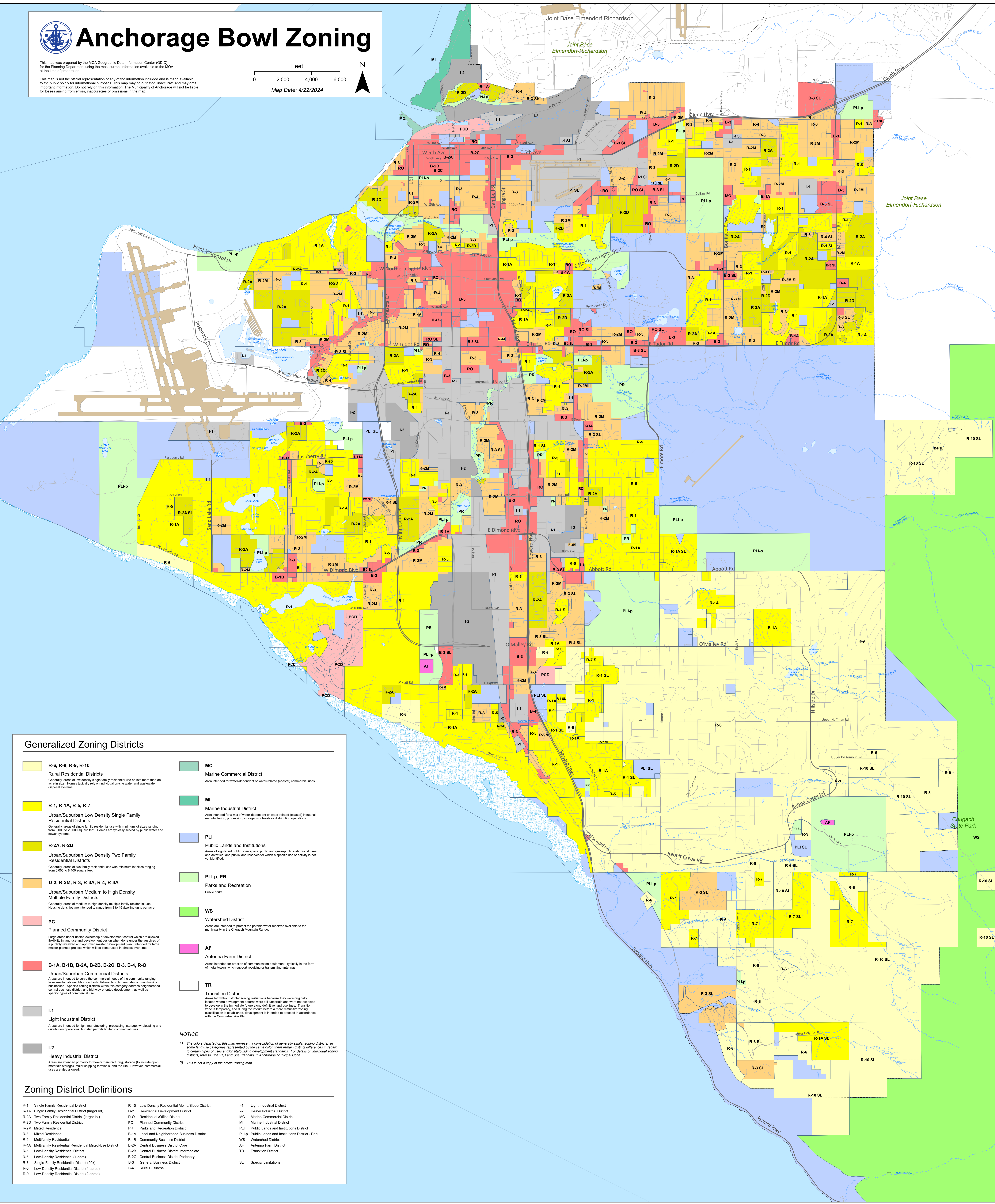
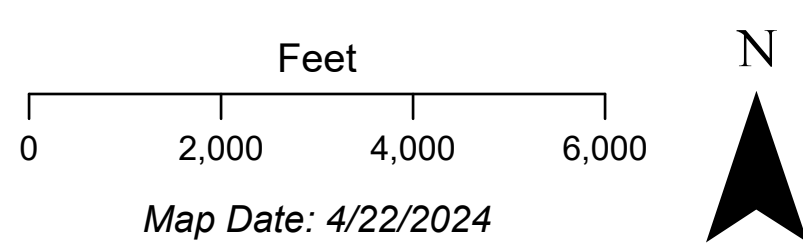




Anchorage Bowl Zoning

This map was prepared by the MGA Geographic Data Information Center (GDIC) for the Planning Department using the most current information available to the MGA at the time of preparation.

