

12-08-98
postponed indefinitely

For Reading November 24, 1998

ANCHORAGE, ALASKA

AO 98- 186

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES BY AMENDING DEFINITIONS, "DWELLING, ONE-FAMILY OR SINGLE-FAMILY" AND "DWELLING, MULTIPLE-FAMILY," "MOBILE HOME," ADDING DEFINITIONS FOR "DWELLING, MANUFACTURED," "DWELLING, MOBILE HOME," AND "DWELLING, SITE-BUILT," AMENDING CHAPTER 21.45 BY ENACTING A NEW SUBSECTION "DWELLINGS, MANUFACTURED STANDARDS."

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That subsection 21.35.020 (Definitions) of the Municipal Code is hereby amended to read as follows:

21.35.020 DEFINITIONS

B. In this Title, certain terms, words used herein shall be defined as follows

Dwelling means a building designed or used exclusively as the living quarters for one or more families.

Dwelling, manufactured means a dwelling constructed and fabricated after July 13, 1994 into one or more sections at a factory and designed to be joined at the location of use on a permanent foundation.

Dwelling, multiple-family means a [RESIDENTIAL] building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, one-family or single-family means a detached building [CONSTRUCTED ON A PERMANENT FOUNDATION], designed for long-term human habitation exclusively by one family, having complete living facilities and constituting one dwelling unit.

a. [DWELLING, FACTORY-BUILT MEANS A DWELLING [DETACHED SINGLE-FAMILY DWELLING DESIGNED FOR LONG-TERM HUMAN HABITATION, AND HAVING COMPLETE LIVING FACILITIES, BEING AT LEAST 900 SQUARE FEET IN SIZE, CONSTRUCTED AND FABRICATED INTO ONE OR

MORE SECTIONS AT A FACTORY AND DESIGNED TO BE JOINED AT THE LOCATION OF USE ON A PERMANENT FOUNDATION.

b. DWELLING, PREFABRICATED MEANS A DETACHED SINGLE-FAMILY DWELLING DESIGNED FOR LONG-TERM HABITATION, AND HAVING COMPLETE LIVING FACILITIES, FABRICATED AT A FACTORY INTO COMPONENT PARTS WHICH ARE ASSEMBLED AT THE LOCATION OF USE ON A PERMANENT FOUNDATION.]

Dwelling, mobile home means a dwelling constructed and fabricated into a complete unit of one or two sections at a factory and capable of being transported to a location of use on its own chassis and wheels and placed on an impermanent foundation.

Dwelling, site-built means a dwelling constructed and fabricated at the location of use on a permanent foundation.

Dwelling, two-family means a detached building designed for or occupied exclusively by two families and constituting two dwelling units.

Dwelling unit means a structure or portion thereof providing independent and complete cooking, living, sleeping and toilet facilities for one family.

Mobile home means a mobile home dwelling (see definition of dwelling, mobile home)[DETACHED, SINGLE-FAMILY DWELLING DESIGNED FOR LONG-TERM HUMAN HABITATION AND HAVING COMPLETE LIVING FACILITIES, CONSTRUCTED AND FABRICATED INTO A COMPLETE UNIT AT A FACTORY AND CAPABLE OF BEING TRANSPORTED TO LOCATION OF USE ON ITS OWN CHASSIS AND WHEELS, IDENTIFIED BY A MODEL NUMBER AND SERIAL NUMBER BY ITS MANUFACTURER, AND DESIGNED PRIMARILY FOR PLACEMENT ON AN IMPERMANENT FOUNDATION].

Section 2. That the Anchorage Municipal Code is hereby amended by adding a section, to be numbered 21.45.320, which section reads as follows:

21.45.320 Dwellings, manufactured standards

A. Purpose. This section provides standards which will allow the placement of manufactured dwellings in residential zones without changing the character of the existing neighborhood. Manufactured dwellings allow affordable housing opportunities in structures whose appearance is similar to site-built housing satisfying the standards of Title 23 of this Code.

