



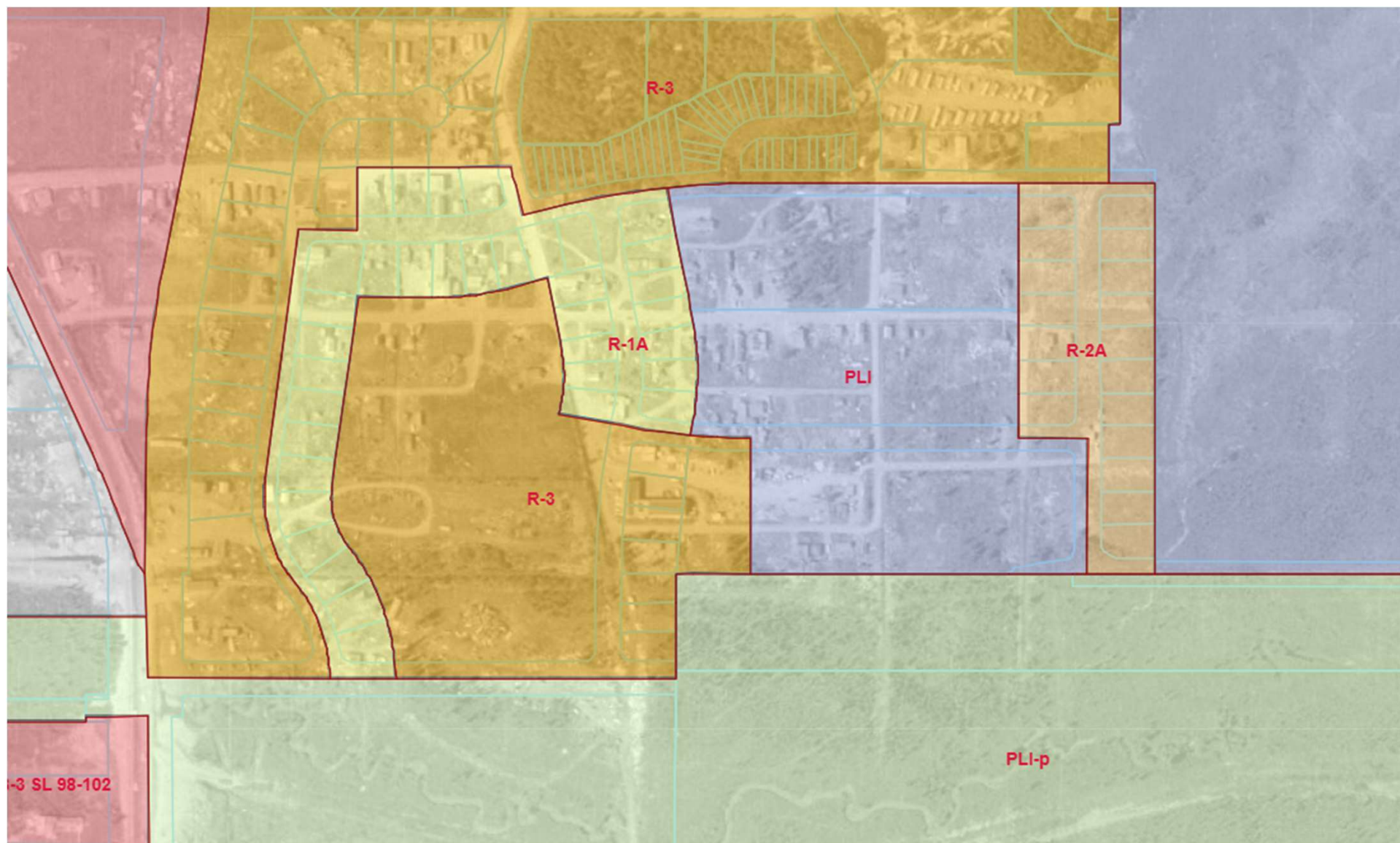
# Nonconformities Ordinance (AO 2025-94)