This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.



Generalized Zoning Districts

- R-6, R-8, R-9, R-10**
Rural Residential Districts
Generally, areas of low density single family residential use on lots more than an acre in size. Homes typically rely on individual on-site water and wastewater disposal systems.
- R-1, R-1A, R-5, R-7**
Urban/Suburban Low Density Single Family Residential Districts
Generally, areas of single family residential use with minimum lot sizes ranging from 6,000 to 20,000 square feet. Homes are typically served by public water and sewer systems.
- R-2A, R-2D**
Urban/Suburban Low Density Two Family Residential Districts
Generally, areas of two family residential use with minimum lot sizes ranging from 6,000 to 8,400 square feet.
- D-2, R-2M, R-3, R-3A, R-4, R-4A**
Urban/Suburban Medium to High Density Multiple Family Districts
Generally, areas of medium to high density multiple family residential use. Housing densities are intended to range from 8 to 45 dwelling units per acre.
- PC**
Planned Community District
Large areas under unified ownership or development control which are allowed flexibility in land use and development design when done under the auspices of a publicly reviewed and approved master development plan. Intended for large master-planned projects which will be constructed in phases over time.
- B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, R-O**
Urban/Suburban Commercial Districts
Areas are intended to serve the commercial needs of the community ranging from small-scale neighborhood establishments to large-scale community-wide businesses. Specific zoning districts within this category address neighborhood, central business district, and highway-oriented developments, as well as specific types of commercial use.
- I-1**
Light Industrial District
Areas are intended for light manufacturing, processing, storage, wholesaling and distribution operations, but also permits limited commercial uses.
- I-2**
Heavy Industrial District
Areas are intended primarily for heavy manufacturing, storage (to include open materials storage), major shipping terminals, and the like. However, commercial uses are also allowed.
- MC**
Marine Commercial District
Area intended for water-dependent or water-related (coastal) commercial uses.
- MI**
Marine Industrial District
Area intended for a mix of water-dependent or water-related (coastal) industrial manufacturing, processing, storage, wholesaling or distribution operations.
- PLI**
Public Lands and Institutions
Areas of significant public open space, public and quasi-public institutional uses and activities, and public land reserves for which a specific use or activity is not yet identified.
- PLI-p, PR**
Parks and Recreation
Public parks.
- WS**
Watershed District
Areas are intended to protect the potable water reserves available to the municipality in the Chugach Mountain Range.
- AF**
Antenna Farm District
Areas intended for erection of communication equipment, typically in the form of metal towers which support receiving or transmitting antennas.
- TR**
Transition District
Areas with no other zoning restrictions because they were originally located where development patterns were still uncertain and were not expected to develop in the immediate future along definitive land use lines. Transition zones are temporary and during the interim before a more restrictive zoning classification is established, development is intended to proceed in accordance with the Comprehensive Plan.

NOTICE

- 1) The colors depicted on this map represent a consolidation of generally similar zoning districts. In some land use categories represented by the same color, there remain distinct differences in regard to certain types of uses and/or site/building development standards. For details on individual zoning districts, refer to Title 21 Land Use Planning, in Anchorage Municipal Code.
- 2) This is not a copy of the official zoning map.

Zoning District Definitions

- | | | |
|---|--|---|
| R-1 Single Family Residential District | R-10 Low-Density Residential Alpine/Slope District | I-1 Light Industrial District |
| R-1A Single Family Residential District (larger lot) | D-2 Residential Development District | I-2 Heavy Industrial District |
| R-2A Two Family Residential District (larger lot) | R-O Residential Office District | MC Marine Commercial District |
| R-2D Two Family Residential District | PC Planned Community District | MI Marine Industrial District |
| R-2M Mixed Residential | PR Parks and Recreation District | PLI Public Lands and Institutions District |
| R-3 Mixed Residential | B-1A Local and Neighborhood Business District | PLI-p Public Lands and Institutions District - Park |
| R-4 Multifamily Residential | B-1B Community Business District | WS Watershed District |
| R-4A Multifamily Residential Residential Mixed-Use District | B-2A Central Business District Core | AF Antenna Farm District |
| R-5 Low-Density Residential District | B-2B Central Business District Intermediate | TR Transition District |
| R-6 Low-Density Residential (1-acre) | B-2C Central Business District Periphery | SL Special Limitations |
| R-7 Single-Family Residential District (20k) | B-3 General Business District | |
| R-8 Low-Density Residential District (4-acres) | B-4 Rural Business | |
| R-9 Low-Density Residential District (2-acres) | | |