

Submitted by: Chair of the Assembly at  
the request of the Mayor  
Prepared by: Planning Department  
For reading: October 7, 2025

**ANCHORAGE, ALASKA  
AO No. 2025-112**

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS**  
2 **21.03, 21.04, 21.05, 21.06, 21.07, 21.10, 21.11, 21.13, and 21.15 TO ALLOW**  
3 **MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE**  
4 **DWELLING UNITS IN MANUFACTURED HOME PARKS AND ALL**  
5 **RESIDENTIAL ZONES.**

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7 (Planning and Zoning Commission Case No. 2025-0045)  
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9 **WHEREAS**, the Assembly commissioned a study on the feasibility of new  
10 manufactured home communities, which indicated that this type of development is  
11 no longer an affordable option; and,  
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13 **WHEREAS**, the study noted that no new manufactured home communities have  
14 been built in Anchorage since 1990, and the development of individual  
15 manufactured houses, such as for use on individual lots, has decreased from over  
16 128 per year in 2014 to just 3 in 2023; and,  
17

18 **WHEREAS**, the study also stated that zoning restrictions play a significant role in  
19 the decline of manufactured home community development; and,  
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21 **WHEREAS**, one of the goals of the *Anchorage 2020—Anchorage Bowl*  
22 *Comprehensive Plan* is for a balanced, diverse supply of affordable, quality housing,  
23 located in safe and livable neighborhoods with amenities and infrastructure, that  
24 reflects Anchorage’s varied social, cultural, and physical environment; and,  
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26 **WHEREAS**, Policy #59 of the *Anchorage 2020—Anchorage Bowl Comprehensive*  
27 *Plan* calls for the Municipality to recognize mobile home parks, co-ops, and common  
28 ownership interests as viable, affordable housing choices and neighborhood  
29 lifestyle options; and,  
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31 **WHEREAS**, Goal #3 of the *Anchorage 2040 Land Use Plan* calls for Anchorage’s  
32 neighborhoods to provide a range of places to live, meeting the housing needs of  
33 residents at all income levels, household sizes, interests, ages, abilities, and races  
34 and ethnicities; and,  
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36 **WHEREAS**, Action 4-12 of the *Anchorage 2040 Land Use Plan* calls for the  
37 Municipality to work jointly with the manufactured housing industry/community and  
38 affordable housing advocates to develop an affordable housing redevelopment  
39 displacement mitigation strategy; and,  
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41 **WHEREAS**, allowing more flexibility with how land can be used within existing  
42 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 section 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, additionally formatting in all sections below is based on Planning’s hosted code.*

**21.03.115 SMALL AREA IMPLEMENTATION PLAN**

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**G. Compliance with Small Area Implementation Plan.**

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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. Relocatable dwelling unit[MANUFACTURED HOME] communities;

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(AO 2021-46(S), 6-8-21; AO 2024-24, 4-23-24; AO 2025-40(S), 4-22-25)

**Section 2.** Anchorage Municipal Code section 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**

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**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 HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.]

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(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; AO 2025-33AA, 4-16-25; AO 2025-64AA, 6-10-25)

**Section 3.** Anchorage Municipal Code section 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**

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

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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										OTHER					Definitions and Use-Specific				
		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
<b>RESIDENTIAL USES</b>																					
Household Living	Dwelling unit, relocatable [MOBILE HOME]	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					C	C	C	C	C	C	C	C	C	C					P	21.05.030A.8.
Group Living	Habitative 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.
	Habitative care facility large (26+ residents)						P	P	P	P						P	P	P		P[C]	21.05.030B.3.
Transitional Living Facility						P	P	P	P						P	P				P[C]	21.05.030B.5.

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(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; AO 2025-36, 4-16-25)

**Section 4.** Anchorage Municipal Code section 21.05.030, Use Regulations, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to

1 read as follows (*the remainder of the section is not affected and therefore not set*  
 2 *out*):

3  
 4 **21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC**  
 5 **STANDARDS**

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7 **A. Household Living.**

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 9 **7. Dwelling Unit, Relocatable[MOBILE HOME].**

10 a. Definition.  
 11 A form of transportable housing that can be certified as  
 12 safe for habitation by the MOA Building Official. This  
 13 includes dwellings that meet federal requirements for  
 14 manufactured housing, sometimes referred to as  
 15 "mobile homes" or "manufactured homes."[, FACTORY-  
 16 BUILT DWELLING UNIT DESIGNED AND INTENDED  
 17 TO BE USED AS A YEAR-ROUND DWELLING, AND  
 18 BUILT PRIOR TO THE ENACTMENT OF THE  
 19 FEDERAL MANUFACTURED HOME  
 20 CONSTRUCTION AND SAFETY STANDARDS ACT  
 21 OF 1976.]

22  
 23 b. Use-Specific Standard.  
 24 [ONLY ONE MOBILE HOME IS ALLOWED PER LOT IN  
 25 THE R-5 DISTRICT, UNLESS THE LOT IS WITHIN A  
 26 MANUFACTURED HOME COMMUNITY.]A relocatable  
 27 dwelling unit[MOBILE HOME] shall be placed on a  
 28 permanent foundation unless it is located within a  
 29 relocatable dwelling unit[MANUFACTURED HOME]  
 30 community.

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 32 **8. Relocatable Dwelling Unit Community (RDUC)**  
 33 **[MANUFACTURED HOME COMMUNITY (MHC)].**

34 a. Definition.  
 35 Any parcel or adjacent parcels of land in the same  
 36 ownership that are utilized for occupancy by two  
 37 relocatable dwelling units[MOBILE HOMES, OR  
 38 MANUFACTURED HOMES]. This term shall not be  
 39 construed to mean tourist facilities for parking of travel  
 40 trailers or campers, which are classified under "camper  
 41 park."

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 43 b. Use-Specific Standards.  
 44 All RDU[MH]Cs within the municipality, except for those  
 45 located within the PLI district, shall be constructed,  
 46 operated, and maintained in accordance with the  
 47 general standards listed below.

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- iv. Maximum Site Density.  
Gross density for RDU[MH]Cs shall not exceed 25[EIGHT] units per acre. Relocatable Dwelling Unit Community owners shall ensure that private infrastructure systems can adequately and safely serve all units within that RDU community.
- v. Impermanent Foundations.  
No relocatable dwelling units[MOBILE HOMES AND MANUFACTURED HOMES] within an MDU[H]C shall be placed on a permanent foundation.
- vi. Relocatable Dwelling Unit Spaces. [MOBILE HOME OR MANUFACTURED HOME SPACES]
- (A) Occupancy.  
No relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] space shall contain more than one relocatable dwelling unit or duplex relocatable dwelling unit [MANUFACTURED HOME, HOME, OR DUPLEX MOBILE HOME OR MANUFACTURED HOME.] [ NO OTHER DWELLING UNIT SHALL OCCUPY A MOBILE HOME OR MANUFACTURED HOME SPACE].
- (B) Minimum Size.  
In relocatable dwelling unit [MANUFACTURED HOME] communities created after January 1, 2014, all single relocatable dwelling unit [MOBILE HOME OR MANUFACTURED HOME] spaces shall have a minimum of 1,750[3,500] square feet of land area and all duplex relocatable dwelling unit [MOBILE HOME OR MANUFACTURED HOME] spaces shall have a minimum of 2,500[5,000] square feet of land area.
- (C) Relocatable Dwelling Unit[MOBILE HOME OR MANUFACTURED HOME] Separation.
- (1) No part of any relocatable dwelling unit[MOBILE HOME,

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MANUFACTURED HOME], accessory building, or its addition shall be placed closer than 15 feet from any other relocatable dwelling unit[MOBILE HOME, MANUFACTURED HOME], or its addition, or no closer than ten feet if that relocatable dwelling unit [MOBILE HOME, MANUFACTURED HOME], accessory building, or its addition being placed meets building code, NFPA (National Fire Protection Act) 501A and HUD #24 CFR 3280 standards.

