

ANCHORAGE, ALASKA
AO No. 2026-27(S), As Amended

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE**
2 **MUNICIPAL CODE CHAPTER 21.05, 21.40 (OLD CODE), AND 21.50 (OLD**
3 **CODE) AND SECTIONS 21.09.050, 21.10.050, AND 21.35.020 (OLD CODE) TO**
4 **CLARIFY THE LAND USE REVIEW PROCESS FOR DATA CENTERS AND**
5 **SIMILAR ENERGY-INTENSIVE FACILITIES AND REQUESTING THE**
6 **PLANNING DEPARTMENT DEVELOP USE-SPECIFIC CRITERIA FOR ENERGY-**
7 **INTENSIVE USES AND WAIVING PLANNING AND ZONING COMMISSION**
8 **REVIEW.**

9
10 **WHEREAS**, data centers are facilities that house computer servers for processing
11 and storing data, either for a single enterprise or multiple enterprises, that serve as
12 critical infrastructure for Internet-based storage, complex software and language
13 models, artificial intelligence (AI) functions, and other computing needs; and
14

15 **WHEREAS**, data centers are increasingly common in communities across the U.S.,
16 with over 3,000 in operation as of 2025 and more being built in order to meet
17 projected demand for processing and storage capacity;¹ and
18

19 **WHEREAS**, data center facilities of all sizes have intensive energy needs, and may
20 be served by onsite power generation or connected to a larger electrical grid; these
21 facilities also require robust cooling systems, typically using water to remove excess
22 heat from servers in a closed-loop water recycling system or discharging heated
23 water, which may include other contaminants, as waste; and
24

25 **WHEREAS**, communities that are now home to data center facilities have identified
26 additional operational impacts to surrounding properties, primarily noise generation
27 and visual impacts of large warehouse-like facilities and campuses, **and cities and**
28 **counties in several states are actively developing new regulations to mitigate**
29 **these impacts, which is challenging to implement after facilities are already**
30 **built**; and
31

32 **WHEREAS**, data centers may be large or small in scale, and small-scale facilities
33 are already being permitted and developed in Alaska communities including
34 Wrangell and Cordova; and
35

36 **WHEREAS**, current Title 21 does not specifically contemplate this use type, with the
37 closest use type being “data processing facility,” which refers to an operation of
38 employees processing data, does not address potential impacts of facilities of this
39 type, and is currently a permitted use in certain zoning districts; and
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¹ National League of Cities and Center for Scientific Evidence in Public Issues (EPI Center), “A primer for local governments: Understanding data centers,” April 28, 2025. <https://www.nlc.org/resource/fact-sheet-understanding-data-centers/>

1 **WHEREAS**, emerging best practices from other communities include land use
2 regulation of data centers through a clearly-defined use type, development
3 standards such as visual screening and noise control, and utilizing the development
4 review process to identify and mitigate impacts on surrounding properties, local
5 energy infrastructure, and water systems; now, therefore,

6
7 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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9 **Section 1.** Anchorage Municipal Code section 21.05.060 is hereby amended to
10 read as follows (*the remainder of the section is not affected and therefore not set*
11 *out*):
12

13 **21.05.060 Industrial uses: Definitions and use-specific standards.**
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15 This section defines the general industrial use categories and specific
16 industrial use types listed in Table 21.05-1. This section also contains use-
17 specific standards that apply to specific use types. The use-specific
18 standards apply regardless of whether the use type is permitted as a matter
19 of right, subject to a site plan review process, or subject to the conditional
20 use process.
21

- 22 A. Industrial service. This category includes establishments engaged in
23 the repair or servicing of agricultural, industrial, business, or consumer
24 machinery, equipment, products, or by-products. Firms that service
25 consumer goods do so by mainly providing centralized services for
26 separate retail outlets. Contractors and building maintenance services
27 and similar uses perform services off-site. Few customers, especially
28 the general public, come to the site. Accessory activities may include
29 retail sales, offices, parking, and storage. Specific use types include:
30