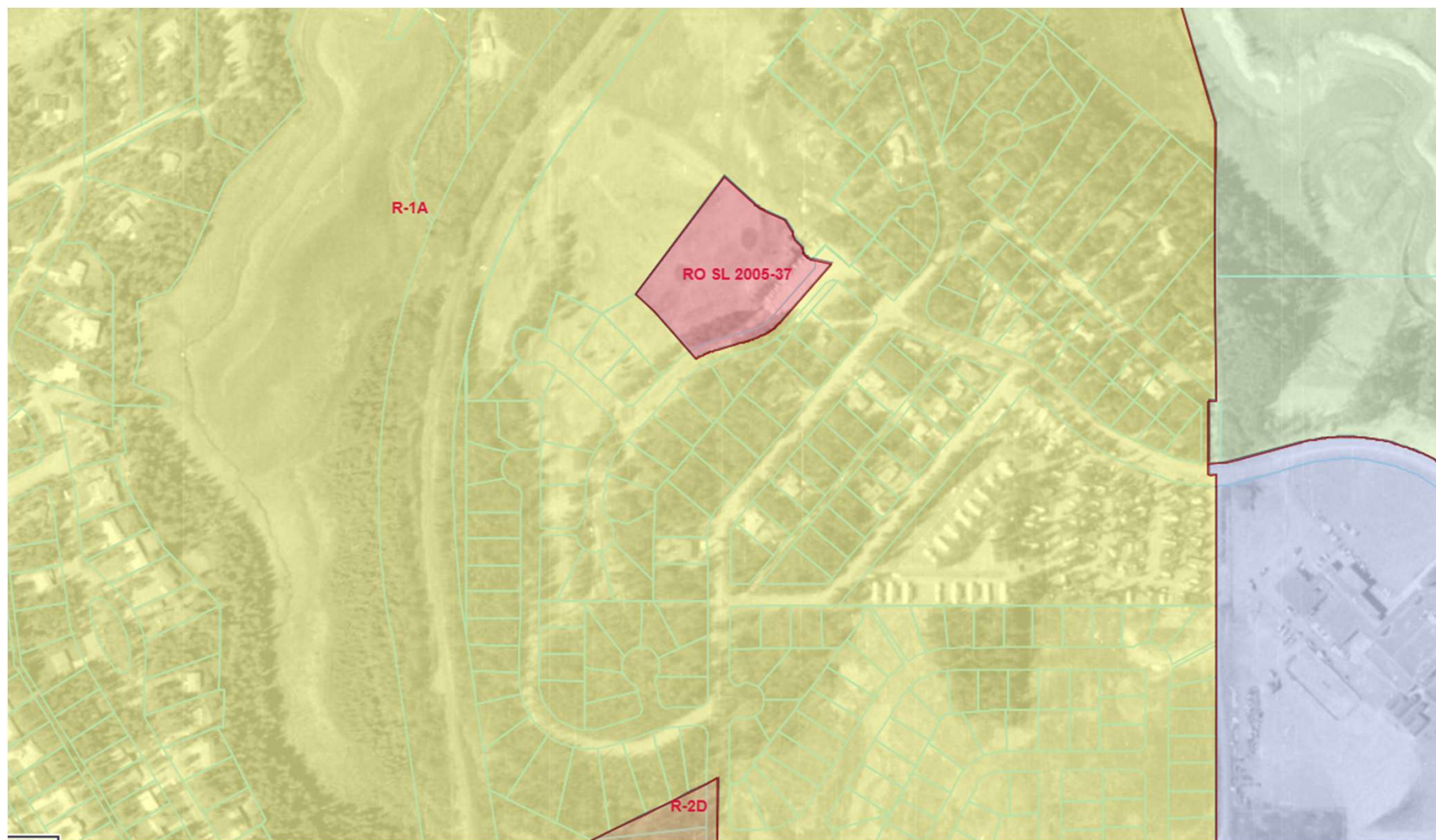
October 3, 2025 Assembly Work Session



# Building Code vs Zoning Code

Building Code	Zoning Code
<ul style="list-style-type: none"><li>• Focused on the physical safety of buildings and structures</li></ul>	<ul style="list-style-type: none"><li>• Focused on how buildings and uses relate to each other on properties and among properties</li></ul>
<ul style="list-style-type: none"><li>• Comes from a process of building officials and then adoption</li></ul>	<ul style="list-style-type: none"><li>• Comes from a public process and then adoption</li></ul>
	<ul style="list-style-type: none"><li>• Sets the parameters of “proper” categories or relationships in space</li></ul>