(2) The requirements of sections 21.06.030C.2., Projections into Required Setbacks, and 21.05.070, Accessory Uses and Structures, shall not apply to RDU[MH]Cs. All relocatable dwelling units[MOBILE HOMES, MANUFACTURED HOMES], and accessory structures shall be placed at least five feet from the front space line. Steps shall not be considered in determining the separations required by this subsection.

(D) Access.  
Each relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] space shall have direct success to an internal street. Direct access to exterior public streets is prohibited.

vii. Streets and Drainage Facilities.  
All streets within an RDU[MH]C shall comply with the following standards:  
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viii. Water and Sewage Systems.  
All dwelling units[HOMES] in RDU[MH]Cs shall be connected to water and sewage systems approved by the appropriate governmental body before they may be occupied.

ix. Landscaping.  
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(B) All areas not devoted to relocatable dwelling unit[MOBILE 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 relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES]; Accessory Buildings.

(A) Generally.  
All additions and accessory buildings shall be subject to the spacing and setback requirements for relocatable dwelling units[MOBILE 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 relocatable [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 relocatable dwelling unit[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 relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] to the addition. When two exterior exits are required from additions, they shall be

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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., Relocatable Dwelling Unit[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 relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] spaces. Any area within an RDU[MH]C that is occupied by campers and travel trailers shall be served by a service building containing public toilet facilities and water supply.

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xv. Convenience Establishments in RDU[MH]Cs. Convenience establishments of a commercial nature, including stores, coin-operated laundry, beauty shops and barbershops, may be permitted in RDU[MH]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 areas shall be considered accessory uses to the principal use of relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES], may be permitted without a zoning change, and shall be discontinued if the RDU[MH]C is discontinued.

xvi. Sites in Flood Hazard Area. The following requirements shall apply to all RDU[MH]Cs, any portion of which are within a flood hazard area:

(A) Over-the-top ties shall be provided at each of the four corners of the relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] and two ties per side at intermediate locations.



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Relocatable dwelling units[MOBILE HOMES] more than 50 feet long shall require one additional tie per side.

(B) Frame ties shall be provided at each corner of the frame, and five ties per side at intermediate points. Relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES] more than 50 feet long shall require four additional ties per side.

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

(D) Any additions to the relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] shall be similarly anchored.

(E) All applications for a conditional use for an RDU[MH]C shall include an evacuation plan indicating alternate vehicular access and escape routes during times of flooding.

xvii. Sites in Floodplain. No relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES] shall be placed within the regulatory floodplain, except that RDU[MH]Cs existing before September 25, 1979, shall be permitted to place relocatable[MOBILE] dwelling units[HOMES OR MANUFACTURED HOMES] within existing unit spaces.

xviii. Nonconforming RDU[MH]Cs.

(A) Those RDU[MH]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., Relocatable dwelling unit[MOBILE 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

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Municipal Code sections 6.60.010 through 6.60.110.

(B) Those RDU[MH]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., Relocatable 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 RDU[MH]C exempt from certain requirements of this subsection 21.05.030A.8., Relocatable 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.

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(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 section 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 relocatable dwelling units[MOBILE HOMES].

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(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; AO 2025-36, 4-16-25)

**Section 6.** Anchorage Municipal Code section 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**

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**C. Table of Accessory Uses**

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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-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	MI	AF	DR	PR	PLI	W
***	***	***																											
Intermodal shipping container (other than for residential use)	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.
***	***	***																											

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

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**3. Bed and Breakfast**

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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 relocatable dwelling units[MOBILE 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 Relocatable Dwelling Unit[MOBILE HOME], Recreational Vehicle, or Travel Trailer as 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. Relocatable dwelling units may be used as an accessory dwelling unit only if placed on a permanent foundation.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(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; AO 2025-72(S)AA, 6-24-25)

Section 7. Anchorage Municipal Code section 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.

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d. Temporary Living in a Relocatable Dwelling Unit [MOBILE HOME], Motor Home, or Other Recreational Vehicle.

Notwithstanding title 23, one relocatable dwelling unit[MOBILE 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:

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

**Section 8.** Anchorage Municipal Code section 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								
<i>(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)</i>								
Use	Minimum lot dimensions <sup>1</sup>		Max lot coverage (%) <sup>7</sup>	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
***	***	***						
<b>R-5: Low-Density Residential District</b>								
Dwelling, single-family, or one <u>relocatable [MOBILE] dwelling unit</u> [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; AO 2024-102, 1-7-25; AO 2025-33AA Corrected, 4-16-25; AO 2025-48, 4-22-25)

**Section 9.** Anchorage Municipal Code section 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, relocatable 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 relocatable dwelling unit communities or expansions to existing relocatable dwelling unit communities[MANUFACTURED HOME PARKS AND MANUFACTURED HOME SUBDIVISIONS]; for expansions to existing relocatable 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 relocatable dwelling units[MANUFACTURED HOMES] not placed in a relocatable dwelling unit community[MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION], require that the repair, and on all property not within a relocatable dwelling unit community [MANUFACTURED HOME PARK OR SUBDIVISION] stands or lots are elevated on compacted fill or on pilings so that:

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- (A) The lowest floor of each relocatable dwelling unit[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 relocatable dwelling units [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 relocatable dwelling units[MANUFACTURED HOMES] to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the relocatable dwelling unit[MANUFACTURED HOME] is at least one foot above the base flood elevation, and be securely anchored to an adequately anchored foundation system.
- vii. All relocatable dwelling units[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 section 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 Relocatable 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 section 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 Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
<b>RESIDENTIAL USES</b>					
Household Living	Dwelling, mixed-use	P	P	P	21.05.030A.1.
***	***	***			
	Relocatable dwelling[,] unit[MOBILE HOME]				21.05.030A.7.
	Relocatable dwelling unit[MANUFACTURED HOME] community				21.05.030A.8.
Group Living	Assisted living facility (3—8 residents)	P	P	P	21.05.030B.1.
***	***	***			

(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 section 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  
RELOCATABLE DWELLING UNITS[MOBILE HOMES]**

\*\*\*      \*\*\*      \*\*\*

**B.      Relocatable Dwelling Units[MOBILE HOMES].**

1. Lawfully erected nonconforming relocatable dwelling units[MOBILE HOMES] may be repaired or replaced, as long as the nonconformity is not increased.
2. Lawfully erected nonconforming relocatable dwelling units[MOBILE HOMES] on individual lots may be moved within the lot in compliance with setback regulations.
3. Relocatable dwelling units[MOBILE HOMES] in nonconforming relocatable[MOBILE] dwelling unit[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 section 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**

\*\*\* \*\*

**Reinforcement**

\*\*\* \*\*

**Relocatable 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.

**Relocation** (as used in section 21.07.050, Utility distribution facilities)

\*\*\* \*\*

(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; AO 2025-38(2), 4-22-25)

**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)



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

AM No. 734-2025

Meeting Date: October 7, 2025

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**FROM: MAYOR**

**SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 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 RELOCATABLE DWELLING UNITS IN MANUFACTURED HOME PARKS AND ALL RESIDENTIAL ZONES.**

### OVERVIEW

At the request of the Administration and after additional consultation with the Development Services Department, there have been two substantial changes to this proposed ordinance since the Planning and Zoning Commission reviewed it on June 9, 2025.

1. The primary term for mobile dwelling units has been renamed to "relocatable dwelling units." When heard at the Planning and Zoning Commission on June 9, this proposed ordinance referred to "mobile dwelling units."
2. The original ordinance reviewed by the Planning and Zoning Commission allowed mobile dwelling units (now relocatable dwelling units) under zoning code to be used as Accessory Dwelling Units (ADUs) without a foundation. The version provided with this memorandum changes this to require relocatable dwelling units used as ADUs to have a foundation. This is due to the specifics of building code requiring ADUs to have a foundation in case something happens to the original primary structure and the ADU becomes the main structure on the lot. It is possible to allow dwelling units without foundations on regular residential lots, but it would require a different category of regulation to meet building code requirements.

