

Submitted by: Assembly Member COFFEY
Prepared by: Assembly Counsel
For reading: August 15, 2006

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 9-26-06 ANCHORAGE, ALASKA
AO NO. 2006-121

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
2 ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020, 21.40.070, 21.40.080,
3 21.40.090, 21.40.100, 21.40.110, 21.40.115, 21.40.117, 23.10.TABLE 3-I, AND
4 23.85.AE102.7.2. TO ALLOW THE TEMPORARY USE OF MOTOR HOMES
5 AND RECREATIONAL VEHICLES WITH SELF-CONTAINED SANITATION
6 SYSTEMS AS TEMPORARY LIVING QUARTERS, UNDER CERTAIN
7 CONDITIONS, IN CERTAIN ZONING DISTRICTS FOR A LIMITED PERIOD OF
8 TIME DURING CONSTRUCTION, REPAIR OR REHABILITATION OF A
9 PERMANENT DWELLING.

10
11
12 THE ANCHORAGE ASSEMBLY ORDAINS:

13
14 **Section 1.** Anchorage Municipal Code section 21.35.020 is hereby amended to
15 read as follows (*the remainder of the section is not affected and therefore not set*
16 *out*):

17
18 **21.35.020 Definitions and rules of construction.**

19 *** *** ***

20 B. The following words, terms and phrases, when used in this title, shall
21 have the meanings ascribed to them in this section, except where
22 the context clearly indicates a different meaning:

23 *** *** ***

24 *Self-contained sanitation system means a sewage and water system*
25 *designed and utilized to hold and manage human waste and waste*
26 *water, including all gray water with zero on-site discharge, except to*
27 *an approved on-site septic system.*

28 *** *** ***

29 (GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No.
30 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S);
31 AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-
32 91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO
33 No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No.
34 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO

No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No. 92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No. 2002-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO. No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05)

Section 2. Anchorage Municipal Code section 21.40.070 (R-5), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

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 mobile home. Only a single principal structure may be allowed on any lot or parcel. By permit from the administrative official, 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 eighteen (18) months in the R-5A (large lot) district while a permanent dwelling is being constructed or repaired.

- a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling in the R-5A district shall secure a permit from the administrative official before a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under

subsection 21.40.070B.1.a. shall not be renewed and only one permit under subsection 21.40.070B.1.a. shall be issued for the same parcel within any ten (10) year period. The permit may be granted only upon the applicant's written certification, with attachments, that:

- i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and
- ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and
- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

b. If a permanent dwelling in the R5-A district is damaged by fire, earthquake or other natural cause to the extent it is uninhabitable, a 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 eighteen (18) months. A permit issued under subsection 21.40.070B.1.b. shall not be renewed. The permit may be granted only upon the applicant's written certification, with attachments, that:

- i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and

- ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and
- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

- c. Only one motor home or other recreational vehicle shall be permitted for use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. **The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.**

(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 (*the remainder of the section is not affected and therefore not set out*):

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*] By permit from the administrative official, a 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 eighteen (18) months while a permanent [THE] dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or tract.

a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official b[B]efore a 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 MOBILE HOME SHALL SECURE A PERMIT FROM THE ADMINISTRATIVE OFFICER]. A permit issued under subsection 21.40.080B.1.a. shall not be renewed and only one permit under subsection 21.40.080B.1.a. shall be issued for the same parcel within any ten (10) year period. The [SUCH] permit may [SHALL ONLY] be granted only upon the applicant's written certification, with attachments, that:

- i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and
- ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and
- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

