



Municipality of Anchorage
Planning Department
Memorandum



Date: May 2, 2025
To: Reviewing Agencies
Subject: PZC Case 2025-0045, Manufactured Home Parks and Mobile Dwelling Units

The Planning Department is seeking comments on the attached draft ordinance, which will update the definitions of mobile homes, manufactured homes, and manufactured housing communities. The proposal would also allow more flexibility in siting small and moveable forms of housing.

This change will help implement one of the goals of the Mayor's 10,000 Homes in 10 Years Strategy: *"Legalize smaller, cheaper, and innovative housing types like manufactured, mobile, modular, and even 3D-printed homes."* Attached is information on issues being addressed, policy support, proposed solutions, and other items to consider.

Staff welcomes any comments on this ordinance, and depending on the volume of feedback received, may provide an amended draft for review by the Planning and Zoning Commission.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, June 9 2025, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage.** Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2025-0045)
by email: Anchorage2040@muni.org
by fax: (907) 343-7927
by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Daniel McKenna-Foster at 907-343-7918 in the Planning Department.

Attachments Ordinance Information Sheet
Draft Ordinance

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE AMENDING AMC 21.03, 21.04, 21.05, 21.06, 21.07, 21.10, 21.11, 21.13 and 21.15 TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND MOBILE DWELLING UNITS IN MANUFACTURED HOME PARKS AND THE R-5 DISTRICT.

(Planning and Zoning Commission Case 2025-0045)

WHEREAS, the Assembly commissioned a study on the feasibility of new manufactured home communities, which indicated that this type of development is no longer an affordable option; and

WHEREAS, the study noted that no new manufactured home communities have been built in Anchorage since 1990, and the development of individual manufactured houses, such as for use on individual lots, has decreased from over 128 per year in 2014 to just three in 2023; and

WHEREAS, the study also stated that zoning restrictions play a significant role in the decline of MHC development; and

WHEREAS, Policy #59 of the 2020 Comprehensive Plan calls for the Municipality to recognize mobile home parks, co-ops, and common ownership interests as viable, affordable housing choices and neighborhood lifestyle options; and

WHEREAS, Action 4-12 of the 2040 Land Use Plan calls for the Municipality to work jointly with the manufactured housing industry/community and affordable housing advocates to develop an affordable housing redevelopment displacement mitigation strategy; and

WHEREAS, allowing more flexibility with how land can be used within existing manufactured housing communities but maintaining the protections of the building code can both allow people to improve their living conditions and also provide more options for current residents; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code 21.03.115, Review and Approval Procedures, Small Area Implementation Plan, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.115 SMALL AREA IMPLEMENTATION PLAN
*** *** ***

G. Compliance with Small Area Implementation Plan.

2. The provision in G.1. shall not apply to the following use categories and types when conditional use approval is required in the applicable Title 21 tables of allowed uses:

- a. Manufactured home communities;

*** *** ***

(AO 2021-46(S), 6-8-21; AO 2024-24, 4-23-24)

Section 2. Anchorage Municipal Code 21.04.020, Zoning Districts, Residential Districts, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.020 RESIDENTIAL DISTRICTS

*** *** ***

K. R-5: Low-Density Residential District

1. Purpose. The R-5 district is intended primarily for single- and two-family residential areas with gross densities up to five dwelling units per acre. Mobile dwelling units[HOMES] on individual lots are allowed in this district.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2019-58, 5-7-19; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-50, 7- 11-23; AO 2023-103(S), 12-18-23)

Section 3. Anchorage Municipal Code 21.05.010, Use Regulations, Table of Allowed Uses, 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

*** *** ***

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

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 T = Special Land Use Permit for Marijuana																														
For uses allowed in the A, TA, and TR districts, see section 21.04.060.																														
All other uses not shown are prohibited.																														
Use Category	Use Type	RESIDENTIAL										COMMERCIAL				INDUST.	OTHER					Definitions and Use-Specific Standards								
		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
RESIDENTIAL USES																														
Household Living	***	***	***																											

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24)

Section 4. Anchorage Municipal Code 21.05.030, Use Regulations, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***

A. Household Living

*** *** ***

7. Mobile Dwelling[, MOBILE HOME] Unit

a. Definition

A small form of transportable housing that can be certified as safe for habitation by the MOA Building Official. This includes dwellings that meet federal requirements for manufactured housing[TRANSPORTABLE, FACTORY-BUILT DWELLING UNIT DESIGNED AND INTENDED TO BE

USED AS A YEAR-ROUND DWELLING, AND BUILT PRIOR TO THE ENACTMENT OF THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS ACT OF 1976].

b. Use-Specific Standard

Only one mobile dwelling unit[HOME] is allowed per lot in the R-5 district, unless the lot is within a mobile dwelling unit[MANUFACTURED HOME] community. A mobile dwelling unit[HOME] shall be placed on a permanent foundation unless it is an accessory dwelling unit or located within a mobile dwelling unit[MANUFACTURED HOME] community.