31 *** *** ***

32 2. Data Center.
33

34 Definition. A facility or co-located facilities that house computer
35 servers for processing and storing data **[and requires at least**
36 **20 megawatts of electrical demand at peak operation]**.
37 There is minimal onsite human activity during normal
38 operations. Accessory uses may include offices, power
39 generation and storage, water storage and treatment,
40 maintenance areas, vehicle and equipment parking and
41 storage.
42

- 43 i. Geographically dispersed buildings, equipment,
44 structures, and other stationary infrastructure
45 used for the same purpose and owned or
46 operated by the same entity may be considered
47 single facility for the purposes of this section.
48

- 49 ii. A facility comprised of structures with a gross
50 floor area equal to or less than 12,000 square
51 feet and requiring less than 3 megawatts of

electrical demand at peak operation [with less than 2,000 servers] shall be considered a small data center. A facility **comprised of structures with a gross floor area greater than 12,000 square feet or requiring 3 megawatts of electrical demand or greater at peak operation [with 2,000 or more servers]** shall be considered a large data center.

b. Use-specific standards.

i. Design standards. A data center facility must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight line studies.

(A) Designs shall provide visual screening and reduce noise levels, any equipment necessary for cooling, ventilating, or otherwise operating the facility, including power generators or other power supply equipment, must be fully enclosed, except where determined by the Director not to be mechanically feasible based on the manufacturer specifications.

(B) If the Director determines it is not mechanically feasible to fully enclose the equipment, it must be screened by a wall or similar barrier. In addition, any equipment as referenced above that is located on the ground and any accessory electrical substation must be screened from view from abutting lots and from rights-of-way by a visually solid wall or a building. This standard does not apply to solar panels."

(C) A data center facility must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.

ii. Landscaping. If the specific development is considered a large data center, L3 screening landscaping is required where adjacent to

residential zones. Otherwise, L2 buffer landscaping is required where adjacent to residential zones. The planning and zoning commission, through the conditional use review, may require additional screening.

iii. Setbacks. Where the property is adjacent to **a residential use as defined in section 21.05.030., homeless and transient shelter as defined in subsection 21.05.040C., or any other designated noise[sound]-sensitive zone[use]**, a data center facility or ancillary equipment must be located at least 200 feet from the residential **use** or noise-sensitive **zone[use]**. The Director may waive this requirement only for small data centers.

iv. These standards do not apply to accessory uses.

c. Additional submittal requirements for a conditional use permit.

i. Completion of a noise mitigation study for projected operational noise levels, including at peak operation, demonstrating that the operation of the data center will not exceed the standards stated in AMC subsection 15.70.080A.

(A) The study must include consideration of sound source location and directivity, and barrier effects of buildings and topography, for all proposed development on a lot or site plan.

(B) If the development will be completed in phases, the study must address both the proposed phase and the ultimate buildout of the proposed development.

ii. If the facility requires connecting to and drawing power from the surrounding electrical grid, the application must include a written statement from the electrical utility or utilities demonstrating that there is sufficient system capacity to meet the facility's projected demand at peak operation. The project application shall document estimated electrical demand at **both normal and peak operations**.

iii. If the facility requires connecting to the public

1 water system, the application must include a
2 written statement from the water utility that there
3 is sufficient water at adequate pressure to meet
4 the facility's projected daily water demand at peak
5 operation. The project application shall include all
6 information the water utility deems necessary to
7 make these determinations. The water utility may
8 write that sufficient water quantity and pressure
9 may be made available through privately
10 constructed and funded upgrades to the water
11 system, the construction of which shall be a
12 condition on the land use permit.