- 1 b. If a permanent dwelling [PERMITTED RESIDENTIAL
2 STRUCTURE] is damaged by fire, earthquake or other
3 natural cause to the extent that it is uninhabitable, a
4 permit may be issued for occupancy of a mobile home,
5 motor home or other recreational vehicle with a fully
6 operable self-contained sanitation system, during the
7 period that the structure is being rehabilitated or
8 repaired, but in no event shall a permit be for a period
9 greater than eighteen (18) months. A permit issued
10 under subsection 21.40.080B.1.b. shall not be renewed.
11 The permit may be granted only upon the applicant's
12 written certification, with attachments, that:
13
14 i. The self-contained sanitation system is fully
15 operable and shall be used with zero on-site
16 discharge, including no on-site gray water
17 discharge, except through an approved septic
18 system; and
19 ii. Site access is sufficient and shall be used to
20 transport refuse and excess waste year-around
21 for proper off-site disposal; and
22 iii. Electrical utility service is on-site for use during
23 the permit period and no generators shall be
24 used; and
25 iv. Proof of a current building permit or land use
26 permit is attached; and
27 v. If temporary connection to an on-site septic
28 system is to be used, proof is attached that an
29 approved septic system is in place.
30
31 c. Only one mobile home, motor home or other
32 recreational vehicle shall be permitted in use as
33 temporary living quarters on any parcel of land during
34 the construction or repair of a permanent dwelling
35 [SHALL BE PERMITTED ON ANY PARCEL OF LAND].
36 **The motor home or recreational vehicle placement**
37 **on the lot shall comply with the yard setbacks of the**
38 **underlying zoning district.**
39

(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 (*the remainder of the section is not affected and therefore not set out*):

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. By permit from the administrative official, 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 eighteen (18) months while a permanent dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or parcel.

a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subsection 21.40.090B.1.a. shall not be renewed and only one permit under subsection 21.40.090B.1.a. shall be issued for the same parcel within any ten (10) year period. The permit may be granted only upon the applicant's written certification, with attachments, that:

i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water

discharge, except through an approved septic system; and

ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and

iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and

iv. Proof of a current building permit or land use permit is attached; and

v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent it is uninhabitable, a 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 eighteen (18) months. A permit issued under subsection 21.40.090B.1.b. shall not be renewed. The permit may be granted only upon the applicant's written certification, with attachments, that:

i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and

ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and

iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and

iv. Proof of a current building permit or land use permit is attached; and

v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

c. Only one motor home or other recreational vehicle shall be permitted in use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.

(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 (*the remainder of the section is not affected and therefore not set out*):

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] By permit from the administrative official, a 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 eighteen (18) months while a permanent [THE] dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or tract.

a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official b[B]efore a mobile home, or a motor home or other recreational vehicle is used on site

1 as temporary living quarters [WILL BE PERMITTED,
2 THE OWNER OF THE PROPERTY OR THE PERSON
3 INTENDING TO OCCUPY THE MOBILE HOME SHALL
4 SECURE A PERMIT FROM THE ADMINISTRATIVE
5 OFFICER]. A permit issued under subsection
6 21.40.100B.1.a. shall not be renewed and only one
7 administrative permit under subsection 21.40.100B.1.a.
8 shall be issued for the same parcel within any ten (10)
9 year period. The [Such A] permit may [SHALL ONLY]
10 be granted only upon the applicant's written certification,
11 with attachments, that:

- 12
- 13 i. The self-contained sanitation system is fully
14 operable and shall be used with zero on-site
15 discharge, including no on-site gray water
16 discharge, except through an approved septic
17 system; and
 - 18 ii. Site access is sufficient and shall be used to
19 transport refuse and excess waste year-around
20 for proper off-site disposal; and
 - 21 iii. Electrical utility service is on-site for use during
22 the permit period and no generators shall be
23 used; and
 - 24 iv. Proof of a current building permit or land use
25 permit is attached; and
 - 26 v. If temporary connection to an on-site septic
27 system is to be used, proof is attached that an
28 approved septic system is in place.
- 29

- 30 b. If a permanent dwelling [PERMITTED RESIDENTIAL
31 STRUCTURE] is damaged by fire, earthquake or other
32 natural cause to the extent that it is uninhabitable, a
33 permit may be issued for occupancy of a mobile home,
34 motor home or other recreational vehicle with a fully
35 operable self-contained sanitation system, during the
36 period that the structure is being rehabilitated or
37 repaired, but in no event shall a permit be for a period
38 greater than eighteen (18) months. A permit issued
39 under subsection 21.40.100B.1.b. shall not be renewed.

