

CODE ORDINANCE

Sponsored by: Assemblymember Nowers

Introduced: 12/02/25

Public Hearing: 12/16/25

Postponed to 01/20/26: 12/16/25

Amended: 01/20/26

Adopted: 01/20/26

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 25-111**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.55 TO REDUCE THE MINIMUM BUILDING SETBACK REQUIREMENT FROM PEDESTRIAN EASEMENTS.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 17.55.004 is hereby amended to read as follows:

(A) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

• "Pedestrian" means a person traveling on foot or by means of a wheelchair or other mobility device intended for individuals with disabilities.

• "Pedestrian easement" means an easement specifically labeled as a pedestrian or walkway easement on the recorded subdivision plat intended exclusively for public pedestrian travel providing connectivity between streets, lots, or public areas.

Section 3. Amendment of section. MSB 17.55.010 is hereby amended to read as follows:

(A) No structure or building line shall be placed within 25 feet from the right-of-way line of any public right-of-way, except no furthermost protruding portion of any structure shall be placed within ten feet from the right-of-way line of any public right-of-way when the pre-existing lot:

(1) measures 60 feet or less in frontage on a public right-of-way, and is not located on a cul-de-sac bulb; or

(2) comprises a nonconforming structure erected prior to July 3, 1973. This setback shall be known as the structure or building line setback.

(B) Except where specifically provided otherwise by ordinance, no furthermost protruding portion of any structure or building line shall be located nearer than ten feet from any side or rear lot line.

(C) Except as otherwise specified by code, eaves may project a maximum of three feet into required setback areas.

(D) The setback requirements of this section do not apply to property within the cities of Palmer and Wasilla.

(E) If a condemnation by a governmental agency reduces the building line setback of a structure below 25 feet, but there remains at least ten feet setback, and the setback reduced by the condemnation met the requirements of this section prior to the condemnation, the resulting setback shall be the setback requirements for the lot.

(F) For purposes of this chapter, commercial or industrial buildings on separate but adjacent parcels, which otherwise meet the setback requirements, may have connecting pedestrian walkways, enclosed or not.

Pedestrian walkways:

(1) shall not contribute to the building area or the number of stories or height of connected buildings; and

(2) must comply with the current adopted edition of the International Building Code, except that the outside width of the walkway shall not exceed 30 feet in width, exclusive of eaves.

(G) No furthermost protruding portion of any structure or building line shall be located nearer than ten feet from railroad rights-of-way, except that utilities and rail dependent structures may extend up to railroad rights-of-way.

(H) No furthermost protruding portion of any structure or building line shall be located nearer than ten feet from a pedestrian easement.

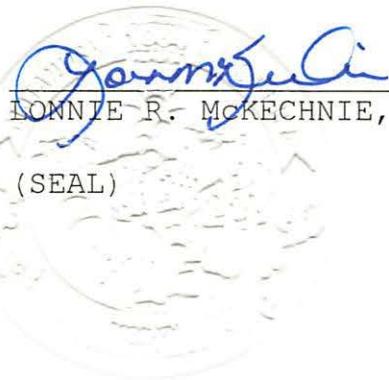
Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 20 day of January, 2026.



EDNA DEVRIES, Borough Mayor

ATTEST:



PASSED UNANIMOUSLY: Bowles, Nowers, McKee, Sumner, Gamble, Fonov, and Bernier