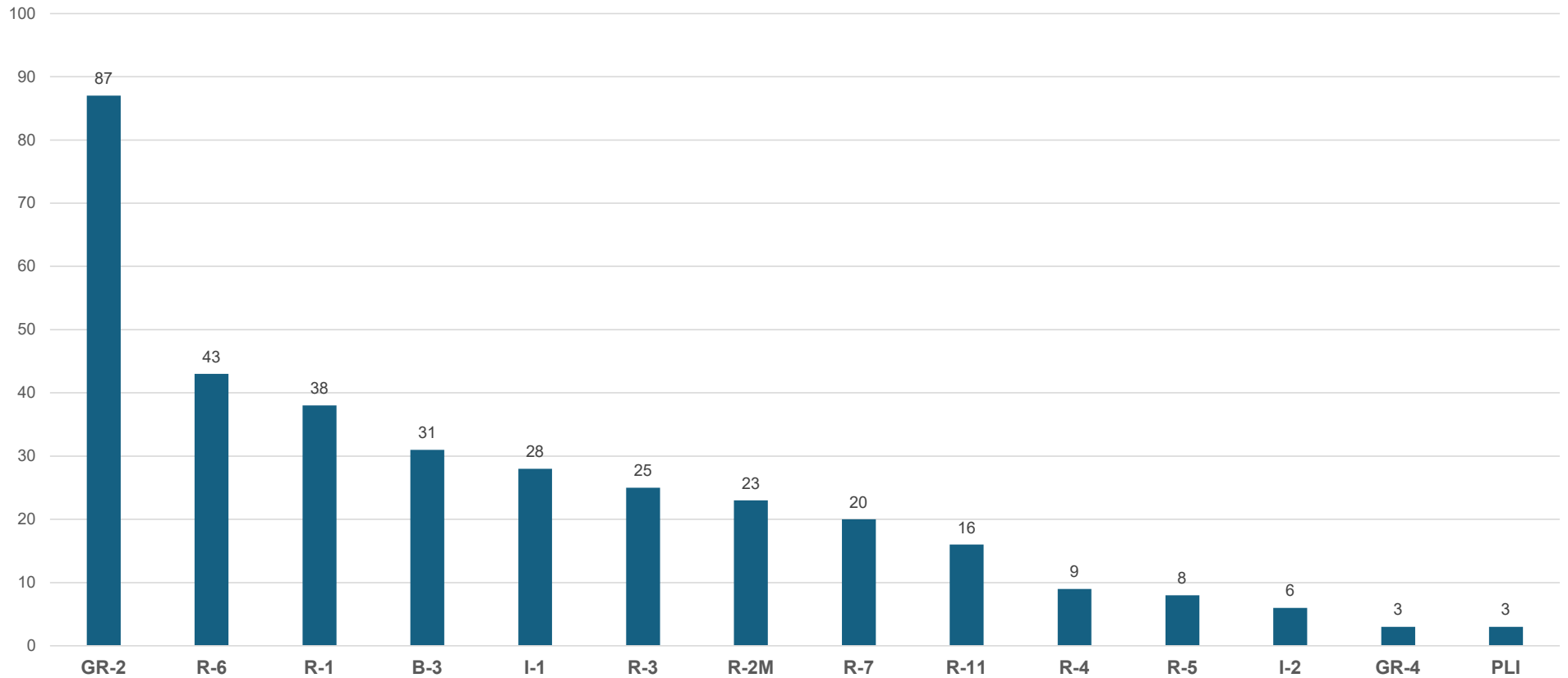
## What problems is AO 2025-94 attempting to solve?

