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ANCHORAGE CODE OF ORDINANCES

TITLE 21: LAND USE PLANNING

Chapter 40: Zoning Districts

21.40.230 Watershed district.

A. Intent. The watershed district is intended to preserve and protect the potable water reserves available to the municipality in the Chugach Range east of the metropolitan area. The major responsibility in the management of watershed areas is the control of those factors liable to contaminate or pollute the water. Agricultural, residential, commercial, industrial, or other urban land uses are incompatible with the concept of watershed conservation. All uses of land within the watershed district, whether permitted by subsection B, C, or D of this section, shall be subject to the provisions of Chapter 21.67.

B. Permitted principal uses and structures. Permitted principal uses and structures are as follows:

1. Water reservoirs.
2. Water treatment plants.
3. Water pumping stations.
4. Water transmission lines.
5. Snow and water gauging stations.
6. High-voltage transmission lines.

7. Placer mining operations subject to a wastewater discharge permit issued by the State Department of Environmental Conservation.

8. Type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.

C. Permitted accessory uses and structures. Customary uses and buildings accessory to the principal uses are permitted, including but not limited to power lines and access roads.

D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, certain uses, other than those listed under permitted principal uses

and structures, may be permitted under the grant of a conditional use by the planning and zoning commission. Any conditional use granted under the authority of this subsection shall be conditioned on compliance with the provisions of this section and Chapter 21.67. In determining whether to grant a conditional use, the Planning and Zoning Commission shall:

1. Examine the petitioner's proposal for its impact on groundwater supplies and stream pollution, the effects of land development on surface water runoff and erosion, and the alteration of natural drainage patterns.

2. Solicit the technical advice of affected and knowledgeable public agencies, including but not limited to the municipal water utility, the U.S. Soil Conservation Service, the U.S. Geological Survey, the U.S. Corps of Engineers, the municipal department of health and human services, the municipal development services department, the U.S. Bureau of Land Management and the state division of lands, and any private water utility company which may be affected by the proposed use.

3. Impose any conditions that it deems reasonable for attainment of the objectives of this district.

In addition, the commission may require the petitioner to submit engineering and other technical studies that will show the impact of proposed development on the hydrology of the affected area within the water district.

E. Prohibited uses. Within the watershed district no person shall commit any of the following acts without having a permit issued by the municipality:

1. Make use of any surface water, springs, or groundwater, whether flowing or not.
2. Obstruct, interrupt, or interfere with any surface or underground drainage, runoff, flow of water, or watercourse.
3. Construct any dam, ditch, dike, road, or trail.
4. Dig, excavate, drill, or otherwise disturb the surface or underground.
5. Remove, clear, or otherwise destroy by mechanical or chemical means any trees, brush, grass, plants, or other natural ground cover.
6. Cultivate, plow, sow, or plant any land.
7. Start or maintain any fire.
8. Maintain or store any combustible or flammable material.

9. Pollute, contaminate, discharge or dump any water, refuse, debris or material into any reservoir, pipeline, stream, rill, drainage, runoff, watercourse or other groundwater and surface water source or supply.

10. Use any sprays, chemicals, or insecticides.

11. Otherwise damage, injure, contaminate, pollute, obstruct, or interfere with the surface or underground in any manner that may affect the rainfall or precipitation and the collection, drainage, sources, supply, runoff, or watercourses of groundwater and surface water.

12. Fish or hunt except as permitted by state law.

13. No person shall cause or permit a sewage disposal system to be located within the drainage of any watershed area used for or reserved for use as a source of public water supply.

F. Permits.

1. Criteria for issuance. No permit allowing any act otherwise prohibited by subsection E. shall be issued unless the applicant for the permit shall satisfy the municipality that any such act will not contaminate, interrupt, interfere with or injure the watershed district and water supply and shall meet the requirements set forth in this section.

2. Compliance with applicable regulations. No permit shall be issued pursuant to this section unless the act to be permitted complies with the water supply, waste disposal, and water pollution control laws and regulations of the state department of environmental conservation, the municipal department of health and human services, and the municipal office of planning, development, and public works.

G. Minimum lot requirements. There are no minimum lot requirements in this district.

H. Minimum yard requirements. There are no minimum yard requirements in this district.

I. Maximum lot coverage by all buildings. None.

J. Maximum height of structures. Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches.

K. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

(GAAB 21.05.050.R; AO No. 77-355; AO No. 84-34; AO No. 85-23; AO No. 99-62, § 27, 5-11-99; AO No. 2002-117, § 5, 1-28-03)

Editor's note: AO 2002-117 added subsections E. and F., formerly codified as 15.50.020 and 15.50.030. The legislative history for Section 15.50.020 includes CAC 10.56.030, 10.56.130, and GAAB 16.45.030.C. The legislative history for Section 15.50.030 includes CAC 10.56.050 and 10.56.120.

Cross references: Watershed district regulations, Ch. 15.50.

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