

1/7/80

Introduced by:

GARY GRANT

NO. 79-1545

ORDINANCE NO. 4681

AN ORDINANCE relating to mobile homes, temporary uses in hardship cases, and relocation of non-insignia units; amending Ordinance 531, Sections 1 (part) and 6, Ordinance 822, Sections 2 and 7, Ordinance 2394, Section 5, and KCC 18.04.030 and 18.04.080; and adding a new section.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 822, Section 2, Ordinance 531, Section 1 (part), and KCC 18.04.030 are hereby amended as follows:

Location. A mobile home shall not be placed on the same lot with another mobile home or another residential unit except as hereinafter provided. The

manager of the Building and Land Development Division may permit a mobile home to be temporarily placed on a legal lot of 15,000 square feet or more in an R, S, A or G zone already occupied by a dwelling, through issuance of a temporary use permit, provided:

a. The applicant can demonstrate to the manager's satisfaction that it is necessary to establish accessory living quarters to accommodate an individual(s) requiring daily care, as established by a physician's certification;

b. The manager shall notify all residents within 300 feet of the subject property advising such residents of the requested action and soliciting comments, to be considered in establishing conditions to avoid adverse impacts on the neighborhood;

c. The manager may deny the request or approve it subject to such conditions deemed necessary to protect neighboring uses and properties from adverse impacts;

d. The mobile home and all other structures on the lot shall meet the minimum yard, height, building placement and lot coverage provisions of the applicable zone;

e. The mobile home shall be removed when justification for its use terminates.

1 SECTION 2. Ordinance 3495, Section 5, Ordinance 822,
2 Section 7, Ordinance 521, Section 6, and KCC 18.04.080 are hereby
3 amended as follows:

4 Mobile homes--Temporary uses for. (a) Applicants who
5 are in the process of building a dwelling may apply for a
6 temporary permit, which shall be subject to renewal, to locate a
7 mobile home on the building lot during the course of construction
8 of the dwelling. Such permit shall not be issued until after a
9 building permit (for the building) has been obtained.

10 (b) Mobile homes may be used as caretaker's quarters
11 at various job sites, i.e., construction projects, gravel pits
12 and/or dumping operations which are controlled by other permits
13 of limited time duration. All other types of caretaker quarters
14 must meet the requirements for dwellings.

15 (c) Mobile homes may be used as
16 provided for in Section 1 of this Ordinance.

17 Mobile homes used for temporary uses must have an
18 approval on sewage disposal system, water supply and electrical
19 connection.

20 A temporary use permit may be issued by the Building
21 and Land Development Division for a period not to exceed six
22 months; provided, the Division, for good cause shown, may renew
23 the permit for an additional period, at which time the temporary
24 use (mobile home) and all appurtenances thereto shall be removed
25 from the property.

26 As a condition to the issuance of a temporary permit
27 under the provisions of this section, the owner shall submit to
28 the county acceptable authority and permission for the county to
29 enter upon the owner's property and remove the mobile home and
30 all appurtenances thereto if the owner fails to comply with the
31 removal provisions of this chapter. The owner shall further
32 deposit with the building official, or in approved irrevocable
33 escrow, cash or its equivalent in the minimum amount of three

1 hundred dollars to ensure compliance with the provisions of the
2 permit.

3 Upon satisfactory termination of the temporary use
4 permit, and removal of the mobile home unit and all appurtenances
5 thereto, the deposit shall be returned to the permittee. Failure
6 to comply with these provisions shall cause forfeiture of the
7 deposit and authorize the county to go on the property and
8 remove the mobile home and all appurtenances thereto, but shall
9 in no way relieve the permittee of the responsibility of
10 compliance with the provisions of the permit.

11 A temporary use permit will be issued by the Building
12 and Land Development Division. The fee will be thirty-five
13 dollars and is in addition to all other required permits for
14 electrical, plumbing and sewage disposal systems.

15 NEW SECTION. SECTION 3. Non-Insignia Mobile Homes. All
16 individual mobile homes to be located within King County that do
17 not have an insignia of approval from the Washington State
18 Department of Labor and Industries, or the United States
19 Department of Housing and Urban Development and for which the
20 owner can demonstrate proof of residency within King County
21 before the effective date of this ordinance, are subject to
22 Building and Land Development Division inspection for the
23 following minimum livability requirements before they may be
24 moved to a new location or before they may be occupied by
25 nonowner residents:

26 1. The unit must have safe, operable heating facilities
27 capable of maintaining a room temperature of 65°F at a point
28 three feet above the floor in all habitable rooms.

29 2. The unit must be equipped with a water closet, lavatory,
30 bathtub or shower, and kitchen sink; be provided with hot and
31 cold running water; and all facilities shall be installed and
32 maintained in a safe and sanitary condition.

33

1 3. All electrical service-entrance conductors, service
2 equipment, switches, lighting outlets, power outlets and
3 appliances shall be maintained in a safe manner.

4 4. The structure must be weather protected so as to provide
5 shelter for the occupants against the elements and to exclude
6 dampness.

7 5. All openable windows and doors must be in operable
8 condition to provide for adequate natural ventilation and
9 emergency exit.

10 6. An operable smoke detector shall be installed within the
11 unit.

12 7. The unit shall be structurally sound with no apparent
13 hazardous condition in floors, walls, ceilings and roofs.

14 8. The unit must be well maintained, free of debris and
15 infestation of insects, vermin or rodents.

16 An inspection fee of twenty dollars must be paid at the
17 time an inspection is requested.

18 INTRODUCED AND READ for the first time this 10th day of
19 December, 1979.

20 PASSED this 7th day of January, 1980.

21
22 KING COUNTY COUNCIL
23 KING COUNTY, WASHINGTON

24 Bill Reames
25 Chairman

26 ATTEST:

27 [Signature]
28 Deputy Clerk of the Council

29 APPROVED this 11th day of January, 1980.

30 [Signature]
31 King County Executive
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