- Make it easier to make internal and small external repairs/fixes without being required to make large scale changes to the property to meet existing zoning code.
- Change the threshold at which properties are required to make the big, property-wide changes( project cost threshold increasing from 10% to 50% of the value)

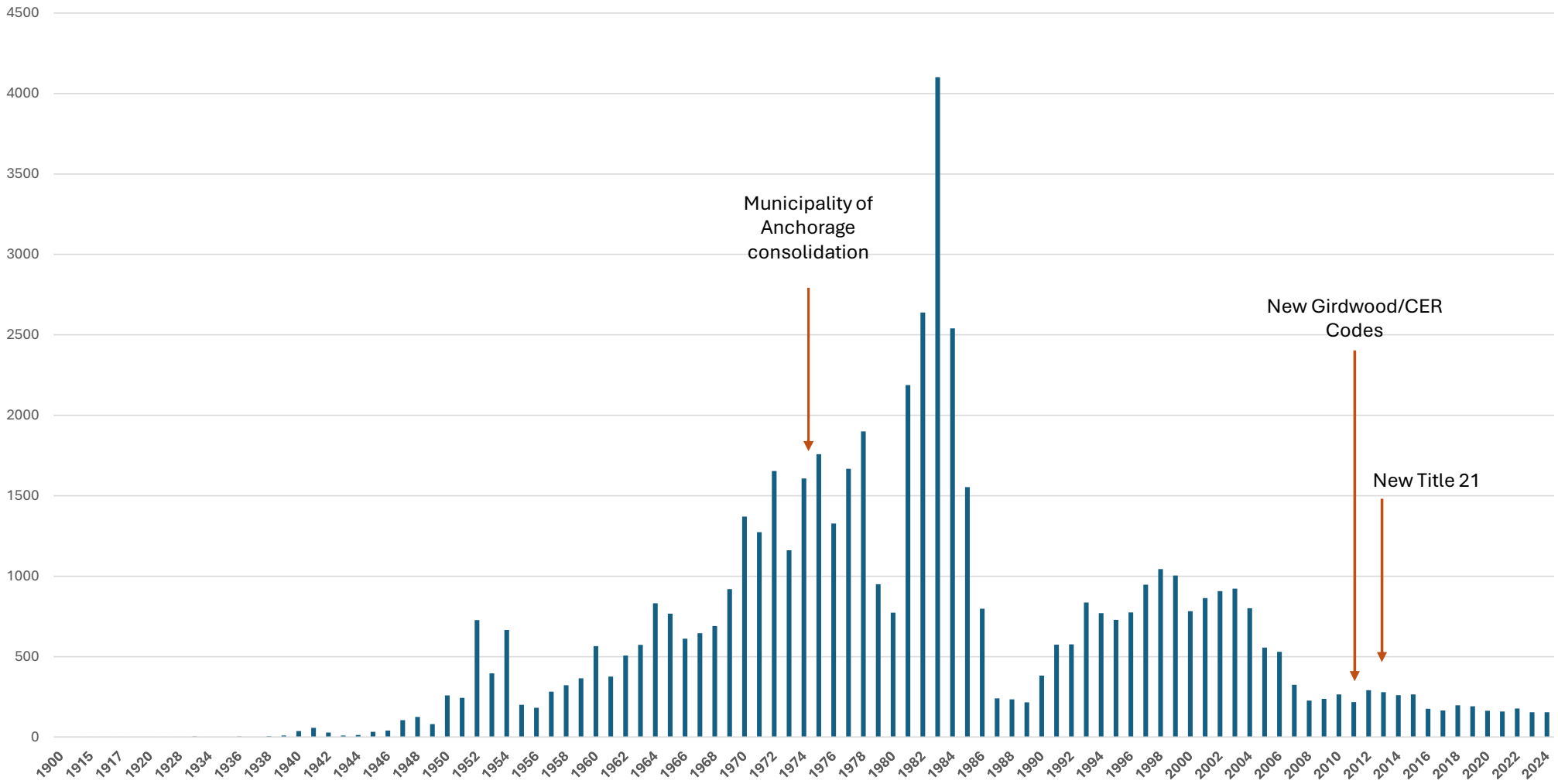
## Proposed amendments (our understanding)

1. Add language about mitigating burdens created by policies that require movement towards conformity.
2. Allow foundations existing before 2014 to remain in place/be considered conforming.
3. Allow a waiver for the as-built requirement for small encroachments to the setback if staff can do a visual review based on aerial imagery before 1986

