

CLERK'S OFFICE  
AMENDED AND APPROVED  
Date: 2-28-06

Submitted by: Assemblymembers Ossiander and  
Shamberg  
Prepared by: Assembly Counsel  
For reading: January 10, 2006

CLERK'S OFFICE  
AMENDED AND APPROVED  
Date: 1-24-06

RECONSIDERATION WAS SPREAD  
ON THE MINUTES 1-24-06; ANCHORAGE, ALASKA  
RECONSIDERED 1-31-06 AO NO. 2005-150(S-1)(Amended)

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION  
2 21.35.020 TO AMEND AND TO ADD DEFINITIONS RELATING TO THE  
3 ACCESSORY USE OF LARGE DOMESTIC ANIMAL FACILITIES AND HOME  
4 BASED BUSINESS; TO AMEND SECTIONS 21.40.020, 21.40.070, 21.40.080,  
5 21.40.090, 21.40.100, 21.40.110, 21.40.115, 21.40.117; TO ADD LARGE DOMESTIC  
6 ANIMAL FACILITIES AND HOME BASED BUSINESSES AS PERMITTED  
7 ACCESSORY OR CONDITIONAL USES IN THE R-5A RURAL RESIDENTIAL  
8 DISTRICT (LARGE LOT), R-6 SUBURBAN RESIDENTIAL DISTRICT (LARGE  
9 LOT), R-7 INTERMEDIATE RURAL RESIDENTIAL DISTRICT, R-8 RURAL  
10 RESIDENTIAL DISTRICT (LARGE LOT), R-9 RURAL RESIDENTIAL DISTRICT,  
11 R-10 RESIDENTIAL ALPINE/SLOPE DISTRICT, AND R-11 TURNAGAIN ARM  
12 DISTRICT; TO AMEND CHAPTER 21.45 TO ADD ACCESSORY BUILDING  
13 STANDARDS AND TO ESTABLISH SUPPLEMENTARY DISTRICT STANDARDS  
14 FOR LARGE DOMESTIC ANIMAL FACILITIES; AND TO AMEND CHAPTER  
15 21.50 TO ESTABLISH CONDITIONAL USE STANDARDS FOR LARGE DOMESTIC  
16 ANIMAL FACILITIES.

17  
18  
19 THE ANCHORAGE ASSEMBLY ORDAINS:

20  
21 **Section 1.** Anchorage Municipal Code section 21.35.020 is hereby amended to read as follows:  
22 *(Other definitions in the referenced section are not affected and are therefore not set out unless for*  
23 *context.)*

24 \*\*\* \*\*\* \*\*\*  
25 B. The following words, terms and phrases, when used in this title, shall have the meanings  
26 ascribed to them in this section, except where the context clearly indicates a different meaning:

27 \*\*\* \*\*\* \*\*\*  
28 Animal Arena means a fenced area for the riding, exhibition or exercise of large domestic  
29 animals. An arena may be covered or uncovered.

30 \*\*\*\*\* \*\*\*\*\* \*\*\*  
31 Barn means a building used for the housing and care of horses or other large domestic animals  
32 and for the storage of feed, hay, other crops, tools and farm or tack or equine equipment, and  
33 uses accessory to these uses.  
34

35 \*\*\* \*\*\* \*\*\*



1 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO  
2 No. 2001-80, § 1, 5-8-01; AO No. 2002-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02;  
3 AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-  
4 30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO. No. 2004-  
5 108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05)

6  
7 **Section 2.** Anchorage Municipal Code section 21.40.020, PLI, public lands and institutions district,  
8 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless*  
9 *for context.*)

10  
11 **21.40.020 PLI public lands and institutions district.**

12 \*\*\*\* \*\* \*

13 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as  
14 follows:

15 \*\* \*

16 5. Large domestic animal facilities on sites 40,000 square feet or larger, subject to  
17 supplementary district standards.

18  
19 D. *Conditional uses.* Subject to the requirements of the conditional use standards and  
20 procedures of this title, the following uses may be permitted:

21 \*\* \*

22 13. Large domestic animal facilities in excess of the standards established in  
23 21.45.350C [EQUESTRIAN FACILITES].