13
14 iv. If the facility will discharge wastewater into the
15 public sewage system, the application must
16 include a written statement from the wastewater
17 utility that there is adequate capacity in the sewer
18 system for the facility's discharge at peak
19 operation and that the applicant has provided the
20 wastewater utility with reliable information
21 adequate for the wastewater utility to determine
22 the facility's ability to comply with the Clean Water
23 Act (33 U.S.C. Sec. 1251 et seq. (1972)), title 26
24 of this Code, and all other applicable laws and
25 regulations. The project application shall include
26 all information the wastewater utility deems
27 necessary to make these determinations. In its
28 written statement, the wastewater utility may
29 state, additionally or alternatively to concluding
30 that sufficient capacity exists in the sewer
31 system.:

32
33 (A) That sufficient sewer capacity may be
34 achieved through privately constructed
35 and funded upgrades to the public sewer
36 system, the construction of which shall be
37 a condition on the land use permit, or

38
39 (B) That based on the information provided by
40 the applicant, the project's discharge is
41 likely to result in significant adverse
42 impacts on the public sewer system or
43 human health. Such a statement by the
44 wastewater utility creates a presumption
45 that the approval criterion at 21.03.080D.7
46 is not met. This presumption may only be
47 overcome by clear and convincing
48 evidence presented to the commission.

49
50 v. If the facility utilizes an onsite water and
51 wastewater system, the application must

demonstrate that the project complies with all applicable Alaska Department of Environmental Conservation requirements.

vi. Evidence of adequate fire detection and suppression systems at the facility, including for any onsite power generation and storage infrastructure.

vii. Documentation of anticipated onsite power generation including energy source(s) and whether any power generated at the facility in excess of its operational need may be returned to the grid, water recycling, [reclamation of waste heat,] treatment of contaminants, and any other strategies to prevent, reduce, or mitigate potential impacts of the facility on the surrounding community.

viii. A security plan to prevent casual trespass.

ix. A waste heat recovery assessment that quantifies anticipated waste thermal energy production at both normal and peak operations, reclamation and/or reuse, and outlines the potential impacts on surrounding properties and the environment.

3. Data processing facility.

- a. *Definition.* An establishment where electronic data is processed by employees, including, without limitation, data entry, storage, conversion, or analysis; and subscription and credit card transaction processing.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24; AO No. 2025-36, § 1, 4-16-25)

Section 2. Anchorage Municipal Code section 21.05.010 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.010 Table of allowed uses.

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

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E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts

[See Exhibit A for amendments to the Table]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24; AO No. 2025-36, § 1, 4-16-25)

{Note: The ordinance was amended through verbal motion to delete Section 3 in its entirety, to include Exhibit B, and leave section 21.09.050, as it currently stands in code, unchanged.}

~~[Section 3. Anchorage Municipal Code section 21.09.050 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):~~

~~21.09.050 — Use regulations.~~

~~A. — Table of allowed uses. Table 21.09-2 below lists the uses allowed within the base zoning districts in Girdwood. If a use is not defined in this chapter, the definition in Chapter 21.05 shall apply. When the uses in a district are determined through a master planning process per subsections 21.09.030E. and F., this table shall not apply.~~

*** *** ***

~~5. — Table of Allowed Uses~~

~~[See Exhibit B for amendments to the Table]~~

*** *** ***

~~(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), §§ 6, 7, 6-21-16; AO No. 2016-3(S), §§ 12-14, 2-23-16; AO No. 2017-68, § 1, 4-25-17; AO No. 2020-53, § 1, 6-2-20; AO No. 2021-89(S), § 16, 2-15-22; AO No. 2021-112, § 1, 3-1-22; AO No. 2022-67, § 1, 7-26-22; AO No. 2023-24, § 1, 3-21-23; AO No. 2024-24, § 7, 4-23-24; AO No. 2024-121, §~~

~~2, 1-7-25)]~~

Section 3[4]. *[Anchorage Municipal Code section 21.10.050 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):*

21.10.050 Use regulations.

A. *Table of Allowed Uses. Table 21.10-4 below lists the uses allowed within the base zoning districts in Chugiak-Eagle River. Each of the listed uses is defined in Chapter 21.05. When the uses in a district are determined through a CE-PCD district this table shall not apply.*