The administrative permit may be granted only upon the applicant's written certification, with attachments, that:

- i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and
- ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and
- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

- c. Only one mobile home, motor home or other recreational vehicle 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]. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.

(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 (*the remainder of the section is not affected and therefore not set out*):

21.40.110 R-9 rural residential district.

- 1 ***
2 ***
3 ***
4
5 B. *Permitted principal uses and structures.* Permitted principal uses and
6 structures are as follows:
7
8 1. Single-family dwellings and duplexes. [; PROVIDED,
9 HOWEVER, THAT] By permit from the administrative official,
10 a mobile home, or a motor home or other recreational vehicle
11 with a fully operable self-contained sanitation system may be
12 used on site as [FOR] temporary living quarters for not more
13 than eighteen (18) months while a permanent [THE] dwelling
14 is being constructed or repaired. Only a single principal
15 structure may be allowed on any lot or tract.
16
17 a. The owner of the property or person intending to occupy
18 the temporary living quarters during construction of the
19 permanent dwelling shall secure a permit from the
20 administrative official b[B]efore a mobile home, or a
21 motor home or other recreational vehicle is used on site
22 as temporary living quarters [WILL BE PERMITTED,
23 THE OWNER OF THE PROPERTY OR THE PERSON
24 INTENDING TO OCCUPY THE MOBILE HOME SHALL
25 SECURE A PERMIT FROM THE ADMINISTRATIVE
26 OFFICER]. A permit issued under subsection
27 21.40.110B.1.a. shall not be renewed and only one
28 administrative permit under subsection 21.40.110B.1.a.
29 shall be issued for the same parcel within any ten (10)
30 year period. The [Such A] permit may [SHALL ONLY]
31 be granted only upon the applicant's written certification,
32 with attachments, that:
33
34 i. The self-contained sanitation system is fully
35 operable and shall be used with zero on-site
36 discharge, including no on-site gray water
37 discharge, except through an approved septic
38 system; and
ii. Site access is sufficient and shall be used to
transport refuse and excess waste year-around
for proper off-site disposal; and

- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

b. If a permanent dwelling [PERMITTED RESIDENTIAL STRUCTURE] is damaged by fire, earthquake or other natural cause to the extent that it is uninhabitable, a permit may be issued for occupancy of a 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 eighteen (18) months. A permit issued under subsection 21.40.110B.1.b. shall not be renewed. The administrative permit may be granted only upon the applicant's written certification, with attachments, that:

- i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and
- ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and
- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

- c. Only one mobile home, motor home or other recreational vehicle 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]. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.

(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. Anchorage Municipal Code section 21.40.115, R-10, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.40.115 R-10 residential alpine/slope district.

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

1. Single-family dwellings. By permit from the administrative official, 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 eighteen (18) months while a permanent dwelling is being constructed or repaired. Only a single principal structure may be allowed on any lot or parcel.
 - a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subsection 21.40.115B.1.a. shall not be renewed and only one permit under subsection 21.40.115B.1.a. shall be issued

1 for the same parcel within any ten (10) year period. The
2 permit may be granted only upon the applicant's written
3 certification, with attachments, that:
4

- 5 i. The self-contained sanitation system is fully
6 operable and shall be used with zero on-site
7 discharge, including no on-site gray water
8 discharge, except through an approved septic
9 system; and
10 ii. Site access is sufficient and shall be used to
11 transport refuse and excess waste year-around
12 for proper off-site disposal; and
13 iii. Electrical utility service is on-site for use during
14 the permit period and no generators shall be
15 used; and
16 iv. Proof of a current building permit or land use
17 permit is attached; and
18 v. If temporary connection to an on-site septic
19 system is to be used, proof is attached that an
20 approved septic system is in place.
21

