

Rescinded Indefinitely 7/25/06

Submitted by: Assemblymember COFFEY

Prepared by: Assembly Counsel

For reading: July 25, 2006

**ANCHORAGE, ALASKA
AO NO. 2006-114**

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020, 21.40.070, 21.40.080, 21.40.090, 21.40.100, AND 21.40.110 TO DEFINE MANUFACTURED HOME IN PLACE OF MOBILE HOME, AND TO ALLOW THE TEMPORARY USE OF MOTOR HOMES AND OTHER RECREATIONAL VEHICLES WITH SELF-CONTAINED SANITATION SYSTEMS AS ON-SITE LIVING QUARTERS IN CERTAIN RURAL AND LARGE LOT ZONING DISTRICTS FOR A LIMITED PERIOD OF TIME DURING CONSTRUCTION OF A PERMANENT DWELLING.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.35.020, Definitions and Rules of Construction, is hereby amended to read as follows: (*Definitions not amended are included for context.*)

21.35.020 Definitions and rules of construction.

Manufactured home means a transportable, factory-built dwelling unit constructed entirely in a controlled factory environment, built to the federal Manufactured Home Construction and Safety Standards (aka HUD code).

[MOBILE HOME MEANS A 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.]

Recreational vehicle means a vehicular type unit primarily designed as temporary living quarters for travel, camping, recreational or vacation usage, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, pickup truck camper, fifth-wheel and motor home.

Self-contained sanitation system means a sewage and water system designed and utilized to hold and manage human waste and waste water, including all gray water, for discharge to the municipal sewer through an approved dumping station with zero on-site discharge.

Travel trailer means a motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and vacation uses, identified by a model number, serial number and vehicle registration number, equipped with limited water storage and a fully operable [OTHER] self-contained sanitation system [LIVING FACILITIES].

Section 2. Anchorage Municipal Code section 21.40.070, R-5, is hereby amended to read as follows:

21.40.070 R-5 rural residential district; R-5A, rural residential district (large lot).

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family, two-family and multiple-family dwellings, including one manufactured [MOBILE] home. A motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than 18 months from the date an administrative permit is issued for such use while a permanent dwelling is being constructed. Only a single principal structure may be allowed on any lot or parcel.

a. Before a motor home or other recreational vehicle is used on site as temporary living quarters, the property owner or the person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative officer. The administrative permit may be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and that a permanent dwelling will be constructed within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, an administrative permit may be issued for occupancy of a motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period of

rehabilitation or repair, not to exceed 18 months. The administrative permit may be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and that the permanent dwelling will be rehabilitated or repaired within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

c. Only one motor home or other recreational vehicle with a fully operable self-contained sanitation system shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling.

(GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-63(S), § 1, 5-21-02)

Section 3. Anchorage Municipal Code section 21.40.080, R-6, is hereby amended to read as follows:

21.40.080 R-6 suburban residential district (large lot).

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family, two-family and multiple-family dwellings; provided, however, that a manufactured [MOBILE] home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as [FOR] temporary living quarters for not more than 18 months from the date a an administrative permit is issued for such use while a permanent [THE] dwelling is being constructed. Only a single principal structure may be allowed on any lot or tract.

a. Before a manufactured [MOBILE] home, or a motor home or other recreational vehicle is used on site as temporary living quarters [WILL BE PERMITTED], the owner of the property or the person intending to occupy the temporary living quarters during construction of the permanent dwelling [MOBILE HOME] shall secure a permit from the administrative officer. Such permit may [SHALL ONLY] be granted only upon the

applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and [A SIGNED STATEMENT BY THE PERMITTEE] that a permanent dwelling will be constructed within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

b. If a permanent dwelling [PERMITTED RESIDENTIAL STRUCTURE] is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, an administrative permit may be issued for occupancy of a manufactured [MOBILE] home, motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months. The administrative permit may be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and that the permanent dwelling will be rehabilitated or repaired within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

c. Only one manufactured [MOBILE] home, motor home or other recreational vehicle with a fully operable self-contained sanitation system shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling [SHALL BE PERMITTED ON ANY PARCEL OF LAND].

(GAAB 21.05.050.G; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-27, § 1, 2-23-99; AO No. 99-62, § 10, 5-11-99)

Section 4. Anchorage Municipal Code section 21.40.090, R-7, is hereby amended to read as follows:

21.40.090 R-7 intermediate rural residential district.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family, two-family and multiple-family dwellings, provided however that a manufactured home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as temporary living quarters for not more than 18 months from the date an administrative permit is issued for such use while a permanent dwelling is being constructed. Only a single principal structure may be allowed on any lot or tract.

a. Before a manufactured home, or a motor home or other recreational vehicle is used on site as temporary living quarters, the property owner or the person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative officer. The administrative permit may be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and that a permanent dwelling will be constructed within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, an administrative permit may be issued for occupancy of manufactured home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period of rehabilitation or repair, not to exceed 18 months. The administrative permit may be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and that the permanent dwelling will be rehabilitated or repaired within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

c. Only one manufactured home, motor home or other recreational vehicle with a fully operable self-contained sanitation system shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling.