24  
25 \*\* \*

26 GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO No. 81-178(S); AO  
27 No. 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO  
28 No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO  
29 No. 90-152(S); AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-8-95;  
30 AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO No. 99-131, § 6, 10-26-99;  
31 AO No. 99-149, § 1, 12-14-99; AO No. 2002-109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03;  
32 AO No. 2005-9, § 2, 3-1-05; AO No. 2005-42(S), § 1, 5-31-05)

33  
34 **Section 3.** Anchorage Municipal Code section 21.40.070, R-5 rural residential district, is hereby  
35 amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for*  
36 *context.*)

37  
38 **21.40.070. R-5 rural residential district; R-5A, rural residential district (large lot).**

39 \*\* \*

40 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as  
41 follows:

42 \*\* \*

43 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner  
44 consistent with the requirements of all titles of this Code. 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 an [ANY] abutting neighbor's lot line. **Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).**

\*\*\* \*\*

10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.

11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

\*\*\* \*\*

16. Large domestic animal facilities in excess of the standards established in 21.45.350C.

17. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.###.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage in connection with trade, service or manufacturing activities, unless the storage meets the exception in 21.45.150E for storage associated with a home occupation.

\*\*\* \*\*

(GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-63(S), § 1, 5-21-02)

**Section 4.** Anchorage Municipal Code section 21.40.080, R-6 suburban residential district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.080 R-6 suburban residential district (large lot).**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as

follows:

\*\*\* \*\*

4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. 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 an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).

\*\*\* \*\*

10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.

11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

\*\*\* \*\*

14. Large domestic animal facilities in excess of the standards established in 21.45.350C.

15. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.###.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage in connection with trade, service or manufacturing activities, unless the storage meets the exception in 21.45.150E for storage associated with a home occupation.

\*\*\* \*\*

(GAAB 21.05.050.G; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-27, § 1, 2-23-99; AO No. 99-62, § 10, 5-11-99)

**Section 5.** Anchorage Municipal Code section 21.40.090, R-7 intermediate rural residential district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

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**21.40.090 R-7 intermediate rural residential district.**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\* \*\*

4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. 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 **an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).**

\*\*\* \*\*

10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.

11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of Titles 15, 17 and 21.

\*\*\* \*\*

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

\*\*\* \*\*

15. Large domestic animal facilities in excess of the standards established in 21.45.350C.

16. Accessory structures for a large domestic animal facility in excess of the standards established in AMC 21.45.###.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage in connection with trade, service or manufacturing activities, unless the storage meets the exception in 21.45.150E for storage associated with a home occupation.

\*\*\* \*\*

(GAAB 21.05.050.H; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-219; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 11, 5-11-99)

1  
2 **Section 6.** Anchorage Municipal Code section 21.40.100, R-8 rural residential district, is hereby  
3 amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for*  
4 *context.*)

5  
6 **21.40.100 R-8 rural residential district (large lot).**

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8 \*\*\* \*\*

9 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as  
10 follows:

11 \*\*\* \*\*

- 12 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner  
13 consistent with the requirements of all titles of this Code. Paddocks, stables or  
14 similar structures or enclosures which are utilized for the keeping of animals  
15 other than dogs shall be at least 25 [50] feet from an [ANY] abutting  
16 neighbor's lot line. Alternatively, uncovered animal enclosures shall be at  
17 least seventy five (75) feet from residences existing at the date of adoption  
18 of this ordinance on abutting lots, or shall be at least ten feet from the  
19 abutting neighbor's lot line if the separation area is a vegetative buffer as  
20 per 21.45.125(C)(2).

21 \*\*\* \*\*

- 22  
23 10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory  
24 to a permitted residential use, subject to supplementary district standards.  
25  
26 11. Fewer than four (4) large domestic animals, subject to conformity with the  
27 requirements of titles 15, 17 and 21.  
28  
29 12. Large domestic animal related businesses on lots larger than two acres, when the  
30 requirements of supplementary district regulation 21.45.350, subsections B  
31 through G are met.