There is one additional less-substantial change in response to feedback from the Alaska Manufactured Home Owners and Renters Association to add a line that states that "*Relocatable Dwelling Unit Community owners shall ensure that private infrastructure systems can adequately and safely serve all units within that RDU community.*"

### BACKGROUND

- 1 • The *Manufactured Housing Communities, Assessment and Feasibility*  
2 *Study*, commissioned by the Planning Department and completed in 2024,  
3 indicated that manufactured home communities (MHCs) are no longer a  
4 viable option in Anchorage due to limitations on the land that can be  
5 developed for this use, infrastructure costs, competition with other housing  
6 at similar price points, and sourcing and shipping constraints.  
7
- 8 • This ordinance would make it easier to repair or replace homes in existing  
9 manufactured housing parks.  
10
- 11 • There are many small forms of housing that could meet Anchorage's  
12 housing needs but don't fit into existing regulations. This ordinance provides  
13 a few small but significant simplifications to allow more innovation and  
14 creativity for small forms of housing that can be certified as safe for  
15 habitation by the MOA Development Services Department.  
16
- 17 • Existing Title 21 has potentially confusing terminology about "mobile  
18 homes" versus "manufactured" homes, sometimes using each to describe  
19 the same type of housing. This ordinance redefines any moveable form of  
20 housing as a "relocatable dwelling unit."  
21
- 22 • Staff updated the original recommendations for this proposal after receiving  
23 comments calling for additional flexibility during agency review.  
24

## 25 **POLICY SUPPORT**

- 26
- 27 • The *Anchorage 2020—Anchorage Bowl Comprehensive Plan* and the  
28 *Anchorage 2040 Land Use Plan* both mention Manufactured Housing as a  
29 priority for housing in Anchorage. (See the Anchorage 2020 strategy  
30 "Mobile Home Parks" and the Anchorage 2040 strategy #9 "Infill Housing  
31 Development regulations.")  
32
- 33 • The Mayor's 10,000 Homes in 10 Years Strategy calls for legalizing smaller,  
34 cheaper, and innovative housing types like manufactured, mobile, modular,  
35 and even 3D-printed homes.  
36
- 37 • The Mayor's 10,000 Homes in 10 Years Strategy calls for incentivizing  
38 construction and rehab and remediating neglect.  
39

## 40 **OVERVIEW OF CHANGES**

41  
42 This proposed ordinance includes the following additional changes recommended  
43 from comments during the agency review process:  
44

- 45 • Allow any structure that can be certified as safe by the Development  
46 Services Department to be either a legal dwelling unit or a relocatable

1 dwelling unit with a permanent foundation in any of the zones where those  
2 uses are allowed.

- 3
- 4 • Simplify terms so that Title 21 no longer had references to “manufactured  
5 home” or “mobile home,” but rather only “relocatable dwelling unit” and other  
6 dwelling units on a foundation. A manufactured home if on a foundation and  
7 certified as safe by the Building Official will in the future just be called a  
8 dwelling unit.
  - 9
  - 10 • Allow relocatable dwelling units to be used as ADUs but require a  
11 foundation.
  - 12
  - 13 • Allowed the use of connex/shipping containers as dwelling units without the  
14 special design standards that still apply for when they are used for  
15 accessory storage. This means that a connex with a foundation is just a  
16 dwelling unit.
  - 17
  - 18 • Allow relocatable dwelling units on a permanent foundation in all residential  
19 zones where single-family homes are permitted.
  - 20
  - 21 • Allow greater density in Relocatable Dwelling Unit Communities (RDUC).
  - 22
  - 23 • Change RDUCs from a conditional use to an Administrative Site Plan  
24 Review use.
  - 25
  - 26 • Allow RDUs and RDUCs in the PLI zone, and exempt RDUCs in the PLI  
27 zone from the use-specific standards that apply to other RDUCs.

## 28 **PLANNING AND ZONING COMMISSION DISCUSSION**

29  
30  
31 The Planning and Zoning Commission discussed the expanded proposed  
32 ordinance at its June 9, 2025, meeting. Commissioners heard public comment on  
33 the item, additional comment from representatives of the Mayor's Office focused  
34 on housing and how this project could benefit efforts to reduce homelessness and  
35 then discussed the potential effects and opportunities of this change.

36  
37 The Commission voted to recommend approval of the proposed ordinance with  
38 five in favor and two opposed.

39  
40 *The proposed ordinance has no private sector economic effects and local*  
41 *government effects are less than \$30,000; no summary of economic effects is*  
42 *required pursuant to AMC 2.30.053.*

## 43 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

44

1  
2 Prepared by: Daniel Mckenna-Foster, Long-Range Planning Manager,  
3 Planning Department  
4 Approved by: Mélisa R. K. Babb, Planning Director  
5 Concur: Lance Wilber, PDPW Director  
6 Concur: Eva Gardner, Municipal Attorney  
7 Concur: Ona R. Brause, OMB Director  
8 Concur: Philippe D. Brice, CFO  
9 Concur: William D. Falsey, Chief Administrative Officer  
10 Concur: Rebecca A. Windt Pearson, Municipal Manager  
11 Respectfully submitted: Suzanne LaFrance, Mayor  
12  
13 Attachments: Exhibit A, PZC Resolution No. 2025-017  
14 Exhibit B, PZC Case No. 2025-0045 Staff Packet  
15  
16 (Planning and Zoning Commission Case 2025-0045)

**Planning and Zoning Commission  
Resolution No. 2025-017**

**PZC Case No. 2025-0045  
Mobile Dwelling Units**

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**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2025-017**

A RESOLUTION RECOMMENDING APPROVAL TO THE ANCHORAGE ASSEMBLY OF THE REVIEW AND RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION OF THE AMENDMENTS TO AMC 21.03 THROUGH 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 ALL RESIDENTIAL ZONES.

(Case No. 2025-0045)

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WHEREAS, at the direction of the Assembly, the Planning Department commissioned a Manufactured Housing Feasibility Study in 2024, *Manufactured Housing Communities: Assessment and Feasibility Study*; and

WHEREAS, the Manufactured Housing Feasibility Study's finding suggested that traditional manufactured housing is no longer a cost-effective option in Anchorage due to lack of local production, high shipping costs, and high barriers to creating new manufactured housing parks; and

WHEREAS, after conferring with the MOA Development Services Department's Building Safety Division, the Planning Department produced a new proposal to allow for more flexibility with existing mobile, modular, and manufactured housing; and

WHEREAS, the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* and the *Anchorage 2040 Land Use Plan* both mention Manufactured Housing as a priority for housing in Anchorage; and

WHEREAS, the Mayor's 10,000 Homes in 10 Years Strategy calls for legalizing smaller, cheaper, and innovative housing types like manufactured, mobile, modular, and even 3D-printed homes; and

WHEREAS, the Planning and Zoning Commission held the public hearing for the ordinance, discussed the item, and closed the public hearing at its June 9, 2025 meeting.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The steps proposed are intended to increase housing in Anchorage.
  2. Housing is a priority of the current Administration, and this tool could help provide housing for different segments of our community.
  3. Public comment from someone hoping to move to Anchorage from out of state expressed support for these changes.
  4. Many limitations to mobile and modular housing have existed for many years, and this proposal is a step forward in improving upon some of those limitations.