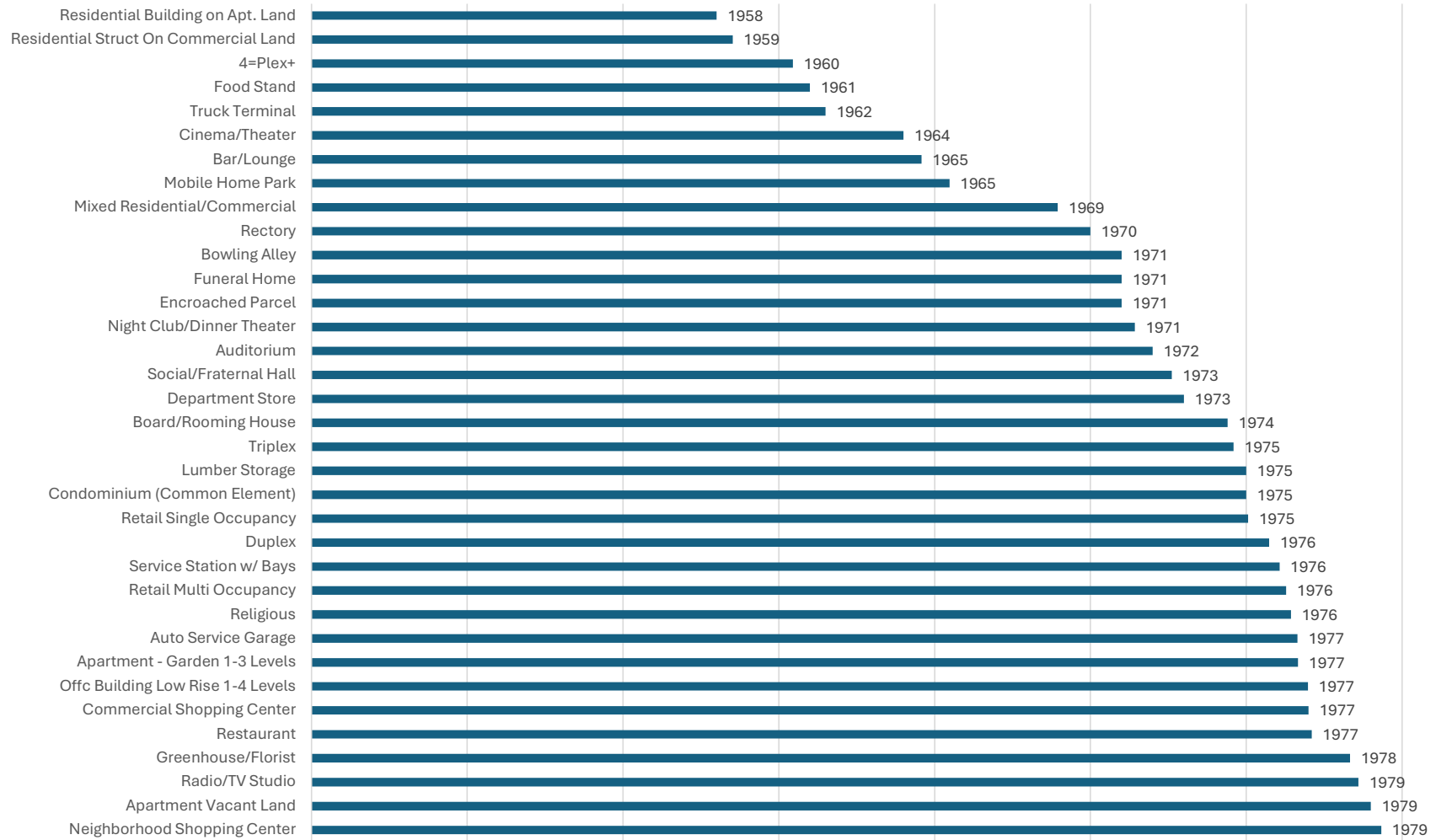
**Planning Dept Data:  
Number of non-conforming determinations on file by zones (3 or greater)**



## Count of Single Family Residences by Year Built



Average of YearBuilt (2025 CAMA Data)



