

**MUNICIPALITY OF ANCHORAGE  
PLANNING DEPARTMENT  
ZONING SUMMARY**

ZONE	ZONING DESCRIPTION	NO. OF UNITS	MINIMUM LOT AREA (SQ. FEET)	MINIMUM WIDTH (FEET)	SETBACK FRONT (FEET)	SETBACK SIDE (FEET)	SETBACK REAR (FEET)	MAXIMUM HEIGHT (FEET)	MAXIMUM COVERAGE (FEET)
R-1	SINGLE FAMILY RESIDENTIAL 21.40.030	1	6,000	50	20	5	10	25	30%
R-1A	SINGLE FAMILY RESIDENTIAL 21.40.030	1	8,400	70	20	5	10	25	30%
R-2A	TWO FAMILY RESIDENTIAL 21.40.040	1 2	7200 8,400	60 70	20	5	10	25; 30 WITH OPEN SPACE LANDSCAPING	40%
R-2D	TWO FAMILY RESIDENTIAL 21.40.040	1-2	6,000	50	20	5	10	25; 30 WITH OPEN SPACE LANDSCAPING	40%
R-2M	MULTIPLE FAMILY RESIDENTIAL 21.40.045	1-2 3 4 5 6 7 8	6,000 8,500 11,000 13,500 16,000 18,000 20,000	50	20	5	10	25; 30 WITH OPEN SPACE LANDSCAPING	40%
R-3	MULTIPLE FAMILY RESIDENTIAL 21.40.050	1-2 3-4 5+	6,000 6,000 8,500 + 1,000 PER UNIT OVER 5	50 50 75	20 20 20	5 10	10 10 20	35	40%
R-4	MULTIPLE FAMILY RESIDENTIAL 21.40.060	1-6 7 8 9 10 11+	6,000 8,500 9,250 10,000 10,750 11,500	50 75 75 75 75 100	10	5; + 1 FOOT PER 5 FEET OF BUILDING HEIGHT	10	NONE	50%
R-5	RURAL RESIDENTIAL 21.40.70	1 2 3 4 5+	7,000 13,000 19,000 25,000 30,000+5,000 PER UNIT OVER 5	50 100 100 100 150	20	5	10	NONE	30%
R-5A	RURAL RESIDENTIAL 21.40.70	1 2 3 4 5+	43,560 87,120 130,680 174,240 217,800+ 43,560 PER UNIT OVER 5	150 150 200 250 250	25	10	20	NONE	30%
R-6	SUBURBAN RESIDENTIAL 21.40.080	1 2 3 4 5+	54,450 108,900 163,350 217,800 261,360+ 43,560 PER UNIT OVER 5 1/2 ABUT Row in Lot Area	150 200 250 300 350	50	25	50	NONE	30%
R-7	INTERMEDIATE RURAL RESIDENTIAL 21.40.090	1 2+	20,000 20,000+ 20,000 PER UNIT OVER 1	120	25	10	20	35	30%

R-8	RURAL RESIDENTIAL 21.40.100	1 2	217,800 326,700 1/2 ABUT Row in lot area	300 300	25	15	25	35	5%
R-9	RURAL RESIDENTIAL 21.40.110	1 2	108,900 163,350 1/2 ABUT Row in lot area	180	25	15	25	35	5%
R-10	RESIDENTIAL ALPINE/SLOPE 21.40.115	1	VARIABLES BY SLOPE 20,000 TO 326,700	VARIABLES BY SLOPE 100 TO 300	0	25;50 IF SLOPE>30%	0	25	VARIABLES BY SLOPE
R-11	TURNAGAIN ARM 21.40.117	Residential W/SEWER WO/SEWER -Girdwood -Bird Creek -Indian Valley -Portage -Crow Creek -Rainbow Valley	8,400 50,000 108,150 216,300	50 100 100 100	20	5	10	35	30% 1-5 DUA 40% 5+DUA
R-11	TURNAGAIN ARM 21.40.117	Commercial w/SEWER WO/SEWER	8,400 50,000	50 100	10	5; 10 ABUT Residential USE	10;15 ABUT Residential USE	35	70%
R-11	TURNAGAIN ARM 21.40.117	Industrial W/SEWER WO/SEWER	8,400 50,000	50 100	10	0; 5 ABUT Residential USE	0; 10 ABUT Residential USE	35	100%
R-11	TURNAGAIN ARM 21.40.117	Institutional w/SEWER WO/SEWER	8,400 50,000	50 100	25	10	15	35	30%
D-2	RESIDENTIAL DEVELOPMENT 21.40.120	SEE R-2M	SEE R-2M	SEE R-2M	SEE R-2M	SEE R-2M	SEE R-2M	SEE R-2M	SEE R-2M
D-3	RESIDENTIAL DEVELOPMENT 21.40.120	SEE R-3	SEE R-3	SEE R-3	SEE R-3	SEE R-3	SEE R-3	SEE R-3	SEE R-3
R-0	RESIDENTIAL OFFICE 21.40.130	1-10 11+ Non Residential	6,000 14,000 6,000	50 100 50	10	5+1 PER 5 FEET OF BLDG. OVER 35 FEET 0	10	NONE	50%  100%