*** *** ***

5. Table of Allowed Uses

[See Exhibit C for amendments to the Table]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, § 2, 1-28-14; AO No. 2014-40(S), §§ 2(Att. A), 3, 4, 5-20-14; AO No. 2014-58, § 4(Att. C), 5-20-14; AO No. 2015-133(S), § 5, 2-23-16; AO No. 2015-142(S-1), §§ 8, 9, 6-21-16; AO No. 2016-3(S), §§ 15—17, 2-23-16; AO No. 2016-54, § 1, 6-7-16; AO No. 2016-136, § 4, 11-15-16; AO No. 2017-10, § 2, 1-24-17; AO No. 2017-57, § 2, 4-1-17 AO No. 2017-160, § 6, 12-19-17; AO No. 2019-11, § 5, 2-12-19; AO No. 2021-89(S), § 17, 2-15-22; AO No. 2022-107, § 2, 2-7-23; AO No. 2023-77, § 16, 7-25-23; AO No. 2024-24, § 8, 4-23-24; AO No. 2025-41(S), § 2, 4-22-25)]

Section 4[5]. *Anchorage Municipal Code section 21.35.020 (Old Code) is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):*

21.35.020 Definitions and rules of construction.

*** *** ***

B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*** *** ***

Coverage, building means that percentage of the total lot area covered by buildings. For the purpose of floor area ratio (FAR) calculations, building coverage excludes 100 percent of the gross floor area which is completely below grade and used exclusively for required vehicle parking and loading.

Data Center means facility or co-located facilities that house computer servers for processing and storing data ~~*[and requires at least 20 megawatts of electrical demand at peak operation]*~~. There is minimal onsite human activity during normal operations. Accessory uses may include offices, power generation and storage, water storage and treatment, maintenance areas,

vehicle and equipment parking and storage.

- a. Geographically dispersed buildings, equipment, structures, and other stationary infrastructure used for the same purpose and owned or operated by the same entity may be considered single facility for the purposes of this section.
- b. A facility comprised of structures with a gross floor area equal to or less than 12,000 square feet and requiring less than 3 megawatts of electrical demand at peak operation [~~with less than 2,000 servers~~] shall be considered a small data center. A facility comprised of structures with a gross floor area greater than 12,000 square feet or requiring 3 megawatts of electrical demand or greater at peak operation [~~with 2,000 or more servers~~] shall be considered a large data center.

Density means the number of dwelling units per gross acre in any residential development.

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(GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No. 92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No. 2001-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05; AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No. 2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06; AO No. 2007-62, § 1, 5-15-07; AO No. 2008-80, § 1, 9-16-08; AO No. 2009-22, § 1, 4-14-09; AO No. 2010-3, § 1, 3-23-10; AO No. 2010-50(S), § 1, 8-31-10; AO No. 2011-93(S), § 1, 9-27-11; AO No. 2014-58, § 5, 5-20-14; AO No. 2016-3(S), § 20, 2-23-16; AO No. 2018-118, § 2, 1-1-19; AO No. 2020-24, § 1, 3-10-20)

Section 5/6] Anchorage Municipal Code chapter 21.40 (Old Code) is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

31, 2015)^[1]

*** *** ***

21.40.200 I-1 light industrial district.

The following statement of intent and use regulations shall apply in the I-1 district:

*** *** ***

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Mobile home parks on sites of at least ten acres in area.
2. Airstrips and heliports.
3. Planned unit developments.
4. Natural resource extraction on tracts of not less than five acres.
5. Camper parks.
6. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.
7. Motels, hotels and lodging.
8. Impound yards.
9. Correctional community residential centers.
10. Motorized sports on parcels with a minimum of 20 acres, maximum engine size of 250 cc's for wheeled vehicles and 550 cc's for snow machines, hours of operation shall be 7:00 a.m. to 10:00 p.m. Monday through Saturday and 12:00 p.m. to 10:00 p.m. on Sunday.
11. Public, private and parochial academic schools.
12. Business colleges and universities.
13. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
14. Dormitories.
15. Child care centers and child care homes.
16. Tower, high voltage transmission, exceeding maximum

average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.