- 22 b. If a permanent dwelling is damaged by fire, earthquake
23 or other natural cause to the extent it is uninhabitable, a
24 permit may be issued for occupancy of a motor home or
25 other recreational vehicle with a fully operable self-
26 contained sanitation system, during the period of
27 rehabilitation or repair, not to exceed eighteen (18)
28 months. A permit issued under subsection
29 21.40.115B.1.b. shall not be renewed. The permit may
30 be granted only upon the applicant's written certification,
31 with attachments, that:
32

- 33 i. The self-contained sanitation system is fully
34 operable and shall be used with zero on-site
35 discharge, including no on-site gray water
36 discharge, except through an approved septic
37 system; and

- ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and
- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

- c. Only one motor home or other recreational vehicle shall be permitted for use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.

(AO No. 81-97; AO No. 81-217; 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), § 6, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 14, 5-11-99; AO No. 2005-175, § 11, 1-10-06; AO No. 2005-178, § 12, 1-24-06; AO No. 2005-185(S), § 13, 2-28-06)

Section 8. Anchorage Municipal Code section 21.40.117, R-11, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.40.117 R-11 Turnagain Arm district.

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

1. All uses and structures that conform to the land use plans of the Turnagain Arm Comprehensive Plan as amended by the Girdwood Area Plan, except uses and structures designated as conditional uses in subsection D of this section. Where residential use is a conforming use, then by permit from the

administrative official, 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 eighteen (18) months while a permanent dwelling is being constructed or repaired.

a. The property owner or person intending to occupy the temporary living quarters during construction of the permanent dwelling shall secure a permit from the administrative official before a motor home or other recreational vehicle is used on site as temporary living quarters. A permit issued under subsection 21.40.117B.1.a. shall not be renewed and only one permit under subsection 21.40.117B.1.a. shall be issued for the same parcel within any ten (10) year period. The permit may be granted only upon the applicant's written certification, with attachments, that:

i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and

ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and

iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and

iv. Proof of a current building permit or land use permit is attached; and

v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

b. If a permanent dwelling is damaged by fire, earthquake or other natural cause to the extent it is uninhabitable, a 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 eighteen (18) months. A permit issued under subsection 21.40.117B.1.b. shall not be renewed. The permit may be granted only upon the applicant's written certification, with attachments, that:

- i. The self-contained sanitation system is fully operable and shall be used with zero on-site discharge, including no on-site gray water discharge, except through an approved septic system; and
- ii. Site access is sufficient and shall be used to transport refuse and excess waste year-around for proper off-site disposal; and
- iii. Electrical utility service is on-site for use during the permit period and no generators shall be used; and
- iv. Proof of a current building permit or land use permit is attached; and
- v. If temporary connection to an on-site septic system is to be used, proof is attached that an approved septic system is in place.

- c. Only one motor home or other recreational vehicle shall be permitted for use as temporary living quarters on any parcel of land during the construction or repair of a permanent dwelling. **The motor home or recreational vehicle placement on the lot shall comply with the yard setbacks of the underlying zoning district.**

(AO No. 82-162; AO No. 84-34; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-144, 11-26-88; AO No. 88-171(S-1), 12-31-88; AO No. 94-120, § 1, 8-23-94; AO No. 94-238(S), § 3, 2-28-94; AO No. 94-239, § 1, 2-14-95; AO No. 96-118, § 1, 8-22-96; AO No. 96-118, § 1, 8-13-96; AO No. 99-62, § 15, 5-11-99; AO No. 2001-88, § 1, 6-5-01; AO No. 2005-175, § 12, 1-10-06; AO No. 2005-178, § 13, 1-24-06; AO No. 2005-185(S), § 14, 2-28-06)

Section 9. The title of Anchorage Municipal Code section 23.10.Table 3-1 is hereby amended (shown in *italics* for reference purposes only) to read as follows:

23.10.Table 3-1 Mobile Home Permit Fees; Administrative Permit Fee for Mobile Homes, Campers, Motor Homes and Travel Trailers as Temporary Living Quarters during Construction, Repair or Rehabilitation of Permanent Dwelling.