8. Mobile Dwelling Unit[MANUFACTURED HOME] Community (MDU[H]C)

a. Definition

Any parcel or adjacent parcels of land in the same ownership that are utilized for occupancy by more than two mobile dwelling units[HOMES, OR MANUFACTURED HOMES]. This term shall not be construed to mean tourist facilities for parking of travel trailers or campers, which are classified under "camper park."

b. Use-Specific Standards

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v. Impermanent Foundations

No mobile dwelling units[HOMES AND MANUFACTURED HOMES] within an MDU[H]C shall be placed on a permanent foundation.

vi. Mobile Dwelling Unit[HOME OR MANUFACTURED HOME] Spaces

(A) Occupancy

No mobile home or manufactured home space shall contain more than one manufactured home, mobile home, [OR]duplex mobile home or manufactured home, or any other type of small dwelling that can be certified as safe for habitation by the building code or another accepted code[NO OTHER DWELLING UNIT SHALL OCCUPY A MOBILE HOME OR MANUFACTURED HOME SPACE].

1 (B) Minimum Size

2 In manufactured home communities
3 created after January 1, 2014, all single
4 mobile home or manufactured home
5 spaces shall have a minimum of
6 1,750[3,500] square feet of land area and
7 all duplex mobile home or manufactured
8 home space shall have a minimum of
9 2,500[5,000] square feet of land area.

10 (C) Mobile Dwelling Unit[HOME OR
11 MANUFACTURED HOME] Separation

12 (1) No part of any mobile dwelling
13 unit[MOBILE HOME,
14 MANUFACTURED HOME],
15 accessory building, or its addition
16 shall be placed closer than 15 feet
17 from any other mobile home,
18 manufactured home, or its addition,
19 or no closer than ten feet if that
20 mobile home, manufactured home,
21 accessory building, or its addition
22 being placed meets building code,
23 NFPA (National Fire Protection Act)
24 501A and HUD #24 CFR 3280
25 standards.

26 (2) The requirements of sections
27 21.06.030C.2., Projections into
28 Required Setbacks, and 21.05.070,
29 Accessory Uses and Structures,
30 shall not apply to MDU[H]Cs. All
31 mobile dwelling units[HOMES,
32 MANUFACTURED HOMES], and
33 accessory structures shall be
34 placed at least five feet from the
35 front space line. Steps shall not be
36 considered in determining the
37 separations required by this
38 subsection.

39 (D) Access

40 Each mobile dwelling unit[HOME OR
41 MANUFACTURED HOME] space shall
42 have direct success to an internal street.
43 Direct access to exterior public streets is
44 prohibited.

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- vii. Streets and Drainage Facilities
All streets within an MDU[H]C shall comply with the following standards:
*** *** ***
- viii. Water and Sewage Systems
All mobile dwelling units[HOMES] in MDU[H]Cs shall be connected to water and sewage systems approved by the appropriate governmental body before they may be occupied.
- ix. Landscaping
*** *** ***
(B) All areas not devoted to mobile dwelling unit[HOME OR MANUFACTURED HOME] spaces, structures, drives, walks, off-street parking facilities, or other required landscaping shall be planted with site enhancement landscaping.
- x. Additions to mobile dwelling units[HOMES OR MANUFACTURED HOMES]; Accessory Buildings
(A) Generally
All additions and accessory buildings shall be subject to the spacing and setback requirements for mobile dwelling units[HOMES AND MANUFACTURED HOMES]. Any addition or accessory building shall be constructed in accordance with building safety code regulations pertaining to temporary structures, provided that additions will not be required to have a permanent foundation.
(B) Height
The height of accessory buildings is limited to that of the underlying zoning district. In the case of districts where the height is unrestricted, the maximum height of accessory structures shall be 12 feet. The height of additions to mobile dwelling units [MOBILE HOMES OR MANUFACTURED HOMES] is limited to that of the underlying zoning district. The

use of any area created above the original roof line of the mobile home or manufactured home as living space is prohibited.