32  
33 D. *Conditional uses.* Subject to the requirements of the conditional use standards and  
34 procedures of this title, the following uses may be permitted:

35  
36 \*\*\* \*\*

- 37 11. Large domestic animal facilities in excess of the standards established in  
38 21.45.350C.  
39  
40 12. Accessory structures for a large domestic animal facility in excess of the  
41 standards established in AMC 21.45.###.

42  
43 \*\*\* \*\*

(GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99)

**Section 7.** Anchorage Municipal Code section 21.40.110, R-9 rural residential district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.110 R-9 rural residential district.**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\* \*\*

4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 25 [50] feet from **an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).**

\*\*\* \*\*

10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.
11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of Titles 15, 17 and 21.
12. Large domestic animal related businesses on lots larger than two acres, when the requirements of supplementary district regulation 21.45.350, subsections B through G are met.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

\*\*\* \*\*

11. Large domestic animal facilities in excess of the standards established in 21.45.350C.
12. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.###.

\*\*\* \*\*



(GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 5, 6-9-98; AO No. 99-62, § 13, 5-11-99)

**Section 8.** Anchorage Municipal Code section 21.40.115, R-10 residential alpine/slope district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.40.115 R-10 residential alpine/slope district.**

\*\*\* \*\*

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

\*\*\* \*\*

- 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. 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 an [ANY] abutting neighbor's lot line. Alternatively, uncovered animal enclosures shall be at least seventy five (75) feet from residences existing at the date of adoption of this ordinance on abutting lots, or shall be at least ten feet from the abutting neighbor's lot line if the separation area is a vegetative buffer as per 21.45.125(C)(2).

\*\*\* \*\*

- 9. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.

- 10. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

\*\*\* \*\*

- 7. Large domestic animal facilities in excess of the standards established in 21.45.350C.

- 8. Accessory structures for a large domestic animal facility in excess of the standards established in 21.45.###.

\*\*\* \*\*

(AO No. 81-97; AO No. 81-217; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 6, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 14, 5-11-99)

1  
2 **Section 9.** Anchorage Municipal Code section 21.40.117, R-11 Turnagain Arm district, is hereby  
3 amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for*  
4 *context.*)

5  
6 **21.40.117 R-11 Turnagain Arm district.**

7 \*\*\* \*\*

8 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as  
9 follows:

10  
11 1. Accessory uses and structures which are customarily incidental to permitted  
12 principal uses.

13  
14 \*\*\* \*\*

15 3. The outdoor harboring or keeping of dogs, animals and fowl in a manner  
16 consistent with the requirements of all titles of this Code. Paddocks, stables or  
17 similar structures or enclosures which are utilized for the keeping of animals  
18 other than dogs shall be at least 25 [100] feet from an [ANY] abutting  
19 neighbor's lot line. Alternatively, uncovered animal enclosures shall be at  
20 least seventy five (75) feet from residences existing at the date of adoption  
21 of this ordinance on abutting lots, or shall be at least ten feet from the  
22 abutting neighbor's lot line if the separation area is a vegetative buffer as  
23 per 21.45.125(C)(2).

24  
25 \*\*\* \*\*

26 7. Large domestic animal facilities on sites 40,000 square feet or larger as accessory  
27 to a permitted residential use, where the large domestic animal facility building  
28 area does not exceed 4,000 square feet.

29  
30 8. Fewer than four (4) large domestic animals, subject to conformity with the  
31 requirements of Titles 15, 17 and 21.

32  
33 D. *Conditional uses.* Subject to the requirements of the conditional use standards and  
34 procedures of this title, the following uses may be permitted:

35  
36 \*\*\* \*\*

37 19. Large domestic animal facilities in excess of the standards established in  
38 21.45.350C.

39  
40 20. Large domestic animal facilities on sites 40,000 square feet or larger as accessory  
41 to a permitted residential use, where the large domestic animal facility building  
42 area does not exceed 4,000 square feet.