TABLE INSET:

1. Set-up fee	\$200.00
---------------	----------

(AO No. 2005-130, § 2, 1-1-06)

Section 10. Anchorage Municipal Code section 23.85. AE102.7.2, including the title of the section (shown in *italics* for reference only), is hereby amended to read as follows:

23.85. AE102.7.2 Campers, motor homes and travel trailers.

A. Campers, motor homes and travel trailers moved into or relocated within the Municipality of Anchorage shall comply with:

1. All of the construction requirements of NFPA 501C, 1996 edition.
2. Items 1 through 6 of section 23.85. A102.7.1. Unless authorized by administrative permit during construction, repair, or rehabilitation of a permanent dwelling as described in chapter 21.40, a[A]ny camper, motor home or travel trailer not located within a licensed Camper Park shall not be occupied as a residence more than fourteen (14) days at a time for a total of more than thirty (30) days in any twelve (12) month period.

(AO No. 2005-130, § 2, 1-1-06)

Section 11. This ordinance shall become effective immediately upon its passage

1 and approval by the Assembly.
2

3 PASSED AND APPROVED by the Anchorage Assembly this 26th day of
4 September, 2006.
5

6 *Dan Sullivan*
7 Chair

8 ATTEST:

9 *Patricia S. Jenson*
10 Municipal Clerk
11



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 567-2006

Meeting Date: August 15, 2006

From: ASSEMBLY MEMBER COFFEY
Subject: **AO 2006-121 – Temporary On-Site Living Quarters During Construction of a Permanent Dwelling**

Under current provisions of certain large lot rural districts – R-6, R-8, and R-9 – mobile homes are allowed as temporary living quarters for a limited period of time during the construction of a permanent dwelling, and during the repair and rehabilitation of a dwelling made uninhabitable due to fire, earthquake or other natural cause. Through the Office of the Ombudsman, property owners in these and other less urban zoning districts have voiced their desire to use their motor homes and self-contained fifth-wheels in the same manner.

The intent of this ordinance is to allow by permit, occupancy of recreational vehicles with a self-contained sanitation system during construction or repair of a permanent dwelling, for a limited time not to exceed 18 months, in the R-5A, R-6, R-7, R-8, R-9, R-10, and R-11 zoning districts, if certain conditions are met. Requirements and restrictions include utility power service (to eliminate generator noise), site access sufficient for year-round transport of refuse and waste off-site, self-contained sanitation system with zero on-site discharge except to an approved septic system, and a building permit or land use permit for the permanent dwelling must be in place. The permit fee is same as the existing permit fee for a mobile home.

Factors to support this land use ordinance include the well-publicized incidents of major thefts at building sites, the interim expense of two homes, and the dearth of affordable and proximate housing pending completion of construction or repair of a permanent dwelling in these zoning districts. The permitting scheme authorized by this ordinance allows temporary living quarters in a self-contained motor home or recreational vehicle, if sanitation and refuse removal are maintained, temporary utility power service is used to the exclusion of generators (so that generator noise does not become an issue), and requisite time limitations are met. At expiration of the 18-month period, the permit is non-renewable.

