

ALASKA LEGISLATURE SPECIAL COMMITTEE / SUBJECT FILE 8672

1175 SCOMM 34: HOUSE SPEC. COMMITTEE ON STATE LOANS 1983-84

4. Excellent Quality - In many cases these homes will be custom ordered. Many manufacturers today will interrupt their assembly lines for a custom home, however, the cost will be significantly higher.

Other manufacturers are attempting to capture the affluent-luxury market by producing excellent quality mobile homes for this growing market. The luxury mobile home will appear similar to the good quality home on the exterior.

The custom features and excellent quality will be found inside the mobile home. These homes feature the quality and amenities of a custom good quality site-built home, and usually exceed them in interior decor. The mobile home has excelled in custom interior, where site-built homes leave the decor to the consumer.

APPENDIX

21.40.070 R-5 - Rural Residential District.

The following statement of intent and use regulations shall apply in the R-5 district:

A. The R-5 district is intended to include lands which are developing or will develop for rural residential purposes. The R-5 district is designed to protect and encourage all types of residential development while at the same time retaining a low population density.

B. Permitted principal uses and structures:

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);
2. public and private elementary and secondary academic or vocation schools, or trade schools;
3. parks, playgrounds, playfields, public buildings and uses in keeping with the character and requirements of the district;
4. charitable or welfare institutions;
5. nursing homes and convalescent homes;
6. public branch libraries;
7. commercial greenhouses and tree nurseries, including the raising for sale of vegetables, produce, fruit crops, nursery plants and the like;

C. Permitted accessory uses and structures:

1. home occupation, subject to provisions of the supplementary district regulations;
2. noncommercial greenhouses, gardens, garden sheds and toolsheds, private barbecue pits;
3. the outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this code. Paddocks, stables or similar structures or enclosures which are utilized for

the keeping of animals other than dogs shall be at least 25 feet from any lot line;

4. private storage in yards of equipment including trucks, boats, aircraft, campers, or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line;

5. day nurseries and kindergartens.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this title, the following uses may be permitted:

1. airstrips and heliports;
2. utilities substations;
3. Planned Unit Development;
4. convenience establishments;
5. natural resource extraction;
6. mobile home park on a site of at least two acres;
7. churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms, subject to the provisions of the supplementary district regulations;
8. privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval;
9. quasi-institutional houses.

E. Prohibited uses and structures:

1. any use or structure not of a character indicated under permitted uses and structures, or permitted by Conditional Use;
2. storage in connection with trade, service or manufacturing activities;
3. junkyards;

4. any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

Use	Minimum Square Footage	
	Lot Area	Lot Width
1. Single-family dwellings or one mobile home	7,000	50
2. Two family dwellings	13,000	100
3. 3-family dwellings	19,000	100
4. 4-family dwellings	25,000	100
5. 5 or more families	30,000 plus 5,000 sq. ft. for each dwelling unit in excess of 5.	150

G. Minimum yard requirements:

1. front yard: * 20 ft.
2. side yard: 5 ft.
3. rear yard: 10 ft.

* See supplementary district regulations for additional setback requirements.

H. Maximum lot coverage by all buildings: 30%.

I. Maximum height of structures: unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

1. residential uses: one vehicular parking space for each dwelling unit;
2. all other permitted uses, as provided in the supplementary district regulations.

L. Loading. Where applicable, off street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations. (Adapted from GAAB 21.05.050F).