43  
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(AO No. 82-162; AO No. 84-34; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-144, 11-26-88; AO No. 88-171(S-1), 12-31-88; AO No. 94-120, § 1, 8-23-94; AO No. 94-238(S), § 3, 2-28-94; AO No. 94-239, § 1, 2-14-95; AO No. 96-118, § 1, 8-22-96; AO No. 96-118, § 1, 8-13-96; AO No. 99-62, § 15, 5-11-99; AO No. 2001-88, § 1, 6-5-01)

**Section 10.** Anchorage Municipal Code section chapter 21.45.150, home occupations, is hereby amended as follows:

**21.45.150 Home occupations.**

\*\*\* \*\*

C. There shall be no change in the outside of the building or premises, nor shall there be other visible evidence of the conduct of such home occupation other than signs in accordance with AMC 21.47.040. [ONE SIGN NOT EXCEEDING ONE SQUARE FOOT IN AREA, NONILLUMINATED, AND MOUNTED FLAT AGAINST THE PRINCIPAL BUILDING;]

\*\*\* \*\*

E. Any storage of wholesale or retail stock in trade in conjunction with the home occupation shall not exceed ten percent of the area devoted to the home occupation, except on lots 40,000 square feet or larger in rural zoning districts as defined in AMC 21.85.020. On lots meeting this exception, storage of stock in trade may equal the area devoted to the home occupation, if the storage is screened from neighboring lots and separated from the neighboring lot line by at least the established district yard setback;

\*\*\* \*\*

(GAAB 21.05.060.S; AO No. 82-204)

**Section 11.** Anchorage Municipal Code chapter 21.45, supplementary district regulations, is hereby amended to add a new section to read as follows:

**21.45.350 Large domestic animal facilities.**

A. *Purpose.* A large domestic animal facility is intended to be an accessory activity in certain residential districts where this use is allowed. All uses of the property shall be subordinate to the principal use of the residential dwelling. A large domestic animal facility in the PLI district may be considered an accessory use to an equestrian arena.

B. Large domestic animal facilities include without limitation structures such as barns, stables, arenas, corrals, paddocks, and exercise tracks, and any structures used for the storage of feed, tack, tools, animal waste, or equipment. Large domestic animal facilities include structures that are freestanding or attached to residential structures. A large domestic animal facility is allowed to be larger than the principal structure but is limited by lot coverage and height restrictions applicable for each zoning district.

1  
2 C. The minimum lot size for a large animal facility is 40,000 square feet for four (4)  
3 animals, with an additional 10,000 square feet required for each animal above four. Application  
4 for administrative approval of deviation in minimum lot size of 40,000 square feet may be made  
5 to the Planning Department. The Director of the Planning Department may approve deviation of  
6 site area square footage, not to exceed ten percent (10%), upon consultation with the Department  
7 of Health and Human Services and Department of Developmental Services.  
8

9 D. In the event arena seating is provided, the required parking shall be one (1) space per  
10 every four (4) seats, or one (1) parking space per stall, whichever is greater.  
11

12 E. A large domestic animal facility shall meet setback requirements of the applicable zoning  
13 district and section 21.45.140A. for roofed or otherwise covered portions of paddocks, barns,  
14 stables, or similar structures which are utilized for the keeping of animals, except in the case of  
15 interior abutting lot lines per section 21.45.350H. In no circumstances shall barbed wire be  
16 allowed for fencing of any facilities.  
17

18 F. The uses shall meet the requirements of chapter 15.20 regarding animal waste; chapter  
19 15.50 concerning Watershed District regulations; section 15.55.060B concerning separation  
20 requirements from water supply wells; and section 21.45.210 concerning stream protection  
21 setbacks.  
22

23 G. The large domestic animal facility shall:

- 24
- 25 1. Obtain an animal control facility license; and
  - 26 2. Obtain certification of compliance with a State of Alaska, Anchorage Soil and  
27 Water **Conservation** District conservation plan, or obtain a letter from the State  
28 of Alaska, Anchorage Soil and Water District showing demonstrated intent to  
29 come into compliance with a conservation plan within one year.
  - 30 3. Comply with licensing and other laws concerning the keeping of animals as set  
31 forth in Titles 15, 17 and 21.  
32  
33  
34

