



HOUSING OPPORTUNITIES IN THE
MUNICIPALITY FOR EVERYONE

Community Presentations

By Assembly Members

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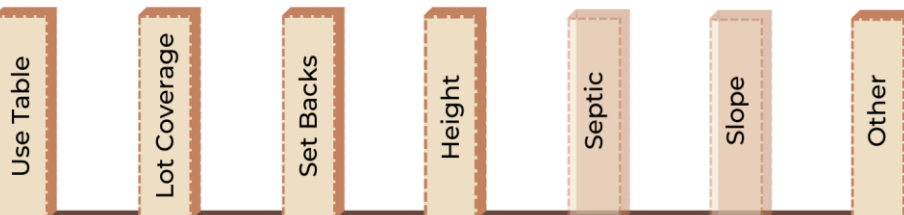
What is the HOME Initiative?

AO 2023-87 proposes streamlined zoning based on the land use designations in the 2040 Land Use Plan which is derived from the adopted Comprehensive Plan to be implemented through Title 21 of the Municipal Code

Predictable Residential Development By-Right

VARIABLE FRAMEWORK

Every lot is unique, but building on your property doesn't have to be complicated. Compatible uses can be buildable by-right with clear variables that lay a strong foundation for building in the residential zone.



Residential Zone *where by-right building is a simple equation*



New Residential Zoning District - STFR

Single and Two Family Residential

- The STFR district provides for a variety of low-density 12 urban/suburban residential neighborhoods with gross densities 13 between three and eight dwelling units per acre. Most areas 14 have well-developed infrastructure, public water and sewer, 15 and municipal services.

Replaces:

- R-1 – Single Family Residential
- R-1A – Single Family Residential (Larger Lot),
- R-2 – Two-Family Residential (Larger Lot); and
- R-2D – Two-Family Residential

Anchorage 2040 Land Use Plan

- Figure 3-2. 2040 LUP and Zoning District Cross-Reference:
- LUP Designation: Single-family and Two-Family Neighborhoods – R-1 and R-1A, R-2A and R-2D



Use Table Changes Proposed

E. TABLE OF ALLOWED USES – RESIDENTIAL

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL																		
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use																		
All other uses not shown are prohibited.																		
RESIDENTIAL																		
		HOME Initiative	STFR				CMR-L	CRM-M		UR		LLR						
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	Definitions and Use-Specific Standards	
RESIDENTIAL USES																		
Household Living	Dwelling, mixed-use							P	P	P							21.05.030A.1.	
	Dwelling, multifamily					P/S	P	P	P	P							21.05.030A.2.	
	Dwelling, single-family, attached			P	P	P	P	P	P	P							21.05.030A.3.	
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.030A.4.	
	Dwelling, townhouse					S	S	S	S	P							21.05.030A.5.	
	Dwelling, two-family			P	P	P	P	P	P	P	P	P	P	P	P		21.05.030A.6.	
	Dwelling, mobile home										P						21.05.030A.7.	
	Manufactured home community					C	C		C	C	C						21.05.030A.8.	

What the new Single and Two Family Residential District Does and Does NOT do:

Does:

- allow for one and two family dwellings per lot
- allow for one ADU per lot pursuant to prior code change
- does not change set backs, height restrictions or lot sizes
- go into effect January 1, 2024.

Does NOT:

- allow for high density development
- allow for mixed use development

Remaining Proposed Changes

CMR-L Zoning effective date is proposed to be **June 1, 2024**

- Coincides with the proposed changes to tri and four plex building standards
- Provides time to go through use table and other necessary updates using the PZC process

Remaining Zoning Districts effective date is proposed to be **January 1, 2025**

- Have the most complicated considerations for more complex lots and developments
- Provides time to go through use table and other necessary updates using the PZC process

New Residential Zoning District – CMR-L

Compact Mixed Residential-Low

- The CMR-L district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre, with 8 or more near Centers or Transit supportive Development corridors.

Replaces:

- R-2M – Mixed Residential District

Anchorage 2040 Land Use Plan

Figure 3-2. 2040 LUP and Zoning District Cross-Reference:

- LUP Designation: Compact Mixed Residential-Low – R-2, R-2D in transition area.



New Residential Zoning District - **CMR-M**

Compact Mixed Residential-Medium

- The CMR-M district is a multifamily residential district with gross densities between 10 and 30 dwelling units per acre, with 15 or more near Centers or Transit-supportive Development corridors

Replaces:

- R-3 -
- R-3A – Compact Mixed Residential-Medium

Anchorage 2040 Land Use Plan

Figure 3-2. 2040 LUP and Zoning District Cross-Reference:

- LUP Designation: Compact Mixed Residential-Medium – R-3, R-2M in transition areas, R-3A



New Residential Zoning District – UR-H

Urban Residential-High

- The UR-H zone provides for urban living opportunities close to major employment centers and contributes to the vitality of city centers by concentrating new housing nearby. It is intended primarily for apartment buildings, condominiums, and townhouses but also allows for compact single and two-family and mixed-density projects, as well as limited ground floor commercial space within residential projects

Replaces:

- R-4
- R-4A

Anchorage 2040 Land Use Plan

Figure 3-2. 2040 LUP and Zoning District Cross-Reference:

- LUP Designation: Urban Residential-High – R-4, R-4A in Mixed-use areas



New Residential Zoning District - LLR

Large Lot Residential

- The LLR district is intended primarily for single- and two-family residential areas with gross densities of one housing unit or less per gross acre, and up to three dwelling units per acre in areas designated by approved district plans.

Replaces:

- R-6– Low-Density Residential
- R-7 – Single-Family Residential (½ Acre)
- R-8 – Low-Density Residential (4 Acres)
- R-9 – Low-Density Residential (2 Acres)
- R-10 – Low-Density Residential, Alpine/Slope

Anchorage 2040 Land Use Plan

Figure 3-2. 2040 LUP and Zoning District Cross-Reference:

- LUP Designation: Large-lot Residential – R-6, R-7, R-8, R-9, R-10