4. Many limitations to mobile and modular housing have existed for many years, and this proposal is a step forward in improving upon some of those limitations.
  5. This proposal is not intended to serve any particular project.
  6. Allowing mobile dwelling units provides flexibility and often provides an affordable option and desired choice for housing across Anchorage neighborhoods.
  7. New mobile dwelling units are likely to look different from mobile homes of the past, and the standards that exist in code today are likely to result in newer development than the surrounding area in some cases.
  8. The concept of mobile dwelling units includes a range of different types of housing.
- B. Commissioners in opposition to approval provided the following finding of fact:
1. If mobile dwelling units are put into an R-1 neighborhood, there could be concerns about making the neighborhood less desirable.
- C. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the amendments to AMC 21.03 through 21.07, 21.10, 21.11, 21.13, and 21.15, including changes to the use table and PLI zoning, as presented at the June 9, 2025 Planning and Zoning Commission meeting. This will allow more flexibility for small forms of housing and mobile dwelling units in manufactured home parks and all residential zones.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 9th day of June 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 14th day of July 2025.

  
\_\_\_\_\_  
Melisa R. K. Babb  
Secretary

  
\_\_\_\_\_  
Andre Spinelli  
Chair

Case No. 2025-0045

**Planning and Zoning Commission  
Staff Packet**

**PZC Case No. 2025-0045  
Mobile Dwelling Units**

- **Staff Memo**
- **Draft Ordinance**
- **Comments**
- **Meeting Minutes**

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**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



---

**DATE:** June 9, 2025  
**TO:** Planning and Zoning Commission  
**THRU:** *MIB* Mélisa Babb, Planning Director  
**FROM:** *DFO* Daniel Mckenna-Foster, Long-Range Planning Division Manager  
**SUBJECT:** PZC Case 2025-0045, Mobile Dwelling Units

**BACKGROUND**

- The manufactured housing feasibility study commissioned by the Planning Department and completed in 2024 indicated that manufactured home communities (MHCs) are no longer a viable option in Anchorage due to limitations on the land that can be developed for this use, infrastructure costs, competition with other housing at similar price points, and sourcing and shipping constraints.
- This AO would make it easier to repair or replace homes in existing manufactured housing parks.
- There are many small forms of housing that could meet Anchorage's housing needs but don't fit into existing regulations. This AO provides a few small but significant simplifications to allow more innovation and creativity for small forms of housing that can be certified as safe for habitation by MOA Development Services.
- Title 21 has confusing terminology about "mobile homes" versus "manufactured" homes, sometimes using each to describe the same type of housing. This AO redefines any moveable form of housing as a "mobile dwelling unit."

**POLICY SUPPORT**

- The Anchorage 2020 Plan and 2040 Land Use Plan both mention Manufactured Housing as a priority for housing in Anchorage. (See the 2020 strategy "Mobile Home Parks" and 2040 strategy #9 "Infill Housing Development regulations.")
- The Mayor's 10,000 Homes in 10 Years strategy calls for legalizing smaller, cheaper, and innovative housing types like manufactured, mobile, modular, and even 3D-printed homes.

## OVERVIEW OF CHANGES

The original AO posted for agency review aimed to achieve the following changes to code:

- Any structure that can be certified as safe by development services could be either a legal dwelling unit or a mobile dwelling unit in any of the zones where those uses are allowed.
- The proposal simplified terms so that Title 21 no longer had references to “manufactured home” or “mobile home”, but rather only “mobile dwelling unit” and other dwelling units on a foundation. A manufactured home, if on a foundation and certified as safe by the building official, will in the future just be called a dwelling unit.
- Changed some regulations and reducing the lot size in a mobile home community/manufactured home community (which will in the future be referred to as a “mobile dwelling unit community”).
- Allowed mobile dwelling units to be used as ADUs.
- Allowed the use of connex/shipping containers as dwelling units without the special design standards that remain for when they are used for accessory storage. This means that a connex with a foundation is just a dwelling unit.

## CHANGES PROPOSED FOLLOWING AGENCY REVIEW

During the agency review period, staff found additional instances of "mobile home" or "manufactured home" for updating to "mobile dwelling unit." Staff also received the following from Cook Inlet Housing Authority:

*We strongly support efforts to expand housing options in the municipality at a time of critical need. to that end we offer the following comments:*

- 1. We believe a mobile dwelling unit on a permanent foundation should be allowed where any single-family homes are permitted, not solely in R-5 zoning. Manufactured homes are built to national HUD code and additional local requirements for zoning and foundations can be ensured through the permitting process.*
- 2. While the ordinance reduces the minimum space size in a mobile dwelling unit community (MDUC), the MDUC currently restricts overall gross density to eight units per acre. this density requirement is overly restrictive and likely prevents new MDUCs from being developed due to the high per-unit costs of land and infrastructure.*
- 3. MDUC are the only household living use that require a conditional use permit. this creates a significant bar for a new MDUC. We recommend changing MDUC from a conditional use to an administrative site plan review.*

Staff incorporated these recommendations into the updated proposal and provides the following policy and technical guidance in support:

Policy or Technical Guidance	Excerpt
<a href="#">Anchorage 2020 Plan</a> (2001)	<ul style="list-style-type: none"> <li>• “Public comments received during the review of ANCHORAGE 2020 expressed a need to retain mobile home parks as a housing choice within the Bowl.”</li> <li>• Policy #58: Encourage more affordable housing, including home ownership opportunities for low-income residents.</li> <li>• Policy #59: Recognize mobile home parks, co-ops, and common ownership interests as viable, affordable housing choices and neighborhood lifestyle options.</li> </ul>
<a href="#">Anchorage 2040 Plan</a> (2017)	<ul style="list-style-type: none"> <li>• 2040 LUP Action 4-8 Evaluate and monitor barriers to fair housing in Anchorage, and establish goals and actions to overcome those barriers.</li> <li>• 2040 LUP Action 4-12 Work jointly with the manufactured housing industry/community and affordable housing advocates to develop an affordable housing redevelopment displacement mitigation strategy.</li> <li>• 2040 LUP Action 4-17 Amend Title 21 to allow small-lot subdivisions enabling more forms of small-lot housing as an alternative to large multi-unit buildings in multifamily districts.</li> </ul>
<a href="#">Anchorage Assembly Housing Action Plan</a> (2024)	<ul style="list-style-type: none"> <li>• Goal #4: 4. Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents.</li> <li>• Strategy A “Remove Barriers to Infill and New Construction” # 7: Remove zoning and building code (Titles 21 and 23) barriers to manufactured and prefabricated housing.</li> <li>• Strategy E “Expand Housing Affordability, Accessibility and Stability”--#4 Explore policies to protect and preserve current affordable housing stock, such as owner- and renter-occupied units in mobile home parks.</li> </ul>

Policy or Technical Guidance	Excerpt
<a href="#">2024 Manufactured Housing Feasibility Report</a> (2024)	<ul style="list-style-type: none"> <li>“Increasing the allowable density of MHCs to 10, 12, or 14 units per acre would still provide room for individual units to have meaningful lot sizes and space around them.”</li> </ul>
<a href="#">2024 Annual CDBG Action Plan</a> (2024)	<ul style="list-style-type: none"> <li><b>“Does the Municipality’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</b></li> </ul> <p>No. While the municipality allows prefabricated housing under the existing building code, however HUD-code manufactured housing is prohibited as a standalone structure in all zones except for R-5, CE-R5, and CE-R5A. HUD-code manufactured housing is prohibited everywhere in Girdwood.”</p>
<a href="#">2025 Annual CDBG Action Plan</a> (2025)	<ul style="list-style-type: none"> <li><b>“Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:</b></li> </ul> <p>During the period of this Action Plan and the 2023-2027 Consolidated Plan, the Municipality will continue to take action to reduce barriers to affordable housing. This includes:</p> <ul style="list-style-type: none"> <li>• Simplifying the rezone process to allow more property to reach its designation in the future land use map (2040 plan)</li> <li>• Simplifying how the zoning code regulates small forms of housing such as manufactured homes and tiny homes.”</li> </ul>

**SECTION BREAKDOWN**

The table below provides a general overview of the changes by section of the proposed ordinance.