(C) Exits

The number of exterior exits from additions shall be equal to or greater than the number of exits leading from the mobile dwelling unit[HOME OR MANUFACTURED HOME]to the addition. When two exterior exits are required from additions, they shall be placed a distance apart equal to one-fifth of the total perimeter of the addition.

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xiii. Campers and Travel Trailers Occupied campers and travel trailers are not subject to paragraphs 8.b.vi., Mobile Home or Manufactured Home Spaces, and 8.b.viii., Water and Sewage Systems, of this subsection. Any permitted spaces intended for occupied campers and travel trailers shall be placed in an area segregated from permanent mobile home or manufactured home spaces. Any area within a MDU[H]C that is occupied by campers and travel trailers shall be Chapter 21.05: Use Regulations Sec. Residential Uses: Definitions and Use-Specific Standards Title 21: Land Use Planning February 11, 2025 Anchorage, Alaska Page 5-26 served by a service building containing public toilet facilities and water supply

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xv. Convenience Establishments in MDU[H]Cs Convenience establishments of a commercial nature, including stores, coin-operated laundry, beauty shops and barbershops, may be permitted in MDU[H]Cs subject to the following restrictions. Such establishments and the parking lot primarily related to their operations shall not occupy more than ten percent of the area of the community, shall be subordinate to the residential use and character of the park, shall be located, designed and intended to serve frequent trade or service needs of persons residing in the community, and shall present no visible evidence of their commercial character from any portion of any district outside the community. Such convenience

1 areas shall be considered accessory uses to the
2 principal use of mobile dwelling units [MOBILE
3 HOMES OR MANUFACTURED HOMES], may
4 be permitted without a zoning change, and shall
5 be discontinued if the MDU[H]C is discontinued.
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7 xvi. Sites in Flood Hazard Area The following
8 requirements shall apply to all MDU[H]Cs, any
9 portion of which are within a flood hazard area:
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11 (A) Over-the-top ties shall be provided at each
12 of the four corners of the mobile home or
13 manufactured home and two ties per side
14 at intermediate locations. Mobile dwelling
15 units [HOMES] more than 50 feet long
16 shall require one additional tie per side.
17

18 (B) Frame ties shall be provided at each
19 corner of the frame, and five ties per side
20 at intermediate points. Mobile dwelling
21 units[HOMES OR MANUFACTURED
22 HOMES] more than 50 feet long shall
23 require four additional ties per side.
24

25 (C) All components of the anchorage system
26 shall be capable of carrying a force of
27 4,800 pounds.
28

29 (D) Any additions to the mobile home or
30 manufactured home shall be similarly
31 anchored. (E) All applications for a
32 conditional use for an MDU[H]C shall
33 include an evacuation plan indicating
34 alternate vehicular access and escape
35 routes during times of flooding.
36

37 xvii. Sites in Floodplain No mobile dwelling units
38 [MOBILE HOMES OR MANUFACTURED
39 HOMES] shall be placed within the regulatory
40 floodplain, except that MDU[H]Cs existing before
41 September 25, 1979, shall be permitted to place
42 mobile dwelling units[HOMES OR
43 MANUFACTURED HOMES] within existing unit
44 spaces.
45

46 xviii. Nonconforming MDU[H]Cs
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- (A) Those MDU[H]Cs situated within the boundaries of the former City of Anchorage which existed prior to August 30, 1977, are not subject to paragraphs 8.b.vi., Mobile dwelling unit[HOME OR MANUFACTURED HOME] Spaces, and 8.b.vii., Streets . Drainage Facilities, of this subsection, provided that such communities meet the standards set forth in the former City of Anchorage Municipal Code sections 6.60.010 through 6.60.110.
- (B) Those MDU[H]Cs situated in any area of the municipality other than that described in paragraph i. above, which existed prior to 1966, are not subject to the requirements of paragraphs 8.b.vi., Mobile dwelling unit [MOBILE HOME OR MANUFACTURED HOME] Spaces, 8.b.vii., Streets and Drainage Facilities, and 8.b.x., Additions to Mobile Dwelling Units[HOMES OR MANUFACTURED HOMES]; Accessory Buildings, of this subsection, within the area and to the extent that it was constructed, operated or maintained prior to that date.
- (C) Any MDU[H]C exempt from certain requirements of this subsection 21.05.030A.8., Mobile Dwelling Unit [MANUFACTURED HOME COMMUNITY], as provided in paragraphs xviii.(A) and (B) above, shall conform to all provisions of this subsection 21.05.030A.8. within any area first constructed, operated, or maintained after the specified date or within any area that is substantially altered, remodeled, reconstructed, or rebuilt after that date.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2017-160, 12-19-17; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24