- 2 **B.** Minimum interior floor area. The interior floor area of the manufactured dwelling shall be at least 1,000 square feet in area.
- 3 **C.** Minimum plan dimensions. Manufactured dwelling shall have a minimum plan
4 dimension after assemblage on site of 24 feet as measured across the narrowest
5 portion of the structure.
- 6 **D.** Roof. The manufactured dwelling shall have a roof of minimum pitch of 4 foot
7 rise for each 12 feet of horizontal run except that manufactured dwellings that
8 exceed 28 feet in width at the gable end of the structure may utilize a roof of
9 minimum pitch of 3 foot rise for each 12 feet of horizontal run. The roof shall
10 have a minimum roof overhang or eaves of 10 inches from the intersection of the
11 roof and the exterior walls.
- 12 **E.** Foundation. The manufactured dwelling shall be set on an excavated, back-
13 filled foundation and enclosed at the perimeter of the manufactured dwelling.
14 Footings and foundations shall be constructed of masonry, concrete, driven piles
15 or all weather wood. The manufactured dwelling shall be securely affixed in a
16 permanent manner to the foundation. A manufactured dwelling utilizing a pier or
17 pile foundation shall have continuous perimeter skirting. The skirting material
18 and finish shall be the same as the exterior material or finishes of the
19 manufactured dwelling.
- 20 **F.** Exterior siding and finishes. The exterior siding material of the manufactured
21 dwelling shall utilize finishes and materials customarily associated with site-built
22 dwellings in the general proximity.
- 23 **G.** Entries. At designed principal entrance of the manufactured dwelling shall be a
24 recessed porch and entry or a covered porch of 50 square feet in surface area or
 more.
- 26 **H.** Design features. The manufactured dwelling shall utilize at least one of the
27 following design features from each category or two from category 1. Exterior
28 siding and finishes of a design feature that is erected at the site shall be the
29 same as the exterior material or finishes of the manufactured dwelling.
- 30 1. category 1.
- 31 a. architectural grade asphalt roof singles
- 32 b. arctic entry
- 33 c. attached garage
- 34 d. off-sets on the building facade (minimum of 12 inches)
- 35 e. roof overhang or eaves of 12 inches
- 36 f. roof pitch of 4 foot rise for each 12 feet of horizontal run or greater
37 where the standard is 3 foot rise for each 12 feet of horizontal run

g roof pitch of 6 foot rise for each 12 feet of horizontal run or greater where the standard is 4 foot rise for each 12 feet of horizontal run

2. category 2.

- a. bay or bow windows
- b. carport
- c. cupolas
- d. detached garage
- e. dormers
- f. horizontal lap siding

Removal of transportation devices. All transportation equipment and devices including wheels, axles, and hitch, shall be removed from the manufactured dwelling.

J Qualification of manufactured dwelling

1 Single plan. Each manufactured dwelling design shall be qualified as meeting this design standard by the Planning and Zoning Commission. A proponent of a manufactured dwelling design shall provide the Commission with evidence in the form of construction drawings, photographs, renderings, or other data sufficient for the Commission to find the design standard is satisfied. At completion of the construction and installation of the first manufactured dwelling under a newly qualified design, it shall be reviewed by the Commission to confirm the installation complies with the design standards. If the installation fails to comply subsequent unit design and installation shall be amended or redesigned as directed by the Commission.

2 Manufactured dwelling developments. Subdivisions in which manufactured dwellings shall be sited on abutting lots shall utilize varied floor plans approved as set forth in paragraph 1 on this subparagraph. The same floor plan shall not be sited on abutting lots. Same floor plan shall be spaced at least three lots apart.

K. Combination dwelling. A dwelling which is a composite of a complete manufactured dwelling or component parts thereof and site built components shall meet the standards of this subsection.

Section 3. This ordinance shall become effective immediately upon passage and approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Anchorage Assembly this day of

_____, 1998.

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ATTEST:

Chairman

Municipal Clerk