Section	Overview of proposed changes
<p><b>Section 1:</b> 21.03.115  Small Area  Implementation Plan</p>	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> </ul>
<p><b>Section 2:</b> 21.04.020  Residential Districts</p>	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> </ul>
<p><b>Section 3:</b> 21.05.010  Table of Allowed Uses</p>	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> <li>Allow mobile dwelling units on a foundation in all residential zones.</li> <li>Allow mobile dwelling unit communities as a use permitted by administrative site plan review, rather than a conditional use.</li> </ul>
<p><b>Section 4:</b> 21.05.030  Residential Uses:  Definitions and Use  Specific Standards</p>	<ul style="list-style-type: none"> <li>Define "mobile dwelling unit" and include clarification about what this term means.</li> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> <li>Remove the restriction that MDUs can only be sited on their own in R-5 zoning.</li> <li>Allow MDUs on temporary foundations as ADUs.</li> <li>Update the definition of a mobile dwelling unit community to be more than four units rather than more than two units.</li> <li>Update standards for space in a Mobile Dwelling Unit community.</li> <li>Increase the allowable density to match with the minimum lot size of 1,750 SF.</li> <li>Reduce minimum lot size from 3,500SF to 1,750 SF for a single MDU, reduce minimum lot size from 5,000SF to 2,500SF for a duplex MDU (retains separation distances between MDUs for fire safety).</li> </ul>
<p><b>Section 5:</b> 21.05.050  Commercial Uses:  Definitions and Use  Specific Standards</p>	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> </ul>



Section	Overview of proposed changes
<b>Section 6:</b> 21.05.070 Accessory Uses and Structures	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> <li>Allow an MDU to be used as an ADU.</li> <li>Allow a shipping container/context to be used as a dwelling unit, if certified as safe. Also exempt shipping container dwelling units from the specific design standards for shipping containers used for other purposes.</li> </ul>
<b>Section 7:</b> 21.05.080 General Temporary Use Standards	<ul style="list-style-type: none"> <li>Allow an MDU to be used as temporary housing.</li> </ul>
<b>Section 8:</b> 21.06.020 Dimensional Standard Tables	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> </ul>
<b>Section 9:</b> 21.07.020 Natural Resource Protection	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> </ul>
<b>Section 10:</b> 21.10.020 Chugiak-Egle River Application of Chapter 21.10	<ul style="list-style-type: none"> <li>Clarify how to navigate differences in terminology when using Eagle River Code.</li> </ul>
<b>Section 11:</b> 21.11.050 Downtown Use Table	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> </ul>
<b>Section 12:</b> 21.13.020 Nonconformities section	<ul style="list-style-type: none"> <li>Update language from "mobile/manufactured" to mobile dwelling unit.</li> </ul>
<b>Section 13:</b> 21.15.040 Definitions for Residential Uses	<ul style="list-style-type: none"> <li>Add definition of MDU</li> </ul>

**OTHER CONSIDERATIONS**

- Throughout the 20<sup>th</sup> century, manufactured housing communities in Anchorage (and nationwide) were traditionally sited at the edge of urban areas, and were generally considered to be a transitional use (assuming the housing would be moved when the property converted into something else). Housing on the periphery of an urban area almost always exchanges lower housing cost for no city sewer or water and a higher overall transportation cost. All of Anchorage's manufactured home parks are many years old, and no new parks have been created in several decades. As Anchorage grew outward, zoning

code became more restrictive, making it more difficult for new manufactured housing parks to locate in peripheral area over time. Throughout this period, Anchorage also increasingly limited multifamily and other small forms of housing throughout the Bowl, which meant people living in mobile homes had both fewer options for re-siting their mobile homes, and fewer options in other forms of attainable housing. This has resulted in development pressure on existing manufactured housing parks (which are now sited in central areas) but no comparable alternatives available for existing tenants.

- The terms "mobile home" "trailer" and "mobile/manufactured housing parks" carry many connotations. Moving away from these terms allows for more direct and equitable regulations based on terms of health, safety, and welfare.
- Finding new and innovative ways to produce small and mobile forms of housing is a question under discussion across the United States. This proposal aims to provide the most flexibility for individual property owners in building or siting small forms of housing that can be certified as safe by building professionals.

### **COMMENTS RECEIVED**

The Planning Department received comments only from the Alaska Department of Transportation and Public Facilities, MOA Parks & Recreation, MOA Addressing, MOA Traffic Engineering, and Eagle River Streets Maintenance, none of which voiced any objection.

Cook Inlet Housing Authority provided comments with additional suggestions, which were incorporated into an updated proposal.

### **STAFF RECOMMENDATION**

Staff recommends approval of this ordinance.

### **PROPOSED FINDINGS**

1. The Anchorage 2020 Bowl Comprehensive Plan and 2040 Land Use Plan both mention the need to resolve issues related to aging mobile home parks or manufactured housing parks.
2. The *2024 Manufactured Housing Communities Assessment and Feasibility Study* identified obstacles to developing manufactured housing and recommended some options for addressing them.
3. Mobile homes and manufactured homes are traditionally an attainable form of housing for households at a variety of income levels.
4. Existing code in Title 21 applies more restrictive regulations to mobile or manufactured homes than other types of homes.
5. Public comment from local housing providers encouraged the project to go further to provide more opportunities for mobile dwelling units.

Attachments: Draft Ordinance  
Comments Received

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**Proposed Draft Ordinance**  
(revised)

**PZC Case No. 2025-0045**

**Mobile Dwelling Units**

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Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA**  
**AO No. 2025-\_\_\_\_\_**

1 **AN ORDINANCE AMENDING AMC 21.03, 21.04, 21.05, 21.06, 21.07, 21.10,**  
2 **21.11, 21.13 and 21.15 TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS**  
3 **OF HOUSING AND MOBILE DWELLING UNITS IN MANUFACTURED HOME**  
4 **PARKS AND ALL RESIDENTIAL ZONES.**

5  
6 (Planning and Zoning Commission Case 2025-0045)  
7

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

11  
12 **WHEREAS**, the study noted that no new manufactured home communities have  
13 been built in Anchorage since 1990, and the development of individual  
14 manufactured houses, such as for use on individual lots, has decreased from over  
15 128 per year in 2014 to just three in 2023; and

16  
17 **WHEREAS**, the study also stated that zoning restrictions play a significant role in  
18 the decline of MHC development; and

19  
20 **WHEREAS**, Policy #59 of the 2020 Comprehensive Plan calls for the Municipality  
21 to recognize mobile home parks, co-ops, and common ownership interests as  
22 viable, affordable housing choices and neighborhood lifestyle options; and

23  
24 **WHEREAS**, Action 4-12 of the 2040 Land Use Plan calls for the Municipality to work  
25 jointly with the manufactured housing industry/community and affordable housing  
26 advocates to develop an affordable housing redevelopment displacement mitigation  
27 strategy; and

28  
29 **WHEREAS**, allowing more flexibility with how land can be used within existing  
30 manufactured housing communities but maintaining the protections of the building  
31 code can both allow people to improve their living conditions and also provide more  
32 options for current residents; now, therefore,

33  
34 **THE ANCHORAGE ASSEMBLY ORDAINS:**

35  
36 **Section 1.** Anchorage Municipal Code 21.03.115, Review and Approval  
37 Procedures, Small Area Implementation Plan, is hereby amended to read as follows  
38 (*the remainder of the section is not affected and therefore not set out*):

39  
40 **21.03.115 SMALL AREA IMPLEMENTATION PLAN**  
41 \*\*\* \*\*

42 **G. Compliance with Small Area Implementation Plan.**  
43

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. Mobile dwelling unit [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	MI	AF	DR	PR	PLI	W
<b>RESIDENTIAL USES</b>																														
Household Living	Dwelling, mobile dwelling unit[HOME]	P	P	P	P	P	P	P	P	P	P	P	P	P	P															21.05.030A.7.
	Mobile Dwelling Unit [MANUFACTURED HOME] community				C-S	C-S		C-S	C-S	C-S																				21.05.030A.8.
*** **																														

(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 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, sometimes referred to as "mobile homes" or "manufactured homes".

