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**ANCHORAGE MUNICIPAL CODE
TITLE 21 LAND USE PLANNING
Chapter 21.67 Water Pollution Control**

21.67.050 Storm water runoff restrictions and system plan review.

A. The director shall develop, implement, and maintain the Storm Water Treatment Plan Review Guidance Manual, incorporated herein by reference, which shall be used to develop, review, and approve storm water runoff system plans for projects which discharge storm water into or onto land, surface water, or groundwater within the municipality.

B. Any person who constructs, alters, installs, modifies, or operates a storm water treatment or disposal system shall comply with the Storm Water Treatment Plan Review Guidance Manual established by the director regarding storm water runoff system plan requirements and plan reviews, and if necessary, gather data to confirm storm water conditions.

C. If construction, alteration, installation, modification or operation has not begun within one year after issuance of plan approval, the approval is void, and plans shall be resubmitted to the department for review and approval.

D. The director may, in his discretion, issue a project-wide approval to a person who plans to conduct an operation with the same runoff characteristics at various discharge locations. The director may, in his discretion, require the submission of site-specific plans, including a schedule and description of all planned discharge activities, for approval. The director may, in his discretion, restrict that approval to certain proposed discharge activities. The applicant shall pay to the department the fee required under Section 21.67.060 for each site-specific plan review. The applicant shall pay the fee prior to permit issuance.

E. Any person who performs mechanized land clearing (chainsaws excluded) on undeveloped lots of two acres or more, with no building permit must have a land clearing permit issued by the director and shall comply with the Storm Water Treatment Plan Review Guidance Manual regarding storm water runoff requirements and plan reviews. A temporary native vegetation buffer shall be retained on the perimeter of any undeveloped lot of two acres or more during land clearing equal to or greater than the specified minimum yard setback for that site's zoning district. This buffer shall be at least 15 feet wide on the perimeter of lots in commercial and industrial zoning districts, except where these are adjacent to PLI and/or residential zoning districts, where the temporary buffer shall be a minimum of 30 feet wide. Those buffers of temporary native vegetation in

commercial and industrial zoning districts not essential to the parcel's development shall be retained and protected from disturbance.

This provision shall be reviewed one year from the date of passage.

(AO No. 2002-117, § 9, 1-28-03)

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