

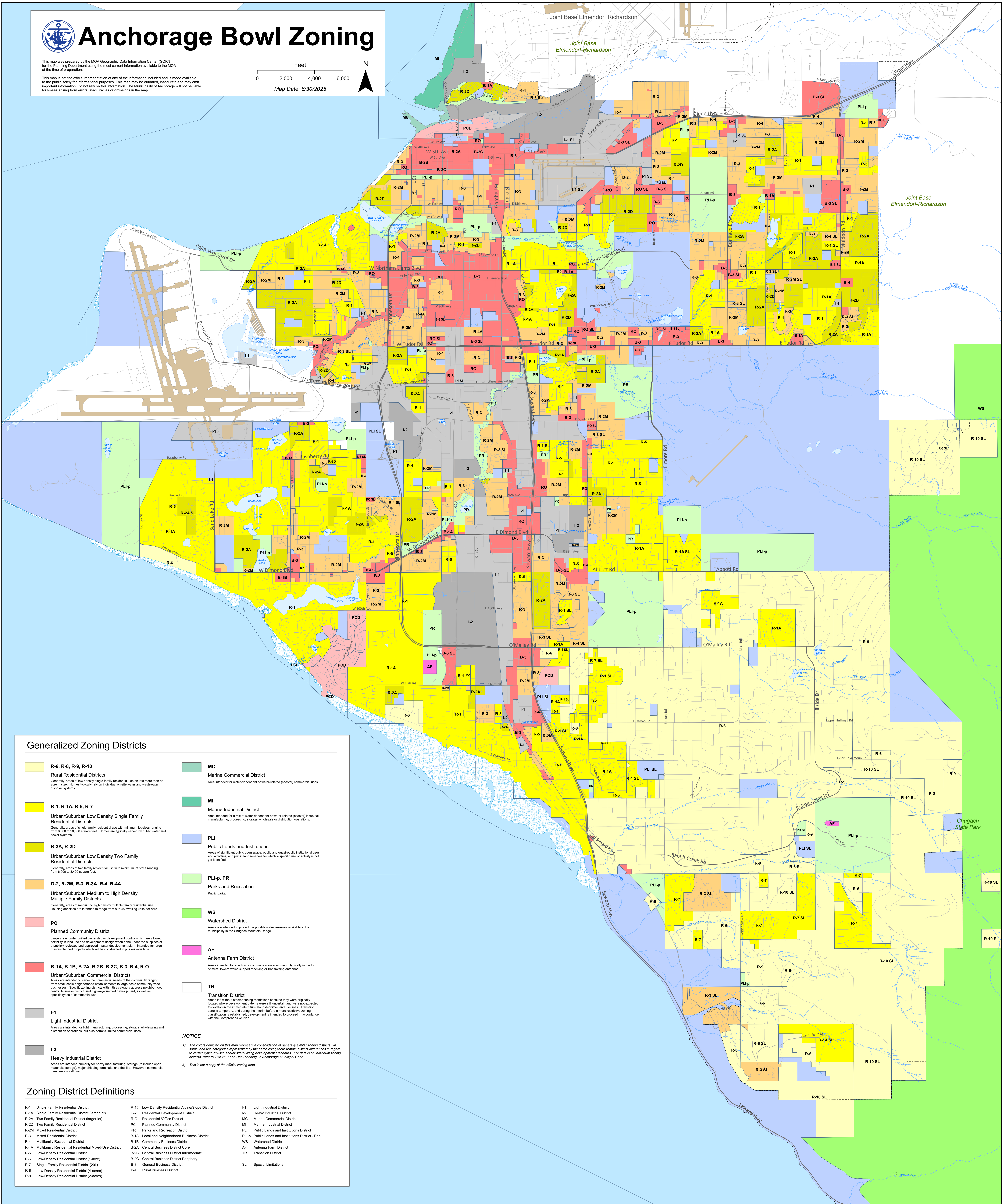


Anchorage Bowl Zoning

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

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Feet
0 2,000 4,000 6,000
Map Date: 6/30/2025



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.

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, wholesale 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 left without stricter 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 zone is temporary, and during the interim before a more restrictive zoning classification is established, development is intended to proceed in accordance with the Comprehensive Plan.

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.
- ## Zoning District Definitions
- R-1 Single Family Residential District

R-1A Single Family Residential District (larger lot)

R-2A Two Family Residential District (larger lot)

R-2D Two Family Residential District

R-2M Mixed Residential District

R-3 Mixed Residential District

R-4 Multifamily Residential District

R-4A Multifamily Residential Mixed-Use District

R-5 Low-Density Residential District

R-6 Low-Density Residential District (1-acre)

R-7 Single-Family Residential District (20k)

R-8 Low-Density Residential District (4-acres)

R-9 Low-Density Residential District (2-acres)

R-10 Low-Density Residential District

D-2 Residential Development District

R-O Residential Office District

PC Planned Community District

PLI Public Lands and Institutions District

PLI-p Public Lands and Institutions District - Park

B-1A Local and Neighborhood Business District

B-1B Community Business District

B-2A Central Business District Core

B-2B Central Business District Intermediate

B-2C Central Business District Periphery

B-3 General Business District

B-4 Rural Business District

I-1 Light Industrial District

I-2 Heavy Industrial District

MC Marine Commercial District

MI Marine Industrial District

PLI Public Lands and Institutions District

PLI-p Public Lands and Institutions District - Park

WS Watershed District

AF Antenna Farm District

TR Transition District

SL Special Limitations
- NOTICE**
1) The colors depicted on this map represent a consolidation of generally similar zoning districts. In some cases and 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.