

1 January 15, 1981

Introduced by: GARY GRANT

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3 Proposed No. 80-120

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8 ORDINANCE NO. 5318

9 AN ORDINANCE relating to zoning; establishing
10 a new zone classification known as RMHP (Resi-
11 dential Mobile Home Park); and adding a new
chapter to Title 21.

12 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. Purpose. The purposes of the RMHP classification
14 and its application area:

- 15 1. To provide a suitable living environment within a park-
16 like atmosphere for families residing in mobile homes;
- 17 2. To encourage variety in housing styles within areas other-
18 wise designated for single family residential development by per-
19 mitting mobile home parks at the approximate density allowed in the
20 surrounding area;
- 21 3. To permit flexibility in the placement of mobile homes on
22 a site in order to minimize costs associated with development of
23 roads, utilities, walkways, and parking facilities, while providing
24 adequate common and private open space;

25 SECTION 2. Location. The RMHP classification shall be
26 applied only in areas:

- 27 a. which are within a Local Service Area as designated
28 by the Sewerage General Plan, and which are served by adequate
29 roads and public water supply;
- 30 b. which have a high level of such public services as
31 public transit, schools, fire and police protection, and solid
32 waste disposal;

1 c. which are predominantly free of natural features
2 posing potential problems for development, or having important
3 environmental features such as steep slopes, unstable soils, wet-
4 lands or floodplains.

5 SECTION 3. Permitted uses.

- 6 1. Mobile home parks;
7 2. Mobile homes, located only within an approved mobile home
8 park;
9 3. Accessory structures, as provided in Chapter 21.08;
10 4. Recreational facilities, located within and primarily for
11 use of residents of an approved mobile home park;
12 5. Recreational vehicle and boat storage facilities, located
13 within and limited to use by residents of an approved mobile home
14 park only;
15 6. Home occupation, as provided in Section 21.08.025 (11);
16 7. Signs, as provided in Section 21.08.030 (8);
17 8. Day nurseries, as provided in Section 21.08.040 (3).

18 SECTION 4. The number of mobile homes permitted in a mobile
19 home park shall not exceed one and one-half times the surrounding
20 single family neighborhood density or nine units per gross acre
21 whichever is less. In reclassifying property to RHMP, the County
22 Council may limit density further to assure compatibility with the
23 surrounding residential area or avoid overloading public utilities
24 or services.

25 SECTION 5. Limitations.

26 1. All mobile home parks located within the RHMP classifica-
27 tion shall be designed and developed in accordance with the
28 standards and procedures set forth in Ordinance 5316, subject to
29 approval by the Building and Land Development Division;

30 2. Every mobile home located in this classification shall
31 comply with the standards and permit requirements set forth in
32 Ordinance 5316.
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3. Any accessory structure in excess of one hundred-twenty (120) square feet of floor area or roof area shall be subject to the provisions of the Uniform Building Code as adopted in King County, and a building permit shall be required before construction or installation.

SECTION 6. Site area. The minimum site area for a mobile home park shall be three (3) acres.

SECTION 7. Area coverage. All structures, including mobile homes, accessory structures, offices, clubhouses and service buildings, but not including private streets, any open areas used to provide parking spaces or swimming pools, shall not cover more than fifty percent (50%) of the total site area of the mobile home park.

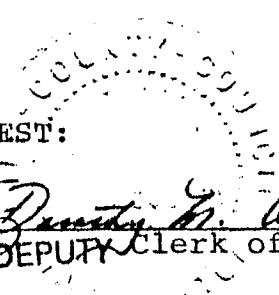
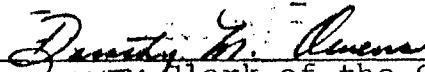
INTRODUCED AND READ for the first time this 11th day of August, 1980.

PASSED this 2nd day of February, 1981.


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:



DEPUTY Clerk of the Council

APPROVED this 13th day of Feb, 1981.


King County Executive