Respectfully submitted,

Assembly Member Dan Coffey, Section 4

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

AO 2006-121

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT TEMPORARY ON-SITE LIVING QUARTERS DURING CONSTRUCTION OF A PERMANENT DWELLING	DATE PREPARED 8/8/06
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Dan Sullivan, Chair
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Julia Tucker, Assembly Counsel	HIS/HER PHONE NUMBER 343-4719
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	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	
	Consent Agenda - Introduction	
6	ASSEMBLY HEARING DATE REQUESTED 8/15/06	7 PUBLIC HEARING DATE REQUESTED 9/26/06

M.O.A.
 2006 AUG - 8 AM 8:35
 CLERKS OFFICE



MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATION MEMORANDUM
NO. AIM 105-2006

Meeting Date: September 26, 2006

From: Assemblymember Coffey

Subject: Summary of Economic Effects for AO 2006-121

Attached to this memo is the Summary of Economic Effects for AO 2006-121, regarding an Ordinance of the Anchorage Municipal Assembly amending AMC Sections 21.35.020, 21.40.070, 21.40.080, 21.40.090, 21.40.100, 21.40.110, 21.40.115, 21.40.117, 23.10.Table 3-I, and 23.85.AE102.7.2. To allow the temporary use of motor homes and recreational vehicles with self-contained sanitation systems as temporary living quarters, under certain conditions, in certain zoning districts for a limited period of time during construction, repair or rehabilitation of a permanent dwelling.

Prepared By: Steven B. King, Utility Budget Analyst

Reviewed By: Guadalupe Marroquin

Submitted By: Assemblymember Coffey

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

An Ordinance of the Anchorage Municipal Assembly amending AMC Sections 21.35.020, 21.40.070, 21.40.080, 21.40.090, 21.40.100, 21.40.110, 21.40.115, 21.40.117, 23.10.Table 3-I, and 23.85.AE102.7.2. To allow the temporary use of motor homes and recreational vehicles with self-contained sanitation systems as temporary living quarters, under certain conditions, in certain zoning districts for a limited period of time during construction, repair or rehabilitation of a permanent dwelling.

AO Number: 2006-121

Title:

Sponsor: Assemblymember Coffey

Preparing Agency: Assembly

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY06	FY07	FY08	FY09	FY10	
Operating Expenditures						
1000 Personal Services	\$ -	\$ -	\$ -	\$ -	\$ -	
2000 Non-Labor	-	-	-	-	-	
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

It is difficult to quantify and calculate the public sector economic effects associated with this ordinance. There could be a reduction of values of neighboring properties during the time of the temporary use and there could be costs associated with policy enforcement.

It would seem apparent that some financial savings would be incurred by property owners taking advantage of this ordinance. Those allowed to remain on their property may save money on acquiring and maintaining additional housing during periods of construction, repair, or rehabilitation. They would also more easily be allowed to ensure the safety and security of the property and equipment therein. These potential financial savings are not easily measurable and it is beyond the scope of this Summary to attempt to do so.

PRIVATE SECTOR ECONOMIC EFFECTS:

There are no apparent, quantifiable, and/or substantial private sector economic effects associated with this ordinance.

Prepared by: Steven B. King, Utility Budget Analyst
Reviewed by: Guadalupe Marroquin

Telephone: 343-4714
Telephone: 343-4376

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

ARM 105-2006

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT <i>SEE for A2 2006-121</i>	DATE PREPARED <i>9/20/06</i>
		Indicate Documents Attached <input type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input checked="" type="checkbox"/> AIM
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Daniel A. Sullivan, Chairman
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY <i>Steven B. King, Utility Budget Analyst</i>	HIS/HER PHONE NUMBER <i>343-4714</i>
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Anchorage Parks & Recreation	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Office of Economic & Community Development	
	Solid Waste Services	
	Public Transportation	
	Anchorage Water & Wastewater Utility	
	Executive Manager	
	Planning Department	
	Chief Fiscal Officer	
	Heritage Land Bank	
	Information Technology Department	
	Project Management & Engineering	
	Purchasing	
	Other	
5	Special Instructions/Comments	
	<i>New Public Hearings ref A2 2006-121</i>	
6	ASSEMBLY HEARING DATE REQUESTED <i>9/26/06</i>	<div style="text-align: center;">7</div> PUBLIC HEARING DATE REQUESTED <i>9/26/06</i>

2006 SEP 20 AM 11:05
 M.D.A.
 CLERK'S OFFICE