Amended 1-8-08

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Lee At 2007-154(5)

Submitted by: VICE CHAIR OSSIANDER, ASSEMBLYMEMBER STARR

**Prepared by:** Assembly Counsel **For reading:** November 6, 2007

### 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:

<u>Section 1.</u> 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 #24CFR328O 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)

Section 2. Anchorage Municipal Code Section 21.70.090, Additions to Mobile Homes; Accessory Buildings, is amended to read as follows:

#### 21.70.090 Additions to mobile homes; accessory buildings.

A. Generally. Additions or other accessory buildings or structures shall not exceed the width of 14 feet or the length of 20 feet [THE MOBILE HOME TO WHICH THEY MAY BE ATTACHED OR ADJACENT]. Additions and accessory buildings shall not exceed the height of the mobile home by more than 12 inches. All additions and accessory buildings shall be set back from other mobile homes and their additions, accessory buildings, or structures by a minimum of 7 feet [SUBJECT TO THE SPACING AND SETBACK REQUIREMENTS FOR MOBILE HOMES]. Any addition or accessory building constructed after June 14, 1966, shall be constructed in accordance with building safety code regulations pertaining to temporary structures, provided that additions will not be required to have a permanent foundation.

<u>Section 3.</u> Upon passage and approval, AO 2007-154 and its accompanying AM 691-2007 shall be forwarded through staff of the Title 21 Committee to be appropriately incorporated with other materials identified for public comment and review in the ongoing Title 21 Re-Write process.

<u>Section 4.</u> This ordinance shall become effective immediately upon passage and approval.

PASSEI	O AND , 2007.	APPROVED	by	the	Anchorage	Assembly	this	 _day	of
ATTEST:					Chair				
Municipal Clerk	ζ								



# 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 that 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 AMEND AMC CHAPTER 21.70, MOBILE HOME	DATE PREPARED 10/30/07	***			
•	RELATING TO DIMENSIONAL REQUIREMENTS	1 -0,00,00				
	ADDITIONS TO MOBILE HOMES	Inc	licate Documents Attached			
	ADDITIONS TO MOBILE HOMES	<del>-</del>				
	DEPARTMENT NAME	X AO AR AM AIM				
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	Assembly	Dan Coffey, Assembly Chair HIS/HER PHONE NUMBER				
	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE N	IUMBER		
3	Julia Tucker, Assembly Counsel		343-4419	)		
4	COORDINATED WITH AND REVIEWED BY	INIT	IALS	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			8		
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	Anchorage Water & Wastewater Utility			<u> </u>		
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	Chief Fiscal Officer					
	Heritage Land Bank			· · · · · · · · · · · · · · · · · · ·		
	Information Technology Department					
	Project Management & Engineering					
	Purchasing					
	Other	· · ·				
5	Special Instructions/Comments					
	Special instructions/Comments					
	Consent Agenda - Introduction					
	ASSEMBLY HEARING DATE REQUESTED	PUBLIC HE	EARING DATE REQU	JESTED		
6	11/6/07	<i>7</i>	3/08			