17. Two or three free-standing small wind energy conversion systems, subject to the requirements of section 21.50.470.

18. Data centers.

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(GAAB 21.05.050.O; AO No. 77-355; AO No. 79-95; AO No. 81-67(S); AO No. 82-105; AO No. 84-57; AO No. 85-91, 10-1-85; AO No. 85-95; AO No. 86-50; AO No. 86-90; AO No. 87-32; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 92-114; AO No. 95-68(S-1), § 11, 8-8-95; AO No. 95-76, § 1, 4-4-95; AO No. 95-194, § 1, 1-2-96; AO No. 98-160, § 9, 12-8-98; AO No. 98-173, § 5, 11-3-98; AO No. 99-62, § 24, 5-11-99; AO No. 2001-80, § 8, 5-8-01; AO No. 2004-5, § 1, 1-20-04; AO No. 2004-108(S), § 5, 10-26-04; AO No. 2004-178(am), § 1, 1-25-05; AO No. 2005-9, § 3, 3-1-05; AO No. 2005-185(S), § 23, 2-28-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 10, 10-23-07; AO No. 2010-3, § 8, 3-23-10; AO No. 2010-50(S), § 21, 8-31-10; AO No. 2014-58, § 12, 5-20-14; AO No. 2018-118, § 2, 1-1-19)

21.40.210 I-2 heavy industrial district.

The following statement of intent and use regulations shall apply in the I-2 district:

*** *** ***

D. *Conditional uses.* Subject to the requirements of the conditional use and site plan standards and procedures of this title, the following uses may be permitted:

1. Junkyards and salvage yards.
2. Airstrips and heliports.
3. Planned unit developments.
4. Natural resource extraction on tracts of not less than five acres.
5. Uses which involve the sale or dispensing of alcoholic beverages may be permitted in accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic

Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.

6. Incinerator facilities and thermal desorption units.

7. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.

8. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.

9. Two or three free-standing small wind energy conversion systems, subject to the requirements of section 21.50.470.

10. Utility wind energy conversion systems, subject to the requirements of section 21.50.480.

11. Data centers.

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(GAAB 21.05.050.P; AO No. 77-355; AO No. 85-91, 10-1-85; AO No. 87-32; AO No. 91-184; AO No. 93-148, § 4, 11-16-93; AO No. 96-60, § 1, 8-6-96; AO No. 96-125, § 1, 11-12-96; AO No. 97-78, § 2, 6-3-97; AO No. 99-62, § 25, 5-11-99; AO No. 2001-80, § 9, 5-8-01; AO No. 2005-185(S), § 24, 2-28-06; AO No. 2005-124(S-1A), § 26, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 11, 10-23-07; AO No. 2010-50(S), § 22, 8-31-10)

21.40.220 I-3 rural industrial district.

The following statement of intent and use regulations shall apply in the I-3 district:

*** *** ***

D. *Conditional uses.* Subject to the requirements of the conditional use provisions of this title, the following uses may be permitted:

1. Junkyards and salvage yards.

2. Airports and heliports.

3. Planned unit developments.
4. Tanning, curing, processing or storing of raw hides and skins.
5. Natural resource extraction on tracts of not less than five acres.
6. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
7. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.

8. Data centers.

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(GAAB 21.05.050.Q; AO No. 77-355; AO No. 85-91, 10-1-85; AO No. 87-32; AO No. 93-148, § 2, 11-16-93; AO No. 99-62, § 26, 5-11-99; AO No. 2001-80, § 10, 5-8-01; AO No. 2005-185(S), § 25, 2-28-06; AO No. 2005-124(S-1A), § 27, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

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Section 6/7/. Anchorage Municipal Code chapter 21.50 (Old Code) is hereby amended insert a new section 21.50.515 (*requiring no legislative drafting*):

21.50.515 Conditional use standards – Data centers.

The following standards shall apply to data centers:

- A. *Design standards.* A data center facility must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight line studies.
 1. Designs shall provide visual screening and reduce noise levels, any equipment necessary for cooling, ventilating, or otherwise operating the facility, including power generators or other power supply equipment, must be fully enclosed, except where determined by the Director not to be mechanically feasible based on the manufacturer specifications.

