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## *Dave Windsor's 'Alaska Real Estate'*

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### **New Zoning Proposal Means Higher Home Density**

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**Dear Dave:** What do the latest Residential Zoning proposals mean?

**Answer:** In the first proposal to the City Assembly in July, the 15 zoning codes for Residential property in Anchorage were to be reduced to 2 only. This proposition was going nowhere but the latest suggestion makes much more sense, reducing those 15 districts to 5.

The issue that Council faces is how to increase accommodation for present and future Anchorage population with almost no remaining land to develop.

The answer is to fit more people into existing space and last year's Accessory Dwelling Unit. (ADU) laws started one possibility. In a nutshell, you can now turn your single family home into a virtual duplex and start collecting rent. The gross floor area can be up to 900 square feet or 40% of the total gross floor area of the existing home (not including the garage). In any event the

ADU cannot exceed 1200 square feet but may now be either attached or detached from the main structure.

Under the latest proposal, if passed, you will essentially see a lot more duplexes built on lots that previously were only zoned for a single family home. Fourplexes could possibly be built on smaller lots than before.

Other than that, not much changes. The re-zoning will upset some folks who cherish their low – density neighborhood and, where a Homeowners Association exists, many will add restrictive covenants that prevent duplexes intruding into an established (or new) subdivision where vacant lots have yet to be built upon.

The 'Home Initiative', proposed by Meg Zalatel and Kevin Cross, is a bona fide attempt to increase housing in Anchorage (excluding Girdwood and Eagle River) but amending Title 21 to suit will take a long time given the complexity of lots, their locations, and currently

different rules for the present 15 designations. It is also possible that the Assembly, after public comment, just rejects it altogether.

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