Section 5. Anchorage Municipal Code 21.05.050, Use Regulations, Commercial Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

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I. Vehicles and Equipment

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5. Vehicle-Large, Sales and Rental

a. Definition

An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles, and boats less than 30 feet in length and/or less than 12,000 lbs. Vehicles include, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, and mobile dwelling units[HOMES].

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023- 77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25)

Section 6. Anchorage Municipal Code 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

C. Table of Accessory Uses

*** *** ***

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																													
P = Permitted					S = Administrative Site Plan Review										C = Conditional Use Review														
Accessory Uses	RESIDENTIAL										COMMERCIAL					INDUST.		OTHER					Definitions and Use-						
	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		MI	AF	DR	PR	PLI	W
***	***	***																											
Intermodal shipping container <u>other than for residential use</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D.12.
***	***	***																											

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D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

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3. Bed and Breakfast

a. Definition

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b. Use-Specific Standards

i. General Standards

(A) Bed and breakfast establishments are allowed only in attached or detached single-family and two-family dwellings, not including mobile dwelling units[HOMES].

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12. Intermodal Shipping Container (Connex Unit) as Storage

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b. Use-Specific Standards

Except when used as dwelling unit, t[T]he use of a connex unit is allowed in all zoning districts subject to the following:

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iii. In residential districts, connex units used for non-residential use are only permitted on lots equal to or greater than 40,000 square feet. Except as restricted in b.vii. below, connex units existing as of January 1, 2014 on any size lot may continue as long as the screening requirements of b.i. above and the number limitations of b.iv. below are met within one year of January 1, 2014, in which case such connex unit(s) shall be deemed conforming. Failure to comply with this provision shall not result in a legal nonconformity, but rather shall result in an illegal structure.

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E. Prohibited Accessory Uses and Structures

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4. Use of Mobile dwelling unit[HOME], Recreational Vehicle, or Travel Trailer as Residence

Mobile dwelling units may be used as an accessory dwelling unit to a permanent or temporary residence. Except as allowed by 21.05.080B.3.d., in all zoning districts, [MOBILE HOMES,] recreational vehicles[,] and travel trailers may not be used as an accessory use for a permanent or temporary residence. However, an RV or travel trailer may be used as visitor accommodation for not more than 90 days in any calendar year.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18;

AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-2024)

Section 7. Anchorage Municipal Code 21.05.080, Use Regulations, Temporary Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.080 TEMPORARY USES AND STRUCTURES

*** *** ***

B. General Temporary Use Standards

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3. Other Uses and Structures Allowed

The following temporary uses and structures shall be allowed in any zoning district or as specified below, in accordance with the standards of this section.

*** *** ***

- d. Temporary Living in a Mobile Home, Motor Home, or Other Recreational Vehicle

Notwithstanding title 23, one mobile dwelling unit [HOME], motor home, or other recreational vehicle with a fully operable self-contained sanitation system may be used on a lot in the R-5, R-6, R-7, R-8, R-9, R-10, and TA districts as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired, if the following requirements are met:

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2024-24, 4-23-24)

Section 8. Anchorage Municipal Code 21.06.020, Dimensional Standards, Dimensional Standards Tables, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.020 DIMENSIONAL STANDARDS TABLES

A. Table of Dimensional Standards: Residential Districts

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS								
(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)								
Use	Minimum lot dimensions ¹		Max lot coverage (%) ⁷	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
***	***	***						
R-5: Low-Density Residential District								
Dwelling, single-family, or one mobile dwelling unit[HOME]	7,000	50	30	20	5	10	1	Principal: 30 Accessory garages/ carports: 25 Other accessory: 12
***	***	***						

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018-43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24)

Section 9. Anchorage Municipal Code 21.07.020, Development and Design Standards, Natural Resource Protection, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.020 NATURAL RESOURCE PROTECTION

