

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

Date: 2-26-08

AO NO. 2007-154(S)

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING  
2 ANCHORAGE MUNICIPAL CODE CHAPTER 21.70, MOBILE HOME PARKS,  
3 RELATING TO DIMENSIONAL REQUIREMENTS FOR ADDITIONS TO MOBILE  
4 HOMES, INCLUDING ACCESSORY BUILDINGS, AND MINIMUM SET BACK FROM  
5 OTHER MOBILE HOMES, INCLUDING THEIR ADDITIONS AND ACCESSORY  
6 BUILDINGS.  
7

8  
9 THE ANCHORAGE ASSEMBLY ORDAINS:

10  
11 **Section 1.** Anchorage Municipal Code chapter 21.70, Section 21.70.090 is hereby  
12 amended to read as follows: *Section 21.70.050 is set out for context only.*  
13

14 **21.70.050 Mobile home spaces.**

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16 A. *Occupancy.* No mobile home space shall contain more than one mobile  
17 home or duplex mobile home. No other dwelling unit shall occupy a mobile home  
18 space.  
19

20 B. *Minimum size.* All single mobile home spaces shall have a minimum of  
21 3,000 square feet of land area. A duplex mobile home space shall have a  
22 minimum of 4,500 square feet of land area.  
23

24 C. *Mobile home separation.* No part of any mobile home, accessory building or  
25 its addition shall be placed closer than 15 feet from any other mobile home or its  
26 addition, or no closer than ten feet if that mobile home, accessory building, or its  
27 addition being placed meets NFPA 501A and HUD #24CFR328O standards. An  
28 accessory building to a mobile home may be placed closer to that mobile home  
29 or its addition. All mobile homes and accessory structures shall be placed at least  
30 five feet from the front space line. The provisions of Sections 21.45.030 and  
31 21.45.070 shall not apply to mobile home parks. Steps shall not be considered in  
32 determining the separations required by this subsection.  
33

34 D. *Access.* Each mobile home space shall have direct access to an internal  
35 street. Direct access to exterior public streets shall be discouraged.  
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37 (GAAB 21.20.070, 21.20.100; AO No. 85-44; AO No. 96-50, § 1, 5-28-96)  
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39 **21.70.090 Additions to mobile homes; accessory buildings.**

40  
41 A. *Generally.* [ADDITIONS OR OTHER ACCESSORY BUILDINGS OR  
42 STRUCTURES SHALL NOT EXCEED THE WIDTH OR LENGTH OF THE  
43 MOBILE HOME TO WHICH THEY MAY BE ATTACHED OR ADJACENT.  
44 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 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.

1. The height of accessory buildings is limited to that of the underlying use district. In the case of districts where the height is unrestricted, the maximum height of accessory structures shall be 12 feet. The height of additions to mobile homes is limited to that of the underlying use district. The use of any area created above the original roofline of the mobile home as living space is prohibited.

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(CAC 6.60.110; GAAB 21.20.120)

**Section 2.** Anchorage Municipal Code section 21.10.015 notwithstanding, this ordinance shall not require Planning Commission review.

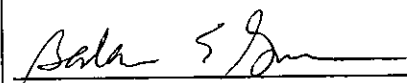
**Section 3.** This ordinance shall become effective immediately upon passage and approval.

**Section 4.** Upon passage and approval, AO 2007-154(S) and 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.

PASSED AND APPROVED by the Anchorage Assembly this 26<sup>th</sup> day of February, 2008.

  
Chair

ATTEST:

  
Municipal Clerk