Land Use Category	Count of Parcelld	Average of Year Built	Count of TotalLivingUnits
Single Family	56,831	1982	56,539
Condominium (Fee Simple)	16,377	1990	15,911
Residential Vacant Land	6,854	1988	420
Duplex	4,645	1976	4,643
Apartment - Garden 1-3 Levels	2,623	1977	2,621
Vacant Land	1,431	1986	63
Parking Misc.	1,150	2003	34
Other Improvements	776	1992	228
Single Family w/ Accessory Dwelling Unit	764	1984	761
Condominium (Common Element)	662	1975	77
Mobile Home	640	-	496
Triplex	638	1975	637
Warehouse	596	1981	35
Offc Building Low Rise 1-4 Levels	541	1977	57
Office Warehouse	436	1983	19
Leasehold Master	351	1989	18
Retail Single Occupancy	323	1975	44
Residential Struct On Commercial Land	274	1959	267
Religious	234	1976	48
Hangar	189	1994	2
Auto Service Garage	175	1977	17
Retail Multi Occupancy	174	1976	13
Mixed Residential/Commercial	114	1969	87
Restaurant	106	1977	18

# Questions?



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# Thank you



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# Relocatable Dwelling Units AO 2025-112

## October 3, 2025 Assembly Work Session

Item 10.G.2 for introduction at the October 7, 2025 Assembly meeting

# What problems is this AO 2025-112 attempting to solve?

- Clear up confusion and standardize code language about “mobile homes”, “manufactured homes”, “tiny homes”, and other small forms of housing.
- Make it easier to repair existing RDUs, or replace them with other safe forms of housing.
- Allow RDUs with foundations in more places across the Bowl
- Make it easier to create new relocatable dwelling unit parks in the places they are already allowed (convert from Conditional to Site plan review). Also reduces lot size minimums in existing parks.
- The ordinance expands what is allowable in PLI zones. This was to help the MOA anticipate future housing/habilitative care needs on public land. The rationale is that any use of public land will always have more built in scrutiny.

# Timeline

**2023:** The Assembly allocated funding to the Planning Department to commission a feasibility report for new mobile/manufactured home parks in Anchorage (AR 2023-102(S))

**2024:** The Planning Department's contractor commissioned the report, which found that traditional mobile/manufactured home parks are no longer feasible in Anchorage (in comparison with other options)

**Spring 2025:** The Planning Department worked with the Building Services Department to address some of the issues around this aging housing type through zoning code.

**Summer 2025:** The Planning Department brought the item to the June 9, 2025 Planning and Zoning Commission Meeting (2025-0045), who recommended the item for approval.

## Key items of this ordinance

- The ordinance renames this category of housing to “relocatable dwelling unit (RDU)”, and also “relocatable dwelling unit community (RDUC)”
- The ordinance changes the use table: where RDUs are allowed, how RDUCs are approved, and also expands where habilitative care and transitional living uses are allowed.
- The ordinance expands what is allowable in PLI zones, and the use-specific restrictions for RDUCs in PLI zones.
- The ordinance allows smaller lot sizes in RDUCs, but requires the placement of new units to consider the state of existing sewer/water infrastructure.

# Feedback

- Generally positive
- Multiple meetings with the Alaska Mobile Home Owners/Renters Association
- Multiple calls from park operators interested in upgrading units/replacing old units.

	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.																														
	RESIDENTIAL																				OTHER										
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									AF	DR	PR	PLI	W	Definitions and Use-Specific Standards	
RESIDENTIAL USES																															
Household Living	***	***	***																												
	Dwelling unit, relocatable [MOBILE HOME]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P												P		21.05.030A.7.	
	Relocatable Dwelling Unit [MANUFACTURED HOME] Community					S[C]	S[C]		S[C]	S[C]	S[C]																	P		21.05.030A.8.	
	***	***	***																												
Group Living	Habilitative care facility medium, (9-25 residents)	C	C	C	C	C	P	P	P	P	C	C	C					P	P	P									P[C]		21.05.030B.3.
	Habilitative care facility, large (26+ residents)						P	P	P	P								P	P	P								P[C]		21.05.030B.3.	
	Transition al Living Facility						P	P	P	P								P	P										P[C]		21.05.030B.5.

# Questions?



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