E. Flood Hazard Area Regulations

5. Regulations Applicable to Flood Hazard Area

- c. Standards for Issuance of Building or Land Use Permit
No building permits, encroachment permits, manufactured home permits mobile dwelling unit permits, or other land use permits shall be issued for any development activity within the flood hazard area unless the plans show that, in addition to compliance with all other ordinances, regulations and permit requirements, the development shall meet the following requirements:

7. Construction Requirements

- a. Generally

All new construction and substantial improvements in areas designated on the flood insurance rate map as zones A, A1-30, AE, and AH shall meet the following conditions:

v. For new mobile dwelling[MANUFACTURED HOME] parks and manufactured home subdivisions; for expansions to existing mobile dwelling unit[MANUFACTURED HOME] parks and manufactured home subdivisions; for existing manufactured home parks and manufactured home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50 percent of value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; and for mobile dwelling units[MANUFACTURED HOMES] not placed in a manufactured home park or manufactured home subdivision, require that the repair, and on all property not within a mobile dwelling unit[MANUFACTURED HOME] park or subdivision stands or lots are elevated on compacted fill or on pilings so that:

(A) The lowest floor of each mobile dwelling unit or manufactured home must be at least one foot above the base flood level.

(B) Adequate surface drainage and access for a hauler must be provided.

(C) For mobile dwelling units or manufactured homes placed on pilings, pilings must be stable and no more than ten feet apart and reinforced if more than six feet above the ground level.

(D) Lots must be large enough to permit steps.

vi. All mobile dwelling units or manufactured homes to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above the base flood elevation, and be securely anchored to an adequately anchored foundation system.

vii. All mobile dwelling units or manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may

include but are not limited to use of over-the-top
or frame ties to ground anchors.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-34(S), 4-12-16;
AO 2017-11, 2-14-17; AO 2018-67(S-1), 10-9-18; AO 2023-77, 7-25-23)

Section 10. Anchorage Municipal Code 21.10.020, Chugiak-Eagle River, Application of Chapter 21.10, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.020 APPLICATION OF CHAPTER 21.10

*** *** ***

F. Definitions

1. When the terms "Mobile Home" or "Manufactured Home" exist in this chapter 21.10, they shall be considered the same as Mobile Dwelling Units in the other chapters of Title 21.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2020-38, 4-28-20)

Section 11. Anchorage Municipal Code 21.11.050, Downtown, Use Regulations, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

*** *** ***

21.11.050. USE REGULATIONS

*** *** ***

A. Table of Allowed Uses

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS				
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.				
Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
RESIDENTIAL USES				
*** *** ***				
Mobile dwelling[.] unit[MOBILE HOME]				21.05.030A.7.
Mobile dwelling unit [MANUFACTURED HOME]community				21.05.030A.8.
*** *** ***				

(AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23; AO 2023-120, 12-5-23)

Section 12. Anchorage Municipal Code 21.13.020, Nonconformities, Single- and Two-Family Structures and Mobile Homes, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.13.020 SINGLE- AND TWO-FAMILY STRUCTURES AND MOBILE DWELLING UNITS[HOMES]

*** **

B. Mobile Dwelling Units[HOMES]

1. Lawfully erected nonconforming mobile dwelling units[HOMES] may be repaired or replaced, as long as the nonconformity is not increased.
2. Lawfully erected nonconforming mobile dwelling units[HOMES] on individual lots may be moved within the lot in compliance with setback regulations.
3. Mobile dwelling units[HOMES] in nonconforming manufactured home communities may be repaired or replaced, in compliance with setback regulations.

(AO 2012-124(S), 2-26-13)

Section 13. Anchorage Municipal Code 21.15.040, Rules of Construction and Definitions, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.15.040 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** **

Mixed-Use Development

*** **

Mobile Dwelling Unit

Any manufactured home, mobile home, tiny home, or other type of small dwelling that can be moved and certified as safe for permanent occupancy by either HUD or the Building Official.

Modify Fuels

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2015-138, 1-12-16; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-144(S), 12-20-16; AO 2017-55, 4-11-17; AO 2017-75, 5-9-2017; AO 2018- 12, 2-27-18; AO 2018-67(S-1), 10-9-18; AO 2018-92, 10-23-18; AO 2019-132, 12-2-19; AO 2020-38, 4- 28-20; AO 2021-89(S), 2-15-22; AO 2022-36, 4-26-22; AO 2022-80(S), 11-22-22; AO 2023-120, 12-5-23)

Section 14. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0045)