[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 HOME IS ALLOWED PER LOT IN THE R-5 DISTRICT, UNLESS THE LOT IS WITHIN A 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 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

\*\*\*      \*\*\*      \*\*\*

iv. Maximum Site Density

Gross density for MHCs shall not exceed twenty-five [EIGHT] units per acre.

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 dwelling unit [HOME OR MANUFACTURED HOME] space shall contain more than one mobile dwelling unit or duplex mobile dwelling unit [MANUFACTURED HOME, MOBILE

1 HOME, OR DUPLEX MOBILE HOME OR  
2 MANUFACTURED HOME,] [ NO OTHER  
3 DWELLING UNIT SHALL OCCUPY A  
4 MOBILE HOME OR MANUFACTURED  
5 HOME SPACE].  
6

7 (B) Minimum Size

8 In mobile dwelling unit [MANUFACTURED  
9 HOME] communities created after  
10 January 1, 2014, all single mobile dwelling  
11 unit [HOME OR MANUFACTURED  
12 HOME] spaces shall have a minimum of  
13 1,750[3,500] square feet of land area and  
14 all duplex mobile dwelling unit [HOME OR  
15 MANUFACTURED HOME] spaces shall  
16 have a minimum of 2,500[5,000] square  
17 feet of land area.  
18

19 (C) Mobile Dwelling Unit[HOME OR  
20 MANUFACTURED HOME] Separation  
21

22 (1) No part of any mobile dwelling  
23 unit[MOBILE HOME,  
24 MANUFACTURED HOME],  
25 accessory building, or its addition  
26 shall be placed closer than 15 feet  
27 from any other mobile dwelling unit  
28 [MOBILE HOME,  
29 MANUFACTURED HOME], or its  
30 addition, or no closer than ten feet  
31 if that mobile dwelling unit [MOBILE  
32 HOME, MANUFACTURED  
33 HOME], accessory building, or its  
34 addition being placed meets  
35 building code, NFPA (National Fire  
36 Protection Act) 501A and HUD #24  
37 CFR 328O standards.  
38

39 (2) The requirements of sections  
40 21.06.030C.2., Projections into  
41 Required Setbacks, and 21.05.070,  
42 Accessory Uses and Structures,  
43 shall not apply to MDU[H]Cs. All  
44 mobile dwelling units[HOMES,  
45 MANUFACTURED HOMES], and  
46 accessory structures shall be  
47 placed at least five feet from the  
48 front space line. Steps shall not be

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considered in determining the separations required by this subsection.

(D) Access

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

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.

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(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.

\*\*\* \*\*\* \*\*\*

xiii. Campers and Travel Trailers Occupied campers and travel trailers are not subject to paragraphs 8.b.vi., Mobile Dwelling Unit [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 dwelling unit [HOME OR MANUFACTURED HOME] spaces. Any area within a MDU[H]C that is occupied by campers and travel trailers shall be served by a service building containing public toilet facilities and water supply

\*\*\* \*\*\* \*\*\*

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,

1 shall be subordinate to the residential use and  
2 character of the park, shall be located, designed  
3 and intended to serve frequent trade or service  
4 needs of persons residing in the community, and  
5 shall present no visible evidence of their  
6 commercial character from any portion of any  
7 district outside the community. Such convenience  
8 areas shall be considered accessory uses to the  
9 principal use of mobile dwelling units [MOBILE  
10 HOMES OR MANUFACTURED HOMES], may  
11 be permitted without a zoning change, and shall  
12 be discontinued if the MDU[H]C is discontinued.

13  
14 xvi. Sites in Flood Hazard Area The following  
15 requirements shall apply to all MDU[H]Cs, any  
16 portion of which are within a flood hazard area:

17  
18 (A) Over-the-top ties shall be provided at each  
19 of the four corners of the mobile dwelling  
20 unit [HOME OR MANUFACTURED  
21 HOME] and two ties per side at  
22 intermediate locations. Mobile dwelling  
23 units [HOMES] more than 50 feet long  
24 shall require one additional tie per side.

25  
26 (B) Frame ties shall be provided at each  
27 corner of the frame, and five ties per side  
28 at intermediate points. Mobile dwelling  
29 units[HOMES OR MANUFACTURED  
30 HOMES] more than 50 feet long shall  
31 require four additional ties per side.

32  
33 (C) All components of the anchorage system  
34 shall be capable of carrying a force of  
35 4,800 pounds.

36  
37 (D) Any additions to the mobile dwelling unit  
38 [HOME OR MANUFACTURED HOME]  
39 shall be similarly anchored. (E) All  
40 applications for a conditional use for an  
41 MDU[H]C shall include an evacuation plan  
42 indicating alternate vehicular access and  
43 escape routes during times of flooding.

44  
45 xvii. Sites in Floodplain No mobile dwelling units  
46 [MOBILE HOMES OR MANUFACTURED  
47 HOMES] shall be placed within the regulatory  
48 floodplain, except that MDU[H]Cs existing before

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September 25, 1979, shall be permitted to place mobile dwelling units[HOMES OR MANUFACTURED HOMES] within existing unit spaces.

xviii. Nonconforming MDU[H]Cs

(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**

\*\*\* \*\*

**I. Vehicles and Equipment**

\*\*\* \*\*

**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 (other than for residential use)	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**

\*\*\*      \*\*\*      \*\*\*  
**3. Bed and Breakfast**

a. Definition  
 \*\*\*      \*\*\*      \*\*\*

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].

\*\*\*      \*\*\*      \*\*\*  
**12. Intermodal Shipping Container (Connex Unit) as Storage**

\*\*\*      \*\*\*      \*\*\*  
 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:  
 \*\*\*      \*\*\*      \*\*\*

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.

\*\*\* \*\*

**E. Prohibited Accessory Uses and Structures**

\*\*\* \*\*

**4. Use of Mobile dwelling unit [HOME], Recreational Vehicle, or Travel Trailer as 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. Mobile dwelling units may be used as an accessory dwelling unit to a permanent or temporary residence.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(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**

\*\*\* \*\*

**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 dwelling unit [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								
<i>(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)</i>								
Use	Minimum lot dimensions <sup>1</sup>		Max lot coverage (%) <sup>7</sup>	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
***	***	***						
<b>R-5: Low-Density Residential District</b>								
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 mobile dwelling unit community [MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION], require that the repair, and on all property not within a mobile dwelling unit community [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 [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.

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vi. All mobile dwelling units [MANUFACTURED HOMES] to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the mobile dwelling unit [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 [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
<b>RESIDENTIAL USES</b>				
***	***	***		
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 mobile dwelling unit [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**

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**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)

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**Comments Received**

**PZC Case No. 2025-0045**

**Mobile Dwelling Units**



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May 27, 2025

Planning and Zoning Commission

Re: AO 2025-45, T21 Text Amendments for Manufactured Home Parks and R-5 District

Dear Planning and Zoning Commission members,

Please accept this letter offering comments on PZC Case 2025-45, updating Municipality of Anchorage code for manufactured and modular housing. Cook Inlet Housing Authority (CIHA) is an Alaska Regional Housing Authority and Tribally Designated Housing Entity in the CIRI region.

We strongly support efforts to expand housing options in the Municipality at a time of critical need. To that end we offer the following comments:

1. We believe a Mobile Dwelling Unit on a permanent foundation should be allowed where any single-family homes are permitted, not solely in R-5 zoning. Manufactured homes are built to national HUD code and additional local requirements for zoning and foundations can be ensured through the permitting process.
2. While the ordinance reduces the minimum space size in a Mobile Dwelling Unit Community (MDUC), the MDUC currently restricts overall gross density to eight units per acre. This density requirement is overly restrictive and likely prevents new MDUCs from being developed due to the high per-unit costs of land and infrastructure.
3. MDUCs are the only household living use that require a conditional use permit. This creates a significant bar for a new MDUC. We recommend changing MDUC from a conditional use to an administrative site plan review.

