

LDC Reform Project

Text Amendment Report



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| Case Number: | 21-LDC-0005 |
| Text Amendment: | Residential Setbacks |
| Timeline: | 6-month |
| Project Manager(s): | Chris French and Zach Schwager |
| LDC Reform Group(s): | Housing |

DESCRIPTION:

An amendment to Chapter 5, Parts 2 and 3 to reduce the minimum front yard setback in Neighborhood and Traditional Neighborhood Form Districts. In addition, a change to the subdivision regulations, Section 7.3.30 paragraph E to adjust the restriction on easement overlap with the rear yard setback.

PLAN 2040 REVIEW

- Housing Policy 1.9: Increase flexibility of design and parking requirements to promote adaptive reuse and infill development.

EQUITY REVIEW

The proposed changes would add flexibility for new housing within new subdivisions as well as within infill situations. However, infill setback provisions would still could apply based on the definition of infill for the applicable form district. In addition, the proposed changes would decrease the cost of housing construction to promote more affordable housing options.

BEST PRACTICE RESEARCH:

In the LDC Diagnosis performed by Opticos Design it was recommended that setbacks be reduced in order to promote affordability and to provide flexibility in the development of various housing types.

PROPOSED TEXT AMENDMENT:

The following are amendments to Section 5.2.2.C within Table 5.2.2:

Table 5.2.2 Dimensional Standards – Traditional Neighborhood

| Density Category | Zoning District | Minimum Lot Area | Min. Lot Width | Min. Front and Street Side Yard Setback | Max. Front Setback | Minimum Side Yards (Each) | Minimum Rear Yard Setback | Maximum Building Height |
|------------------|-----------------|------------------|----------------|---|--------------------|---------------------------|---------------------------|-------------------------|
| Low Density | R-1 | 40,000 sf | 100 ft | 30 15 ft*** | NA | 15 ft. | 5 ft. | 35 ft |

| | | | | | | | | |
|---|-------------------------------------|---|---------------------------------|-------------------------------|------------|--|-------|---------------------------------------|
| | R-2 | 20,000 sf | 75 ft | 25 15 ft*** | NA | 10 ft | 5 ft. | 35 ft |
| | R-3 | 12,000 sf | 60 ft | 15 ft*** | NA | 6 ft | 5 ft. | 35 ft |
| | R-4 | 9000 sf | 60 ft | 15 ft*** | 25 ft | 5 ft. | 5 ft. | 35 ft |
| Med. Density/Intensity | R-5 | 6,000 sf | 35 ft. | FY 15 ft. *** SSY 3 ft. | FY 25 ft. | 3 ft | 5 ft. | 45 ft |
| | R5-A R5-B R-6 OR OR-1 | 4,500 sf | 35 ft | FY 15 ft*** SSY 3 ft | FY 25 ft | 3 ft 0 ft if attached | 5 ft | 45 ft |
| | PRD | 1,500sf | 0ft | 0ft | 0ft | 0ft | 0ft | 35ft |
| | U-N | 2500 sf 1500 sf if SF attached or as specified within design guidelines | 25 ft. 18 ft. if SF attached | FY 15 ft. *** SSY 3 ft. | FY 25 ft* | 3 ft 0 ft. if attached | 5 ft. | 45 ft |
| | CN | 6,000 sf. | None | FY 15 ft. *** SSY 3 ft.* | FY 25 ft.* | None Unless adjacent to SF residential – 5 ft. | 5 ft. | 45 ft. |
| High Density/Intensity | R-7, R-8A OR-2 | 4500 sf | 25 ft. | FY 15 ft. *** and * SSY 3 ft. | FY 25 ft.* | None unless adjacent to SF residential – 5 ft. | 5 ft. | 45 ft or three stories.** (See Note) |
| | CR C-1 C-2, C-3 W-1, W-2 | NA | None | FY 15 ft.* and *** SSY 3 ft. | FY 25 ft.* | None unless adjacent to SF residential – 5 ft. | 5 ft. | 45 ft. or three stories.** (See Note) |
| | C-M OR-3 OTF M-1 M-2, M-3 W-3, EZ-1 | NA | 50 ft. | FY 15 ft.* and *** SSY 3 | FY 25 ft* | 10 ft. | 15 ft | 45 ft. or three stories.** (See Note) |
| Note: TNZD dimensional requirements located within applicable TNZD plan report. PD District based on applicable zoning district uses permitted by the PD District as listed in Table 2.8.2. | | | | | | | | |
| *Mixed use and non-residential structures on corner lots may have a zero front yard and street side yard setback/build-to lines in these zoning districts. | | | | | | | | |
| ** Additional height is allowed, if all required yards are increased five feet for each story or each additional ten feet of building height over 3 stories/45 feet. | | | | | | | | |
| *** Garages with doors facing the street shall have a minimum setback of 25 feet. | | | | | | | | |