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B-1A	LOCAL AND NEIGHBORHOOD BUSINESS 21.40.140	1-2 Non Residential	6,000 6,000	50 50	20 20	5 5; 20 ABUT RESIDENTIAL	10 5; 25 ABUT Residential	25 25	40% 50%
B-1B	COMMUNITY BUSINESS 21.40.145	MULTIPLE FAMILY Non Residential	8,000 8,000	60 60	20 20	10 0; 20 ABUT Residential	20 5; 25 ABUT Residential	35 35	40% 70%
B-2A	CENTRAL BUSINESS CORE 21.40.150	MULTIPLE FAMILY MAX. 50% OF BLDG. Non Residential	6,000 6,000	50 50	SEE R-4 0	SEE R-4 0	SEE R-4 0	Specific Requirement	Specific Requirement
B-2B	CENTRAL BUSINESS INTERMEDIATE 21.40.160	MULTIPLE FAMILY MN.25 DUA Non Residential	6,000 6,000	50 50	SEE R-4 0	SEE R-4 0	SEE R-4 0	Specific Requirement	Specific Requirement

B-2C	CENTRAL BUSINESS PERIPHERY 21.40.170	MULTIPLE FAMILY Non Residential	6,000 6,000	50 50	SEE R-4 0	SEE R-4 0	SEE R-4 0	Specific Requirement	Specific Requirement
B-3	GENERAL BUSINESS 21.40.180	MULTIPLE FAMILY Min. 12 DUA Non Residential	SEE R-4 6,000	SEE R-4 50	SEE R-4 10	SEE R-4 0;10 ABUT Residential Zone	SEE R-4 0;15 ABUT Residential Zone	NONE	SEE R-4 100%
B-4	RURAL BUSINESS 21.40.190	1+ Non Residential	10,000 10,000	80 80	10	0	0	NONE	100%

I-1	LIGHT INDUSTRIAL 21.40.200	N/A	6,000	50	10	0; ABUT RESIDENTIAL MATCH RESIDENTIAL	0; ABUT Residential Match Residential	NONE	100%
I-2	HEAVY INDUSTRIAL 21.40.210	N/A	6,000	50	10	0; ABUT Residential Twice Residential	0; ABUT Residential Twice Residential	NONE	100%
I-3	RURAL INDUSTRIAL 21.40.220	N/A	87,120	100	10	0; ABUT Residential Twice Residential	0; ABUT Residential Twice Residential	NONE	100%

PLI	PUBLIC LANDS & INSTITUTIONS 21.40.020	N/A	15,000	100	25	25	30	NONE EXCEPT ABUT RESIDENTIAL	30%
W	WATERSHED 21.40.230	N/A	0	0	0	0	0	NONE	0%
T	TRANSITION 21.40.240	1+ Non Residential	7,000	50	0	0	0	NONE	100%
PC	PLANNED COMMUNITY 21.40.250	Customized	Customized	Customized	Customized	Customized	Customized	Customized	Customized
AF	ANTENNA FARM 21.40.260	N/A	87,120	120	50	25	25	NONE	50%

MC	MARINE COMMERCIAL 21.40.270	1+ Non Residential	SEE R-4 6,000	SEE R-4 50	SEE R-4 10	SEE R-4 0; 40 ABUT BULKHEAD	SEE R-4 0; 40 ABUT BULKHEAD	90	SEE R-4 100%
MI	MARINE INDUSTRIAL 21.40.280	Non Residential	6,000	50	10	0; 40 ABUT BULKHEAD	0; 40 ABUT BULKHEAD	NONE; WITHIN 50 RESIDENTIAL MATCH RESIDENTIAL	100%

This summary chart was accurate at the time it was printed. The zoning ordinance is often amended and may cause some of or all of the data here to be out dated. Always consult a current version of the Municipal Code of Ordinances for the most up to date information.