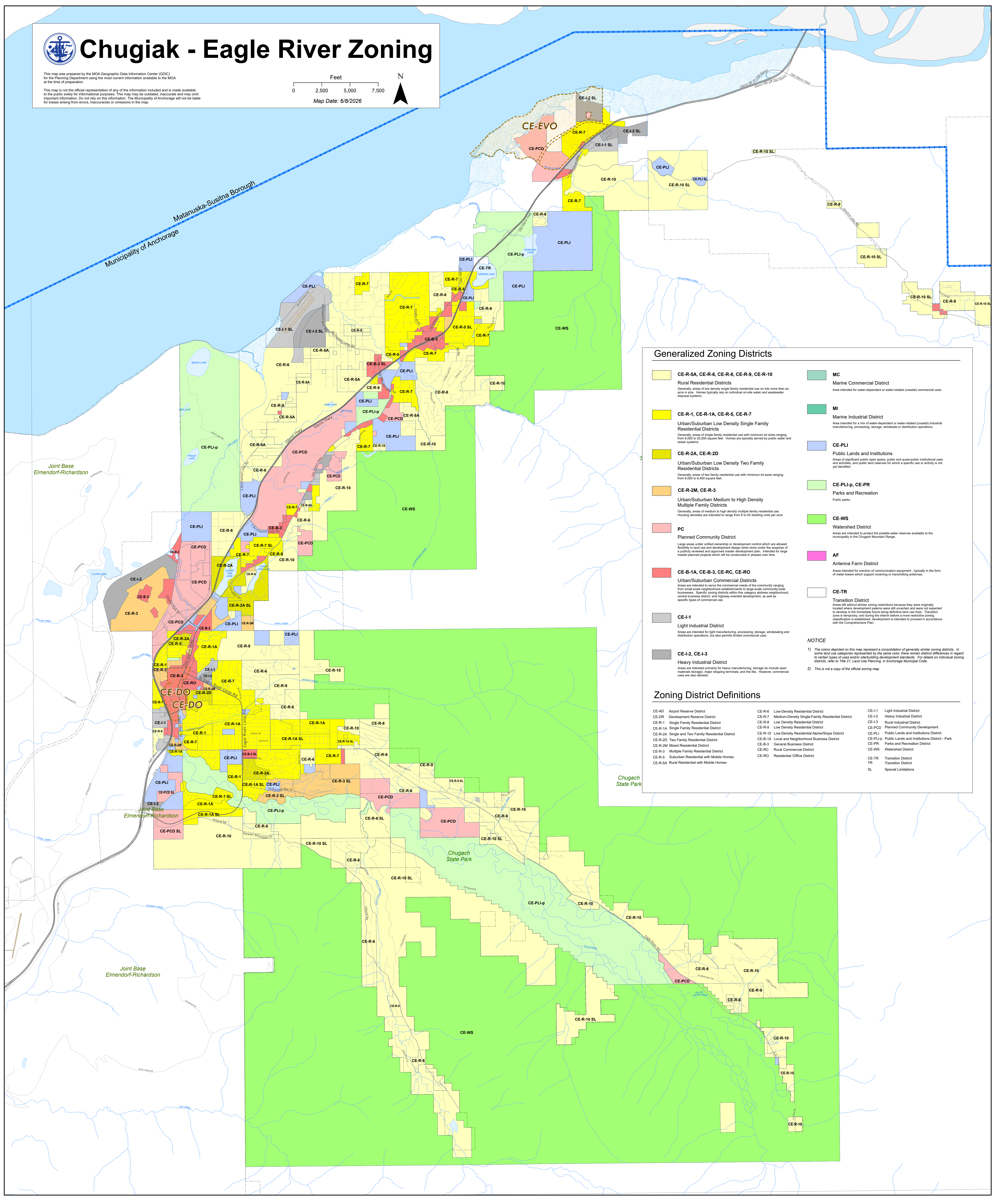
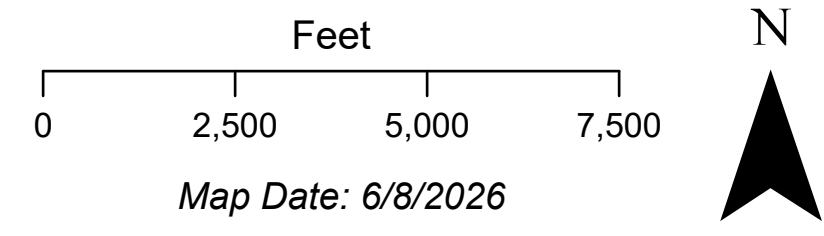




Chugiak - Eagle River Zoning

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.

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 This map may be outdated, inaccurate and may omit important information.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

- CE-R-5A, CE-R-6, CE-R-8, CE-R-9, CE-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.
- CE-R-1, CE-R-1A, CE-R-5, CE-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.
- CE-R-2A, CE-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.
- CE-R-2M, CE-R-3**
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 40 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.
- CE-B-1A, CE-B-3, CE-RC, CE-RO**
Urban/Suburban Commercial Districts
Areas 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 development, as well as specific types of commercial use.
- CE-I-1**
Light Industrial District
Areas intended for light manufacturing, processing, storage, wholesaling and distribution operations, but also permits limited commercial uses.
- CE-I-2, CE-I-3**
Heavy Industrial District
Areas 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
Areas intended for water-dependent or water-related (coastal) commercial uses.
- MI**
Marine Industrial District
Areas intended for a mix of water-dependent or water-related (coastal) industrial manufacturing, processing, storage, wholesale or distribution operations.
- CE-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.
- CE-PLI-p, CE-PR**
Parks and Recreation
Public parks.
- CE-WS**
Watershed District
Areas are intended to protect the possible 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.
- CE-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 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 district differences in regard to certain types of uses and/or allowable 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

- | | | |
|--|--|--|
| CE-AD Airport Reserve District | CE-R-6 Low-Density Residential District | CE-I-1 Light Industrial District |
| CE-CR Development Reserve District | CE-R-7 Medium-Density Single-Family Residential District | CE-I-2 Heavy Industrial District |
| CE-R-1 Single Family Residential District | CE-R-8 Low-Density Residential District | CE-I-3 Rural Industrial District |
| CE-R-1A Single Family Residential District | CE-R-9 Low-Density Residential District | CE-PCD Planned Community Development |
| CE-R-2A Single and Two Family Residential District | CE-R-10 Low-Density Residential Alpine/Slope District | CE-PLI Public Lands and Institutions District - Park |
| CE-R-2D Two Family Residential District | CE-B-1A Local and Neighborhood Business District | CE-PLI-p Public Lands and Institutions District - Park |
| CE-R-2M Mixed Residential District | CE-B-3 General Business District | CE-PR Parks and Recreation District |
| CE-R-3 Multiple Family Residential District | CE-RC Rural Commercial District | CE-WS Watershed District |
| CE-R-5 Suburban Residential with Mobile Homes | CE-RO Residential/Office District | CE-TR Transition District |
| CE-R-5A Rural Residential with Mobile Homes | | TR Transition District |
| | | SL Special Limitations |