2. If the Director determines it is not mechanically feasible to fully enclose the equipment, it must be screened by a wall or similar barrier. In addition, any equipment as referenced above that is located on the ground and any accessory electrical substation must be screened from view from abutting lots and from rights-of-way by a visually solid wall or a building. This standard does not apply to solar panels.”
 3. A data center facility must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.
- B. *Landscaping.* If the specific development is considered a large data center, L3 screening landscaping is required where adjacent to residential zones. Otherwise, L2 buffer landscaping is required where adjacent to residential zones. The planning and zoning commission, through the conditional use review, may require additional screening.
- C. *Setbacks.* Where the property is adjacent to a residential **use or homeless and transient shelter as defined in chapter 21.40** or any other **designated noise[sound]-sensitive zone[use]**, a data center facility or ancillary equipment must be located at least 200 feet from the residential **use** or noise-sensitive **zone[use]**. The Director may waive this requirement only for small data centers **if the facility is determined to have minimal operational impact beyond the property line.**
- D. *Additional submittal requirements for a conditional use permit.*
1. Completion of a noise mitigation study for projected operational noise levels, including at peak operation, demonstrating that the operation of the data center will not exceed the standards stated in AMC subsection 15.70.080A.
 - a. The study must include consideration of sound source location and directivity, and barrier effects of buildings and topography, for all proposed development on a lot or site plan.
 - b. If the development will be completed in phases, the study must address both the proposed phase and the ultimate buildout of the proposed development.
 2. If the facility requires connecting to and drawing power from the surrounding electrical grid, the application must include a written statement from the electrical utility or utilities demonstrating that there is sufficient system capacity to meet the facility’s projected demand at **both normal and** peak

1 operations. The project application shall document estimated
2 electrical demand at peak operation.

3
4 3. If the facility requires connecting to the public water system, the
5 application must include a written statement from the water
6 utility that there is sufficient water at adequate pressure to meet
7 the facility's projected daily water demand at peak operation.
8 The project application shall include all information the water
9 utility deems necessary to make these determinations. The
10 water utility may write that sufficient water quantity and
11 pressure may be made available through privately constructed
12 and funded upgrades to the water system, the construction of
13 which shall be a condition on the land use permit.

14
15 4. If the facility will discharge wastewater into the public sewage
16 system, the application must include a written statement from
17 the wastewater utility that there is adequate capacity in the
18 sewer system for the facility's discharge at peak operation and
19 that the applicant has provided the wastewater utility with
20 reliable information adequate for the wastewater utility to
21 determine the facility's ability to comply with the Clean Water
22 Act (33 U.S.C. Sec. 1251 et seq. (1972)), title 26 of this Code,
23 and all other applicable laws and regulations. The project
24 application shall include all information the wastewater utility
25 deems necessary to make these determinations. In its written
26 statement, the wastewater utility may state, additionally or
27 alternatively to concluding that sufficient capacity exists in the
28 sewer system,:

29
30 a. That sufficient sewer capacity may be achieved through
31 privately constructed and funded upgrades to the public
32 sewer system, the construction of which shall be a
33 condition on the land use permit, or

34
35 b. That based on the information provided by the applicant,
36 the project's discharge is likely to result in significant
37 adverse impacts on the public sewer system or human
38 health. Such a statement by the wastewater utility
39 creates a presumption that the approval criterion at
40 21.03.080D.7 is not met. This presumption may only be
41 overcome by clear and convincing evidence presented
42 to the commission.

43
44 5. If the facility utilizes an onsite water and wastewater system,
45 the application must demonstrate that the project complies with
46 all applicable Alaska Department of Environmental
47 Conservation requirements.

48
49 6. Evidence of adequate fire detection and suppression systems
50 at the facility, including for any onsite power generation and
51 storage infrastructure.