We appreciate the effort to add flexibility and more housing options for Anchorage. If we are serious about increasing the viability of manufactured housing, please consider making the above additional changes to Title 21.

Thank you for your consideration,

Tyler Robinson  
V.P., Community Development and Real Estate

Devin Kelly  
Senior Planner, Housing Initiatives



My name is Sam McHargue. I currently live in Texas, but I'll be moving to Anchorage this November to begin my career as a Tax Associate with KPMG—right after getting married in October. My fiancée and I are both college graduates with strong careers ahead—she's an actuary working remotely, and I'll be working in public accounting. Despite having two solid incomes, we've found that buying a home in Anchorage is out of reach.

It's especially disheartening because my 18-year-old brother recently bought a house in rural Texas for \$120,000. In contrast, the average price of a home in Anchorage is over \$420,000—nearly four times as much. We're ready to start our married life and begin building a family, but we don't want to do that in a temporary apartment that doesn't feel secure, long-term, or family-friendly.

That's why I support this ordinance. Legalizing mobile dwelling units—like Boxabl and other prefab homes—opens the door to real homeownership for working young couples like us. Boxabl even ships homes to Alaska, making this a practical and timely solution to meet the needs of the next generation. This isn't just about housing; it's about independence, stability, and having a stake in the community—values deeply tied to the Alaskan spirit.

There are many small lots sitting unused across Anchorage—not because people don't want to build, but because the current rules make them ineligible and complicated to move forward. This ordinance changes that. It creates new opportunities to build housing on land we already have and brings relief to the strained housing market by expanding what's possible.

I'm not just moving to Anchorage—I'm committing to it. I want to own a home, raise a family, and be part of this city's future. Please pass this ordinance and continue working to make Anchorage more affordable, more flexible, and more welcoming to people who want to call it home.

Sincerely,  
Sam McHargue



May 14, 2025

Elizabeth Appleby, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and have no comments:

- **2025-0043 – 3414 Illiamna Ave - Dimensional Variance**
- **2025-0048 – 2105 W 47<sup>th</sup> Ave - Dimensional Variance**
- **2025-0053 – 3700 Dora Ave – Dimensional Variance**
- **2025-0064 – 135 Egloff Dr - Site Plan Review**
- **2025-0061 - AMATS Downtown Trail Connection**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0040 – 1525 E Tudor Rd – Dimensional Variance**
  - No objection to the proposed dimensional variance
  - Applicant should be aware that any future development or redevelopment of the property may require any encroachments into DOT&PF ROW on Tudor Road to be removed.
- **2025-0045 – Title 21 Amendments (Manufactured Homes)**
  - No objections to the proposed Title 21 amendments
- **2025-0060 3280 De Armoun Rd – Dimensional Variance**
  - No objection to the dimensional variance

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,



Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF  
Matt Walsh, Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

## Kimmel, Corliss A.

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**From:** Wilson, Karleen K.  
**Sent:** Monday, May 5, 2025 2:55 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2025-0045 Address Reviewing Agency Comment  
**Attachments:** 2025-0045 Routing Coversheet.pdf

No Addressing comments.

Regards,

**Karleen Wilson**

Addressing Official  
907.343.8168 (desk)  
907.343.8466 (shared Addressing)  
[Official Address Map](#)

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**From:** Rohlfig, Megan E. <Megan.Rohlfig@anchorageak.gov>  
**Sent:** Monday, May 5, 2025 12:25 PM  
**Cc:** Rohlfig, Megan E. <Megan.Rohlfig@anchorageak.gov>  
**Subject:** 2025-0045 Request for Reviewing Agency Comment

Hello all,

Attached please find our Routing Coversheet for the above referenced Title 21 AO (Case 2025-0045), which is scheduled as a Public Hearing before the Planning and Zoning Commission on 06/09/2025.

Routing materials can be viewed by clicking on the link below, scrolling to the bottom of the page, and selecting 2025-0045 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([Corliss.kimmel@anchorageak.gov](mailto:Corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Coversheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18179>

Thank you,



Planning Department  
MUNICIPALITY OF ANCHORAGE

Megan Rohlfig  
Senior Planning Technician • Planning Department  
Current Planning Division - Zoning & Platting  
Email: [Megan.rohlfig@anchorageak.gov](mailto:Megan.rohlfig@anchorageak.gov)  
Phone: (907) 343-7937  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)

## Kimmel, Corliss A.

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**From:** Mayer, Jennifer (P&R)  
**Sent:** Wednesday, May 7, 2025 4:21 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Subject:** 2025-0045 Request for Reviewing Agency Comment

Hello,

MOA Parks and Recreation has No Comment in regards to Planning and Zoning Case 2025-0045.

Thank you for the opportunity to comment.

Jennifer



**Jennifer A. Mayer**  
Land Administrative Coordinator  
Municipality of Anchorage Parks and Recreation  
P 907.343.4503 W [www.muni.org/Parks](http://www.muni.org/Parks)



# MUNICIPALITY OF ANCHORAGE



**Eagle River Street Maintenance**  
Eagle River Town Center, Room 131  
12001 Business Blvd., Eagle River 99577

*Mayor Suzanne LaFrance*

Phone: 907-343-1510  
Fax: 907-694-1540

Daniel Mckenna-Foster

Current Planning Division  
P.O. Box 196650  
Anchorage, AK 99519

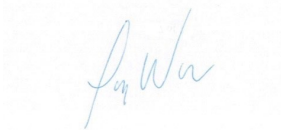
May 6, 2025

RE: Case 2025-0045 Manufactured Home Park and Mobile Dwelling Unit Code Amendment

The Eagle River Street Maintenance staff have reviewed the case and no comments or concerns with the request.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,



***Tony Winsor***  
***Deputy Officer***  
Eagle River Street Maintenance  
Administration, M.O.A.  
Office: 343-1512  
Email: Anthony.winsor@anchorageak.gov



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# **Meeting Minutes**

**Planning and Zoning Commission  
June 9, 2025**

**PZC Case No. 2025-0045  
Mobile Dwelling Units**

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**PLANNING AND ZONING COMMISSION**  
**Assembly Chambers**  
**Z.J. Loussac Library**  
**3600 Denali Street**  
**Anchorage, Alaska**

**MINUTES OF**  
**June 09, 2025**  
**6:30 PM**

*A work session on the 10-Year Targeted Review Process of the Anchorage 2020 – Anchorage Bowl Comprehensive Plan and Anchorage 2040 Land Use Plan was held prior to the meeting and conducted by Daniel Mckenna-Foster with the MOA Long-Range Planning Division.*

**A. ROLL CALL**

Present Andre Spinelli (Chair), Radhika Krishna (Vice Chair), Jim Winchester, Scott Pulice, Jeff Raun, Brandy Eber, Greg Strike  
Excused Jared Gardner  
Staff Daniel Mckenna-Foster, Mélisa Babb, Thea Agnew-Bemben

**B. MINUTES**

**1. Monday, June 2, 2025**

VICE CHAIR KRISHNA moved to approve the minutes. COMMISSIONER WINCHESTER seconded.

AYE: Eber, Krishna, Pulice, Raun, Spinelli, Strike, Winchester  
NAY: None

**PASSED**

**C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS**

**1. Disclosures**

COMMISSIONER STRIKE disclosed that he was absent for the May 5, 2025 meeting and will abstain from voting on Resolution 2025-009.

COMMISSIONER EBER disclosed that she was absent for the June 2, 2025 meeting and will abstain from voting on Resolutions 2025-012 through 2025-015.

Improving old structures in Anchorage's central neighborhoods that might result in additional project costs.

CHAIR SPINELLI closed the public hearing.

