proposed, identification of the property, and the date, time and place of the hearing.
 - b. When a proposed amendment affects the district classification of more than one piece of property, the Administrative Official shall cause signs to be erected at or near the outer edge of the area affected, with additional signs as appropriate to the circumstances of the case, at least 10 days prior to the hearing, indicating the nature of the change proposed, identification of the specific properties or the outer limits of the area (as may be appropriate) and the date, time and place of the hearing.
 - c. In addition to notice as indicated above, due notice shall be mailed to parties of interest 10 days before the public hearing. "Parties of interest" shall be construed to be real property owners of record on the Borough Assessor's records within a 300-foot periphery of the proposed area for change.
- (8) Within 30 days after the Planning Commission has acted favorably on a proposed amendment in accordance with the foregoing provisions, a report and recommendation shall be submitted to the Borough Assembly. Such recommendation of the Planning Commission shall be advisory only, and shall not be binding on the Assembly. If the Planning Commission denies any proposed amendment, its action shall be final unless appealed to the Assembly within 20 days by any person aggrieved.
- (9) Before the Borough Assembly may act on a recommendation for amendment to the zoning map or zoning ordinance, the Borough Clerk shall cause an ordinance to be prepared setting forth the details of the proposed amendment. Such ordinance shall be introduced at a regular or special meeting of the Borough Assembly and a

Sec. 21-9. AMENDMENTS AND FEE SCHEDULES (Continued).

date for a public hearing established. The Clerk shall cause to be published, at least 15 days prior to the hearing in a newspaper of general circulation in the Borough, a notice indicating the time and place of the hearing and an appropriate description of the proposed ordinance. In addition, the Borough Clerk shall cause due notice to be mailed to parties of interest at least 10 days prior to the public hearing.

- (10) a. If there are protests against a zoning map amendment signed by the owners of 20% or more either of the area of lots included in such proposed change or by the owners of 20% or more of the area of lots immediately abutting the area in the proposed change, or separated from it by an alley or street, the amendment shall not become effective except by the favorable vote of 3/4 of all the members of the Borough Assembly.
- b. For the purposes of this section:
 - "protest" is defined to be any written communication, received by the Borough Clerk, objecting to a specific proposed use district, signed, and including the legal description of the affected property owned by the protestant;
 - "owner" is defined to be the owner of record, and includes the United States, the State of Alaska, and any agency or political subdivision thereof;
 - "lot" is defined as a parcel of land shown as an individual unit on the most recent plat of record, and includes adjoining corner lots, except that, for the purposes of this section, the maximum area of a lot which may be counted is that area within a 300-foot periphery of the proposed use district.
- c. This section applies to all zoning map amendments, and in the event of amendments such as contemplated in section (12) below, this section applies to each individual use district included in such amendment.
- d. For the purposes of this section, a protest must be filed with the Borough Clerk five (5) days prior to the date set for public hearing before the Borough Assembly on the zoning map amendment.
- (11) The Planning Commission may recommend, and the Borough Assembly may make modifications of any proposed amendment provided that such change in the amendment would be in the public interest, and provided further that such modification shall not change the district classification of any property not included in the advertised proposal, nor make any regulation less restrictive than the advertised proposal, except as hereinafter provided in (12).
- (12) In the case where the Planning Commission has initiated a zoning map amendment for area redistricting which encompasses a large area, or neighborhood of the community (as opposed to a single subdivision, tract, or similar small area), the following shall apply:
 - a. The area maps submitted to the Borough Assembly by the Planning Commission as its recommendation for redistricting shall indicate both the existing and the proposed classifications, and the boundaries of each.
 - b. The recommendations as reflected on the area map shall not prevent the Borough Assembly from altering the recommended district boundaries, or from changing the zoning classification of any district to one which is either more or less restrictive than that recommended.
 - c. Any notice of the public hearing to be held before the Borough Assembly on a zoning map amendment to be made under this subsection shall include the provisions of "b" of this subsection.

(B) SCHEDULE OF FEES:

The following schedule of fees and charges apply for zoning permits, applications for Special Exceptions, appeals for variances, and other matters pertaining to the administration of this ordinance.

(1) Land Use Permit	\$ 1.00
(2) Application for Special Exception	35.00
(3) Application for change of zoning or zoning ordinance amendment.	50.00
(4) Appeal for variances from the provisions of the ordinance	15.00
(5) Application for Special Exception for a Planned Unit Development	200.00
(6) Zoning Ordinance text (per copy)	1.00
(7) Zoning Map	
a. Single sheet.75
b. Set (17 sheets).	12.50

Sec. 21-10. LEGAL PROVISIONS.

(A) VIOLATIONS, REMEDIES, AND PENALTIES.

- (1) If there is a violation of the terms of this ordinance, or of any regulation, condition or safeguard adopted in accordance therewith, the Administrative Official, Borough Attorney, Borough Chairman, Borough Assembly, or any person aggrieved may institute or cause to be instituted any appropriate criminal or civil action or proceeding to prevent, enjoin, abate, estop, remove or punish such violation.
- (2) Every act prohibited by this chapter or any rule or regulation adopted in pursuance thereof is declared unlawful. Every person convicted of a violation of any provision of this chapter or any rule or regulation adopted or issued in pursuance thereof, shall be punished by a fine of not more than three hundred dollars (\$300.00) or by imprisonment for not more than thirty (30) days, or by both such fine and imprisonment. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.

The penalty provided by this section shall, unless other penalty is expressly provided, apply to the amendment of any section of this chapter, whether or not such penalty is re-enacted in the amendatory ordinance.

The owner, general agent, lessee or tenant of any building, structure, premises or any part thereof in which such violation has been committed or exists, and any architect, surveyor, builder, real estate broker, engineer, contractor or other person who commits, participates in, assists in or maintains violations of this ordinance or any regulation, condition or safeguard adopted pursuant to the provisions of this ordinance, may each be found guilty of a separate offense and upon conviction suffer the penalties herein provided.

Nothing herein contained shall prevent the City or the Borough from taking such other action as is necessary to prevent or remedy any violation.

(B) MINIMUM REQUIREMENTS OF ORDINANCE.

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, or general welfare. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, covenants or contracts, the most restrictive, or that imposing the higher standards, shall govern.

(C) CONTINUITY OF PRIOR SPECIAL EXCEPTIONS AND VARIANCES.

Any valid special exception or variance granted prior to the enactment of this ordinance shall be permitted to continue in accordance with such exception or variance and is deemed to be in conformity with this ordinance.

(D) SEPARABILITY.

Should any word, phrase, paragraph, subsection, section or provision of this ordinance be found, by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of this ordinance as a whole, or any part thereof other than the part so found to be invalid.

(E) REPEAL OF EXISTING ORDINANCES.

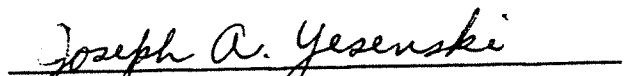
All ordinances or parts of ordinances in conflict with this zoning ordinance, or inconsistent with its provisions, are hereby repealed to the extent necessary to give this ordinance full force and effect.

(F) EFFECTIVE DATE.

This ordinance shall take effect in accordance with law 30 days following its final adoption.

PASSED AND APPROVED by the Assembly of the Greater Anchorage Area Borough this 24th day of March, 1969.


Borough Clerk


Presiding Officer

Approved this 24th day of March


Borough Chairman