(GAAB 21.05.050.H; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-219; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 11, 5-11-99)

Section 5. Anchorage Municipal Code section 21.40.100, R-8, is hereby amended to read as follows:

21.40.100 R-8 rural residential district (large lot).

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings and duplexes; provided, however, that a manufactured [MOBILE] home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as [FOR] temporary living quarters for not more than 18 months from the date a an administrative permit is issued for such use while a permanent [THE] dwelling is being constructed. Only a single principal structure may be allowed on any lot or tract.

a. Before a manufactured [MOBILE] home, or a motor home or other recreational vehicle is used on site as temporary living quarters [WILL BE PERMITTED], the owner of the property or the person intending to occupy the temporary living quarters during construction of the permanent dwelling [MOBILE HOME] shall secure a permit from the administrative officer. Such [A] permit may [SHALL ONLY] be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and [A SIGNED STATEMENT BY THE PERMITTEE] that a permanent dwelling will be constructed within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

b. If a permanent dwelling [PERMITTED RESIDENTIAL STRUCTURE] is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, an administrative permit may be issued for occupancy of a manufactured [MOBILE] home, motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months. The administrative permit may be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and that the permanent dwelling will be rehabilitated or

repaired within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

c. Only one manufactured [MOBILE] home, motor home or other recreational vehicle with a fully operable self-contained sanitation system shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling [SHALL BE PERMITTED ON ANY PARCEL OF LAND].

(GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99)

Section 6. Anchorage Municipal Code section 21.40.110, R-9, is hereby amended to read as follows:

21.40.110 R-9 rural residential district.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings and duplexes; provided, however, that a manufactured [MOBILE] home, or a motor home or other recreational vehicle with a fully operable self-contained sanitation system may be used on site as [FOR] temporary living quarters for not more than 18 months from the date a an administrative permit is issued for such use while a permanent [THE] dwelling is being constructed. Only a single principal structure may be allowed on any lot or tract.

a. Before a manufactured [MOBILE] home, or a motor home or other recreational vehicle is used on site as temporary living quarters [WILL BE PERMITTED], the owner of the property or the person intending to occupy the temporary living quarters during construction of the permanent dwelling [MOBILE HOME] shall secure a permit from the administrative officer. Such [A] permit may [SHALL ONLY] be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and [A SIGNED STATEMENT BY THE PERMITTEE] that a permanent dwelling will be constructed within 18

months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

b. If a permanent dwelling [PERMITTED RESIDENTIAL STRUCTURE] is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, an administrative permit may be issued for occupancy of a manufactured [MOBILE] home, motor home or other recreational vehicle with a fully operable self-contained sanitation system, during the period that the structure is being rehabilitated or repaired, but in no event shall a permit be for a period greater than 18 months. The administrative permit may be granted only upon the applicant's written certification that the self-contained sanitation system is fully operable and will be used with zero on-site discharge, including no on-site gray water discharge, and that the permanent dwelling will be rehabilitated or repaired within 18 months. The applicant shall furnish proof of a current building permit for the permanent dwelling.

c. Only one manufactured [MOBILE] home, motor home or other recreational vehicle with a fully operable self-contained sanitation system shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling [SHALL BE PERMITTED ON ANY PARCEL OF LAND].

(GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 5, 6-9-98; AO No. 99-62, § 13, 5-11-99)

Section 7. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2006.

Chair _____

ATTEST:

Municipal Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2006-114

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED	
	MANUFACTURED HOME	7/21/06	
		Indicate Documents Attached	
		<input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME	DIRECTOR'S NAME	
	Assembly	Dan Sullivan, Chair	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER	
	Julia Tucker - Assembly Counsel	343-4419	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
	Mayor		
	Municipal Clerk		
	Municipal Attorney		
	Employee Relations		
	Municipal Manager		
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
	Office of Management and Budget		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
	Executive Manager		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Services		
	Property & Facility Management		
	Purchasing		
	Other		
5	Special Instructions/Comments		
	Addendum -Consent Agenda- Introduction		
6	ASSEMBLY HEARING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED
	7/25/06		

M.O.A.
 2006 JUL 21 PM 3:31
 CLERK'S OFFICE