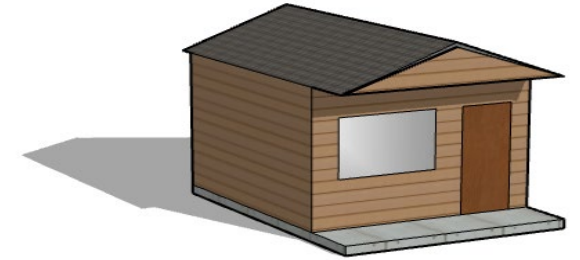
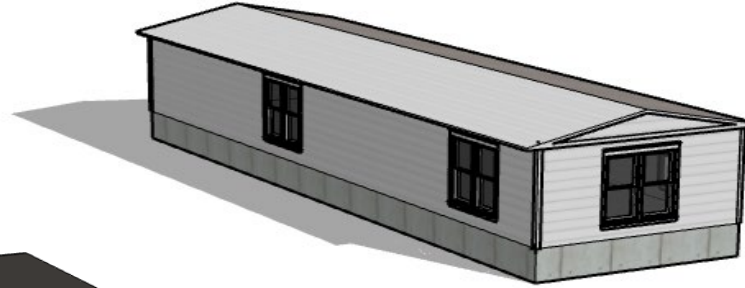
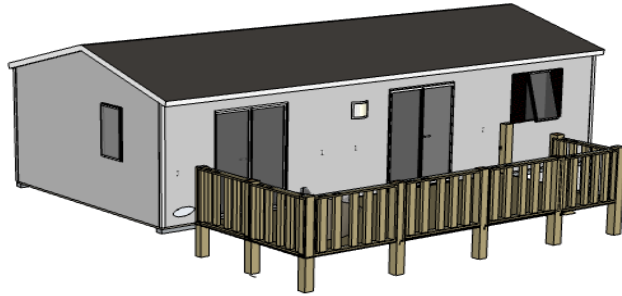
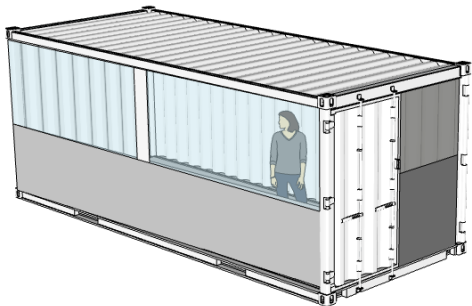




Planning Department
MUNICIPALITY OF ANCHORAGE



Relocatable Dwelling Units AO 2025-112

October 2, 2025 CEDC Meeting

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

What problems is this ordinance attempting to solve?

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

Timeline

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

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

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

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

Key items of this ordinance

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

Feedback

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

	TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.																										
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	RESIDENTIAL																							OTHER						
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10									AF	DR	PR	PLI	W	Definitions and Use-specific Standards

RESIDENTIAL USES

Household Living	***	***			***																										
	Dwelling unit, relocatable [MOBILE HOME]	P	P	P	P	P	P	P	P	P	P	P	P	P	P													P		21.05.030A.7.	
	Relocatable Dwelling Unit [MANUFACTURED HOME] Community					S[C]	S[C]		S[C]	S[C]	S[C]																	P		21.05.030A.8.	
	***	***			***																										
Group Living	Habilitative care facility medium, (9-25 residents)	C	C	C	C	C	P	P	P	P	C	C	C					P	P	P									P[C]		21.05.030B.3.
	Habilitative care facility. large (26+ residents)						P	P	P	P								P	P	P									P[C]		21.05.030B.3.
	Transitional Living Facility						P	P	P	P								P	P										P[C]		21.05.030B.5.

Questions?



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Thank you



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