

Amended 1-8-08

Submitted by: VICE CHAIR OSSIANDER,
ASSEMBLYMEMBER STARR

Prepared by: Assembly Counsel

For reading: November 6, 2007

See AO 2007-154(S)

**ANCHORAGE, ALASKA
AO NO. 2007-154**

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.70, MOBILE HOME PARKS, RELATING TO DIMENSIONAL REQUIREMENTS FOR ADDITIONS TO MOBILE HOMES, INCLUDING ACCESSORY BUILDINGS, AND MINIMUM SET BACK FROM OTHER MOBILE HOMES, INCLUDING THEIR ADDITIONS AND ACCESSORY BUILDINGS.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Section 21.70.050, Mobile Home Spaces, is amended to read as follows: *(Subsections not amended set out for context only.)*

21.70.050 Mobile home spaces.

A. *Occupancy.* No mobile home space shall contain more than one mobile home or duplex mobile home. No other dwelling unit shall occupy a mobile home space.

B. *Minimum size.* All single mobile home spaces shall have a minimum of 3,000 square feet of land area. A duplex mobile home space shall have a minimum of 4,500 square feet of land area.

C. *Mobile home separation.* No part of any mobile home, accessory building or its addition shall be placed closer than 15 feet from any other mobile home or its addition, or no closer than ~~ten seven~~ **[TEN]** feet if that mobile home, accessory building, or its addition being placed meets NFPA 501A and HUD #24CFR3280 standards. An accessory building to a mobile home may be placed closer to that mobile home or its addition. All mobile homes and accessory structures shall be placed at least five feet from the front space line. The provisions of Sections 21.45.030 and 21.45.070 shall not apply to mobile home parks. Steps shall not be considered in determining the separations required by this subsection.

D. *Access.* Each mobile home space shall have direct access to an internal street. Direct access to exterior public streets shall be discouraged.

(GAAB 21.20.070, 21.20.100; AO No. 85-44; AO No. 96-50, § 1, 5-28-96)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 691-2007

Meeting Date: November 6, 2007

From: Assembly Vice Chair Ossiander

Subject: **AO 2007-154 — AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.70, MOBILE HOME PARKS, RELATING TO DIMENSIONAL REQUIREMENTS FOR ADDITIONS TO MOBILE HOMES, INCLUDING ACCESSORY BUILDINGS, AND MINIMUM SET BACK FROM OTHER MOBILE HOMES, INCLUDING THEIR ADDITIONS AND ACCESSORY BUILDINGS.**

Current law prohibits accessory buildings wider than the principal home, even in a mobile home park. This ordinance is intended to allow residents in mobile home parks to have single-car garages as an exception.

Because of the compact size of mobile homes, current law operates to allow residents in mobile home parks to have a single-car garage only if they reside in double-wide homes. Mobile home park residents of narrower homes are denied the right to have a single-car garage because the same dimensional single-car garage (allowed for the double-wide home) would not meet the dimensional restrictions on accessory buildings. Within a mobile home park, the prohibition against having an accessory building wider than the principal home is overbroad, and should not apply.

Residents of mobile home parks are frequently lower income and depend on vehicles that benefit most from a safe, covered parking spot. Mobile home parks should be an exception to the requirement that an accessory building such as a garage, is allowed to be no wider than the principal home.

Respectfully submitted:

Debbie Ossiander
Assembly Vice Chair, Section 2

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

AO 2007-154

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	
	AMEND AMC CHAPTER 21.70, MOBILE HOME PARKS,		10/30/07	
	RELATING TO DIMENSIONAL REQUIREMENTS FOR			
	ADDITIONS TO MOBILE HOMES ...		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 Coffey, Assembly 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			
	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			
	Consent Agenda - Introduction			
6	ASSEMBLY HEARING DATE REQUESTED		PUBLIC HEARING DATE REQUESTED	
	11/6/07		1/8/08	

RECEIVED
 OCT 30 AM 8:08
 M.C.O.