35 H. Adjacent lots may be used in square footage calculations for site size only. If the adjacent  
36 lots are not under single ownership, the lot owners shall submit a recorded joint usage agreement  
37 for review and approval by the Director of the Planning Department or the Director's designee.  
38 In such cases, yard setback requirements shall not apply to the common interior lot lines and a  
39 primary use need not be located on the adjacent lot.  
40

41 **Section 12.** Anchorage Municipal Code chapter 21.50, standards for conditional uses and site plans, is  
42 amended to add a new section to read as follows:  
43

44 **21.50.###      Conditional use standards – large domestic animal facilities.**

1  
2 In addition to the standards of section 21.50.020, the approval of a conditional use application for  
3 a large domestic animal facility not meeting the supplementary district regulations for site area or  
4 lot coverage **or has a greater number of large animals than specified in 21.45.350** shall meet  
5 these requirements.

6  
7 A *Maximum height* shall be that of the underlying district and section 21.65.050.

8  
9 B. *Traffic access.* Traffic access shall be from a street constructed to standards found by the  
10 traffic engineer to be appropriate to the intensity of use proposed.

11  
12 C. *Licensing.* The large domestic animal facility shall comply with licensing and other laws  
13 concerning the keeping of animals as set forth in Title 15 and Title 17.

14  
15 D. *Environmental protection.* The uses shall meet the requirements of chapter 15.20  
16 regarding animal waste; chapter 15.50 concerning watershed district regulations; section  
17 15.55.060b concerning separation requirements from water supply wells; and section 21.45.210  
18 concerning stream protection setbacks.

19  
20 E. *Parking standards.* In the event arena seating is provided, the required parking shall be  
21 one (1) space per every four (4) seats, or one (1) parking space per stall, whichever is greater.

22  
23 F. *Lot coverage.* Lot coverage shall be that of the underlying zoning district unless the  
24 planning and zoning commission allows additional lot coverage above the maximum allowed in  
25 the district, not to exceed a ten percent (10%).

26  
27 G. *Additional conditions.* The planning and zoning commission may impose additional  
28 conditions upon the final approval, necessary to conform the conditional use or site plan to the  
29 standards for its approval, or enforce development in accordance with the final approval. This  
30 includes, but is not limited to, further restrictions regarding lot coverage or setbacks.}

31  
32 **Section 13.** Anchorage Municipal Code chapter 21.45, supplementary district regulations, is hereby  
33 amended to add a new section to read as follows:

34  
35 **21.45.### Accessory buildings in conjunction with large domestic animal facilities.**

36  
37 The following additional requirements for accessory buildings in conjunction with large  
38 domestic animal facilities shall apply:

39  
40 A. **In the R-5A, R-6, R-7, R-8, R-9, R-10, and R-11 districts, the square footage of any**  
41 **one single large domestic animal facility structure shall not exceed ten percent of**  
42 **the lot size, up to a maximum of 8,000 square feet.**



Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
**Agenda Document Control Sheet**

AO 2005-150(S-1) AMENDED

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED
	LARGE DOMESTIC ANIMAL FACILITIES AND HOME BASED BUSINESS . . . .		1/30/06
		Indicate Documents Attached	
		<input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
<b>2</b>	DEPARTMENT NAME	DIRECTOR'S NAME	
	Assembly	Anna Fairclough, Chair	
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER
	Susan B. Lutz - Assembly Counsel's Office		343-4572
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
	<b>Mayor</b>		
	<b>Municipal Clerk</b>		
	<b>Municipal Attorney</b>		
	<b>Employee Relations</b>		
	<b>Municipal Manager</b>		
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
	Office of Management and Budget		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
	<b>Executive Manager</b>		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Services		
	Property & Facility Management		
	Purchasing		
	<b>Other</b>		
<b>5</b>	<b>Special Instructions/Comments</b>		
	OLD BUSINESS ITEM 11.E.		
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED	<b>7</b>	PUBLIC HEARING DATE REQUESTED
	1/30/06		N/A

M.C.A.  
 JAN 30 AM 10:10  
 CLERK'S OFFICE