The following are amendments to Section 5.3.1.C within Table

| Zoning District | Minimum Lot Area | Min. Lot Width | Min. Front and Side Street Yard Setback | Minimum Side Yards (Each) | Minimum Rear Yard Setback | Maximum Building Height |
|-----------------|------------------|----------------|---|-------------------------------|---------------------------|-------------------------|
| RR | 5 Acres | 150 ft | 30 ft | 15 ft | 50 ft | 35 ft |
| RE* | 105,000 sf | 150 ft | 90 ft (front); 60 ft (street side) | 20 ft minimum, 50 ft total | 50 ft | 35 ft |

| | | | | | | |
|--|------------------------------------|--------|---|-------------------------------|--------|-------------------------|
| R-E, R-1 | 40,000 sf | 150 ft | 75 ft (front); 25 ft (street side) 15 ft. **** | 15 ft minimum, 45 ft total | 25 ft. | 35 ft |
| R-2 | 20,000 sf | 100 ft | 30 ft 15 ft. **** | 10 ft minimum, 30 ft total | 25 ft. | 35 ft |
| R-3 | 12,000 sf | 75 ft | 30 ft 15 ft. **** | 7.5 ft minimum, 22.5 total | 25 ft. | 35 ft |
| R-4 | 9,000 sf | 60 ft | 30 ft 15 ft. **** | ** | 25 ft. | 35 ft |
| R-5 | 6,000 sf | 50 ft | 25 ft 15 ft. **** | 5 ft | 25 ft. | 35 ft |
| PRD | 1500 sf | 0 ft. | 0 ft. | 0 ft. | 0 ft. | 35 ft. |
| R-5A | 6,000 sf | 50 ft | 20 ft 15 ft. **** | 5 ft | 25 ft. | 35 ft |
| R-5B | 6,000 sf | 30 ft | 20 ft 15 ft. **** | 3 ft | 25 ft. | 35 ft |
| R-6, OR | 6,000 sf | 25 ft | 15 ft**** | 3 ft | 25 ft. | 35 ft |
| U-N | 2,500 sf 1500 sf if attached | 18 ft | 15 ft**** | 3 ft | 6 ft. | 35 ft |
| R-7, OR-1 | 6,000 sf | 25 ft | 15 ft**** | 3 ft | 15 ft | 45 ft (see footnote)*** |
| R-8A, OR-2, CR, CN | 6,000 sf | 25 ft | 15 ft**** | 3 ft | 15 ft | 45 ft (see footnote)*** |
| OR-3, OTF, C-1, C-2 | 5,000 sf | None | None | None | 15 ft | 45 ft (see footnote)*** |
| Note: The PDD shall use the dimensional standards of the zoning district uses as listed in Table 2.8.2. | | | | | | |
| * as in effect in Anchorage, Douglass Hills and Shively; for standards in effect in other jurisdictions, refer to next line of table. | | | | | | |
| **For lots created prior to August 22, 2000, and lots shown on preliminary plans approved prior to that date, the side yards shall be minimum 6', total of 18'; for lots created or shown on preliminary plans approved after that date, the side yards shall be 5' on each side. | | | | | | |
| *** Additional height is allowed, if all required setbacks are increased five feet for each additional ten feet of building height, or fraction thereof, over 45 feet. This extra setback does not apply to off-street parking and maneuvering areas. Non-residential uses are subject to building height limits as established in Table 5.3.2 | | | | | | |
| **** <u>Garages with doors facing the street shall have a minimum setback of 25 feet.</u> | | | | | | |

The following are amendments to Section 7.3.30 paragraph E:

E. No more than ~~fifteen~~ fifty percent (~~15~~50%) of a required rear yard of a buildable lot may be occupied by a detention basin or a retention basin or any other drainage easement.