

Sec 8 repealed by Ord 3594

ORDINANCE NO. 2392

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AN ORDINANCE redefining building, dwelling, trailer home and mobile home, regulating the location of mobile homes and mobile home parks; amending Resolution 25789 Section 220 and K.C.C. 21.04.115; and amending Resolution 25789 Section 244 and K.C.C. 21.04.245; repealing Resolution 34445 Section 280.01 and K.C.C. 21.02.435; repealing Resolution 34445 Section 280.02 and K.C.C. 21.04.440; amending Resolution 25789 Section 299.23 and K.C.C. 21.04.650; and amending Resolution 25789 Section 2707 and K.C.C. 21.56.080; and amending Resolution 25789 Section 1001 (1) and K.C.C. 21.20.020 (1); and amending Resolution 25789 Section 1101 (1) and K.C.C. 21.22.020 (1); amending Resolution 25789 Section 1201 (1) and K.C.C. 21.24.020 (1); and adding a new section.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 220 and K.C.C. 21.04.115 are hereby amended as follows:

BUILDING. "Building" means any structure having a roof (~~(, but excluding all forms of vehicles even though immobilized)~~). When a use is required to be within a building, or where special authority granted pursuant to this title requires that a use shall be within an entirely enclosed building, then the term "building" means one so designed and constructed that all exterior walls of the structure shall be solid from the ground to the roof line, and shall contain no openings except for windows and doors which are designed so that they may be closed.

SECTION 2. Resolution 25789, Section 244 and K.C.C. 21.04.245 are hereby amended as follows:

DWELLING. "Dwelling" means a building designed exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels or motel units having no kitchens. Factory built housing and mobile homes are dwellings when they meet state requirements under R.C.W. Chapter 43.22 and are so certified by the state.

SECTION 3. Resolution 34445, Section 280.01 and K.C.C. 21.04.435 are each repealed.

SECTION 4. Resolution 34445, Section 280.02 and K.C.C. 21.04.440 are each repealed.

SECTION 5. Resolution 25789, Section 299.23 and K.C.C. 21.04.650 are hereby amended as follows:

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1 TRAILER, AUTOMOBILE HOUSE. (~~"Automobile house trailer" means a vehicle~~
2 ~~without motor power designed to be drawn by a motor vehicle and to be used for~~
3 ~~human habitation, including a trailer coach, camper, mobile home, or any self~~
4 ~~propelled vehicle having a body designed for or converted to the same use as~~
5 ~~a house trailer.)) TRAILER HOUSE, MOBILE HOME. "Trailer House, Mobile Home"
6 means a vehicle or structure originally designed and constructed to be movable
7 on its own running gear and to be used for human habitation.~~

8 NEW SECTION. SECTION 6. Amend Resolution 25789, Article 4 and K.C.C.
9 Chapter 21.08 adding a new section as follows:

10 LIMITATIONS ON USE. Every dwelling unit located in a RS zone shall be
11 subject to the following conditions and limitations:

12 1. All foundations shall be as provided in the King County Building Code.
13 Dwellings designed to be supported on piers shall be fully skirted in a manner
14 harmonious with the structure. Cantilever structures extending over 4 feet
15 above grade may be exempted from the skirting requirement.

16 2. All structures must obtain a King County building permit Or in the
17 case of factory built housing and mobile homes, a Washington State certifica-
18 tion of approval. Mobile home units must also meet on-site requirements
19 contained in K.C.C. 18.04.050.

20 3. Only one single family residence is permitted on each lot.

21 SECTION 7. Resolution 25789, Section 1001 (1) and K.C.C. 21.20.020 (1)
22 are amended as follows:

23 (1) Any use permitted in the RS and SE classifications, except that the
24 minimum required lot area, minimum required lot width, placement of buildings,
25 and limitations on sales of products set forth in this classification shall
26 govern, provided however that on lots having an area of less than thirty-five
27 thousand square feet, only those uses permitted in the RS classification are
28 allowed, and on those lots having more than thirty-five thousand square feet
29 but less than five acres only those uses permitted in the SE classification
30 are allowed. One family dwellings shall be subject to the limitations of use
31 section of the RS classification.

1 SECTION 8. Resolution 25789, Section 1101 (1) and K.C.C. 21.22.020 are
2 hereby amended as follows:

3 (1) One-family dwellings and accessory buildings and uses. Provided
4 that if the dwelling is factory built housing or a mobile home, it must be
5 certified by the State of Washington and if the dwelling is a mobile home, it
6 must also meet on-site requirements contained in K.C.C. 18.04.050.

7 SECTION 9. Resolution 25789, Section 1201 (1) and K.C.C. 21.24.020 (1)
8 are hereby amended as follows:

9 (1) Any use permitted in the "RS," "S" and "A" zones. Provided that if
10 the dwelling is factory built housing or a mobile home, it must be certified
11 by the State of Washington and if the dwelling is a mobile home, it must also
12 meet on-site requirements contained in K.C.C. 18.04.050.

13 SECTION 10. Resolution 25789, Section 2707 and K.C.C. 21.56.080 are
14 hereby amended as follows:

15 USES PERMITTED. In a planned unit development only the following uses
16 are permitted:

17 (1) In a residential planned unit development:

18 (a) ~~((Residential-units;))~~ Dwellings, ~~((either-detached-or-in-multiple~~
19 ~~dwellings;))~~ one-family, two-family or multiple family;

20 (b) Accessory incidental retail and other non-residential uses may be
21 specifically and selectively authorized as to exact type and size to be inte-
22 grated into the project by design, accessory retail uses to serve only as a
23 convenience to the inhabitants of the project;

24 (c) Recreational facilities including but not limited to, tennis courts,
25 swimming pools and playgrounds;

26 (d) Schools, libraries and community halls;

27 ~~((Mobile-home-subdivisions-provided-the-planning-commission-finds-it~~
28 ~~to-be-properly-located-in-terms-of-the-use-proposed-and-prior-to-locating-a~~
29 ~~mobile-home-on-a-site,-a-certificate-of-occupancy-shall-be-obtained-from-the~~
30 ~~county-engineer-for-each-mobile-home-to-assure-that-the-conditions-imposed-by~~
31 ~~this-section-are-met-and-that-the-mobile-home-meets-the-requirements-of-RGW~~

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1 43-22-430-410-for-mobile-homes-)) Mobil home park provided:

2 1. Mobile homes shall not be occupied until a permit has
3 been issued as required in K.C.C. 18.04.050;

4 2. A permit to operate a mobile home park is obtained as
5 required in K.C.C. 18.12;

6 3. The number of mobile homes permitted shall be determined
7 in the same manner as provided for dwelling units under
8 K.C.C. 21.56.100 (5);

9 Provided, That these requirements shall not apply to mobile
10 homes in non-P.U.D. mobile home parks.

11 INTRODUCED AND READ for the first time this 30th day of
12 December, 1974.

13 PASSED this 2nd day of June, 1975.

14 KING COUNTY COUNCIL
15 KING COUNTY, WASHINGTON

16 Bill Rains
17 Chairman

18 ATTEST:

19
20 Dorothy M. Owens
21 Clerk of the Council

22 APPROVED this 12th day of June, 1975.

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24 John Spellman
25 King County Executive
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