COMMISSIONER RAUN referred to the first page of the staff report, noting that there is reference to code language AMC 21.13.010 that has one phrase regarding minimizing negative economic effects. His interpretation of this is that the emphasis is on reducing the bad as opposed to enhancing the good. He was curious if the department would be open to a recommendation from the commission to change that language such that the focus is on enhancing economic benefit as opposed to minimizing economic impact.

MR. MCKENNA-FOSTER replied that his recommendation seems like a positive change and can include it in the version that goes to the Assembly.

VICE CHAIR KRISHNA moved in Case 2025-0044 to recommend to the Anchorage Assembly approval of the amendments to AMC 21.03., *Review and Approval Procedures*, and Chapter 13., *Nonconformities*, to allow more flexibility for the reconstruction or rehabilitation of nonconforming structures. COMMISSIONER RAUN seconded.

VICE CHAIR KRISHNA intends to support the motion, noting the following findings of fact:

1. Anchorage has a wide range of developments built over different sets of regulations, so there are many opportunities for nonconforming situations.
2. The *2020 Anchorage Bowl Comprehensive Plan* and *Anchorage 2040 Land Use Plan* call for facilitating infill development and reuse of existing properties.
3. The Mayor's 10,000 homes in 10 years strategy calls for incentivizing construction and rehabilitating and remediating neglect.

AYE: Eber, Krishna, Pulice, Raun, Spinelli, Strike, Winchester  
NAY: None

**PASSED**

2. **CASE: 2025-0045 (DM)**  
**PETITIONER: Municipality of Anchorage – Long-Range Planning**  
**REQUEST: Recommendation by Planning and Zoning Commission of an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Title 21 Chapters 1.03, 21.04, 21.05, 21.06, 21.07, 21.10, 21.11, 21.13, & 21.15 to allow more flexibility for small forms of housing and mobile dwelling units in manufactured home parks and the R-5 district.**

DANIEL MCKENNA-FOSTER presented the staff report and recommendations on behalf of the Municipality's Long-Range Planning Division.

The commission discussed PLI lands within the Anchorage Bowl that are not just owned by municipality, possibly going higher in site density, and not being able to build more than 25 units per acre using traditional design without eliminating driveways and parking.

VICE CHAIR KRISHNA pointed out that the PLI language was not in the version that was sent out for public comment and wondered if striking lines 42 and 43 on page 4 of the proposed ordinance would still meet the intent. If it was still a permitted use in the table, the standards that apply to all other residential districts would still apply within PLI. Does that still meet the intent or the purpose of including it in PLI?

MR. MCKENNA-FOSTER explained that the intent of exempting this type of development in PLI land from that is that it requires a minimum acreage and specific off-site improvements, such as roads and water connections. Since it is no longer feasible to do a mobile home park, we did not focus a lot of our initial energy on changing the standards around that to reduce the minimum acreage required or the separation. It is just the flexibility of being able to potentially do something like and hoping any municipal process will have so much scrutiny, and a lot of people closely watching that it is sort of built and will have that oversight.

MS. BABB added that part of the reasoning behind this was that it would be the municipality completing a project paid for by the municipality on municipal lands. If we were in a position attempting to do something like that, it would be under conditions that we could do it quickly and efficiently, and without having to provide private roads, curb and gutter, landscaping, and other requirements in mobile dwelling unit communities.

VICE CHAIR KRISHNA expressed concern that zoning is being used as a tool for a single project. Are there variances or other tools that might be used instead? She is broadly supportive of all goals that increase housing and provide services, but this feels like an odd use of a very broad tool.

MR. MCKENNA-FOSTER pointed out that as the school district changes what it does with its land with schools closing or repurposed, then we might potentially have more land. If this project is successful and there is demand to do more, this would make the process easier. We did make that proposal with the idea that there might be more options in the future.

THEA AGNEW-BEMBEN with the Mayor's Office replied that the key piece with the project they are currently doing is not going to be considered a mobile home. It is really more of multiple structures on a lot. It will be a temporary 2-year pilot project. The structures will be micro-units and will not be connected to water and sewer. They are not building a mobile home community with the project they are launching. What they are trying to do is create this opportunity for a lot of innovation for professionals to put their best concept forward and launch something before winter. This ordinance would allow for more creativity.

COMMISSIONER RAUN referred to Section E, "Prohibited Accessory Uses and Structures," and asked for clarification where this lands with respect to RVs as a residence.

MR. MCKENNA-FOSTER replied that this proposal does not change anything with RVs, as they generally certified as safe for the road and temporary occupancy, but not for long-term

occupancy. Currently, the zoning code allows one to live in an RV while in the process of building a house. It does not allow to park and reside in an RV on a piece of land.

CHAIR SPINELLI opened the hearing to public testimony. The following individual testified:

CATHY GLEASON

MS. AGNEW-BEMBEN provided rebuttal testimony.

CHAIR SPINELLI closed the public hearing.

COMMISSIONER RAUN moved in Case 2025-0045 to recommend to the Anchorage Assembly approval of the amendments to AMC 21.03 through 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 all residential zones. VICE CHAIR KRISHNA seconded.

COMMISSIONER RAUN intends to support the motion, noting the following findings of fact:

1. He is in favor of the steps as being proposed with respect to increasing housing in Anchorage.
2. It has been a charge of the new administration.
3. The commission heard this evening that this is potentially one big tool to help enable that within a segment of our community that could benefit all of us.
4. He drew attention to a written public comment included in the staff report that was submitted by a resident of the State of Texas who is moving to Anchorage in the fall and looking for his first home and thinks this could be a good way of doing that.
5. There are people outside of Alaska that are looking at us as well.
6. Anchorage has had some limitations for a while, and this case is a step in improving upon some of those limitations.

COMMISSIONER PULICE currently does not intend to support the motion, noting the following findings of fact:

1. If mobile dwelling units are put into an R-1 neighborhood, you are going to get empty R-1 houses, and people are going to leave, which is not our intent.
2. He did not see mobile dwelling units as a good colocation in R-1 zoning.

COMMISSIONER EBER does not intend to support the motion, noting the following findings of fact:

1. She agreed with Commissioner Pulice but also feels the same way about PLI.
2. Overall, she supports it, just not in all of the zoning districts.

VICE CHAIR KRISHNA intends to support the motion, noting the following findings of fact:

1. This is a case in which our role in revising the zoning code is not to the end of any specific project.

2. It does not mean that this particular use or these developments may even be economical or feasible or desired by many property owners. It just means we are providing flexibility for future uses and developments.
3. In her experience working in a variety of Anchorage neighborhoods, mobile homes, which are not being called that today, are one of the last most affordable options within the municipality. They have been greatly eroded during the last of decades.
4. It may not be the choice that anyone in this room would make for their neighborhoods or for their lots, but that does not mean it is not a valid and desired choice by many people within the municipality.

CHAIR SPINELLI intends to support the motion, noting the following findings of fact:

1. In responding to having mobile homes in R-1 areas, he thinks it is a bit of a boogeyman concern.
2. He has seen R-1 lots that have existing mobile homes with vacant R-1 lots around them. The only reason they are vacant is that these areas are so undesirable that no one would invest what it takes to build a new home in that area.
3. If one was going to move a mobile home onto a lot in a code-approved manner and under today's building department, it is going to be nicer than half of the pre-1970 and pre-1980s homes that might existing side-by-side in the area.
4. He does not have the fear that a new mobile home will be the end of the world.
5. The idea with this is that there are a lot of different mobile housing types that are all being brought in under one tent. It is not just the manufactured home you might be picturing.

AYE: Krishna, Raun, Spinelli, Strike, Winchester

NAY: Eber, Pulice

**PASSED**

~~H. APPEARANCE REQUEST - None~~

~~I. REPORTS - None~~

- ~~1. Chair~~
- ~~2. Secretary~~
- ~~3. Committee~~

~~J. TITLE 21 DISCUSSION - None~~

~~K. COMMISSIONERS' COMMENTS - None~~