7. Documentation of anticipated onsite power generation including energy source(s) and whether any power generated at the facility in excess of its operational need may be returned to the grid, water recycling, ~~[reclamation of waste heat,]~~ treatment of contaminants, and any other strategies to prevent, reduce, or mitigate potential impacts of the facility on the surrounding community.

8. A security plan to prevent casual trespass.

9. A waste heat recovery assessment that quantifies anticipated waste thermal energy production at both normal and peak operations, reclamation and/or reuse, and outlines the potential impacts on surrounding properties and the environment.

Section 7[8]. The Assembly requests the Planning Department on other communities' use standards and mitigation of impacts of energy-intensive data facilities, and recommend any revised or additional land use regulations such as overlay districts, special land use permits, or revised use standards in a brief report to the Planning and Zoning Commission, Mayor and Assembly via AIM.

Section 8[9]. Pursuant to AMC subsection 21.03.210C., this ordinance shall not require planning and zoning commission review prior to assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4. is waived; this ordinance shall comply with charter § 10.01(b) notice requirements.

Section 9[10]. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 24th day of March, 2026.

Chair

ATTEST:

Municipal Clerk

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

For uses allowed in the A, TA, and TR districts, see section 21.04.060.

All other uses not shown are prohibited.

		RESIDENTIAL														COMMERCIAL						INDUST.			OTHER					Definitions and Use-Specific Standards	
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2 1	MI	AF	DR	PR	PLI	W		
*** *** ***																															
INDUSTRIAL USES																															
Industrial Service	Contractor and special trades, light																		S/C			P	P							21.05.060A.1.	
	Data center																		C		C	C	C	C				C		21.05.060A.2.	
	Data processing facility																		P	P		P	C					P		21.05.060A.3[2].	
	Dry cleaning establishment																		P			P	P							21.05.060A.4[3].	
	General industrial service																					P	P	P						21.05.060A.5[4].	
	Governmental service																					P	P	P					C		21.05.060A.6[5].
	Heavy equipment sales and rental																					P	P								21.05.060A.7[6].
Research laboratory																			P	P	P	P	P	P				S		21.05.060A.8[7].	

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1 See subsections 21.04.050B, and C, for interim provisions allowing for additional uses in the I-2 district.

2 Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.

3 Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide

4 In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

5 In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

6 Health services facilities not to exceed 15,000 gross square feet per individual parcel.

7 See subsection 21.05.060D.1.b. for specific use provisions applicable within the Port of Anchorage Security Area.

TABLE 21.10-4: TABLE OF ALLOWED USES - CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.

All other uses not shown are prohibited.

		RESIDENTIAL												COMMERCIAL			INDUSTRIAL			OTHER			OV				
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR	CE-PLI	CE-DO-1	CE-EVO	Definitions and Use-Specific Standards	
*** *** ***																											
INDUSTRIAL USES																											
Industrial Service	Contractor and special trades, light														S/C			P	P	P						21.05.060A.1.	
	<u>Data center</u>														C			C	C	C			C			<u>21.05.060A.2</u>	
	Data processing facility														P	P	P	P	C	C			P	P-B		21.05.060 A.3[1].	
	Dry cleaning establishment														P		P	P	P	P				P-B		21.05.060 A.4[2].	
	General industrial service																	P	P	P						21.05.060 A.5[3].	
	Governmental Service																	P	P	P			C			21.05.060 A.6[4].	
	Heavy equipment sales and rental																	P	P	P						21.05.060 A.7[5].	
	Research laboratory														P			P	P	P			S	P-B		21.05.060 A.8[6].	

¹ For uses allowed in the CE-DO (Downtown Eagle River Overlay District), when the abbreviation of the approval process is followed by a "-R", that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is RO. When the abbreviation of the approval process is followed by a "-B", that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is B-3. If the abbreviation of the approval process has no suffix, then the use is allowed anywhere in the overlay district. For example, "P-R" means that the use is permitted only in the portion of the overlay district where RO is the underlying district.

² Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.

³ See subsection 21.05.055B. for restrictions on the establishment of this use in this zoning district.

⁴ In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.