

January 15, 1981

Introduced by: Gary Grant

Proposed No.: 80-121

ORDINANCE NO. 5319

5319

AN ORDINANCE relating to planning; modifying residential development policies of the Comprehensive Plan to better accommodate mobile homes, mobile home parks and recreational vehicle parks in King County.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings and Declaration of Purpose.

(1) The Council finds that:

(a) Important changes have occurred relative to the character of mobile homes and mobile home parks since the adoption of the Comprehensive Plan in 1964. Mobile homes are now used almost exclusively as permanent, single family residences, are rarely moved once located on a lot or in a mobile home park, are comparable in size and character to traditional stick-built single family residences, and the occupants of mobile homes are indistinguishable demographically or otherwise from residents of other forms of single family housing.

(b) Mobile home parks are a reasonable means of accommodating an alternative form of housing in King County, i.e., mobile homes; and based on the character of the dwelling and the life styles of the residents, may vary in design, density and layout from traditional lot-by-lot subdivisions, resulting in less private open space, greater site coverage, private streets, reduced pedestrian facilities, and more common open space and common recreation facilities. As such, proper development of mobile home parks in King County requires guidance from the Comprehensive Plan on major aspects,

1 including location, density, site coverage, and design.

2 (c) Recreational vehicles are being used in significant
3 numbers as transportation for recreational purposes and as
4 temporary housing for a mobile population, and require appropriate
5 properly developed locations to park while in King County. The
6 Comprehensive Plan should provide guidance on this matter.

7 (2) The Council declares that the purpose of this ordinance
8 is to amend the Comprehensive Plan so that it provides clear
9 policies, which reflect current technology and life styles, on
10 the major aspects of developing mobile home parks and recreational
11 vehicle parks in King County, to guide revision of current
12 regulations, to help the Zoning and Subdivision Examiner and
13 other County officials expeditiously review proposals for mobile
14 home parks and recreational vehicle parks, and to increase the
15 opportunity for development of mobile home parks and recreational
16 parks.

17 SECTION 2. Mobile Home Park Policies.

18 (1) The first paragraph relating to mobile home parks on
19 page 119 of the King County Comprehensive Plan, as adopted by
20 Ordinance 263, Article 2, Section 1, is hereby repealed and
21 the following substituted:

22 Mobile Home Parks

23 Mobile home parks offer a unique opportunity for an
24 alternative form of housing at a broad range of densities. Mobile
25 homes are basically detached one-story, single family dwellings
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1 assembled in a factory and transported to the development site
2 on their own running gear. Once located on a legal lot or in a
3 mobile home park, mobile homes are rarely moved. Today's mobile
4 home is very similar in size, construction and character to
5 traditional stick-built single family homes, yet is available
6 at substantially lower costs thereby offering an attractive
7 form of affordable housing to a large segment of the popu-
8 lation to which many other forms of housing are not obtainable.

9 Residents of mobile home parks typically demand more se-
10 curity, but need less open space and physical separation than
11 residents of normal lot-by-lot subdivisions; therefore, mobile
12 home parks can be developed at higher densities than typical
13 single family subdivisions. As such, mobile home parks are
14 appropriate within traditional single family areas, provided
15 they are developed at comparable densities with reasonable
16 design standards, as well as within multi-family areas where
17 public services and utilities are most readily available. In
18 all cases, mobile home parks should only be developed in areas
19 with adequate urban utilities and services, close to shopping
20 and employment opportunities, and on sites predominantly free of
21 development hazards.

22 (2) Policies D-20 and D-22 of the King County Compre-
23 hensive Plan, as adopted by Ordinance 263, Article 2, Section 1,
24 are hereby repealed and the following policies substituted:

25 Policy D-20. Mobile home parks should be located in:

26 1. (a) Urban or suburban areas which are within a
27 Local Service Area as designated by the Sewerage General Plan,
28 which are served by all major public capital improvements such
29 as adequate roads and adequate water supply, and which have a
30 high level of important public services such as public transit,
31 fire and police protection, schools, and solid waste disposal,
32 or

1 (b) Existing or new activity centers in outlying
2 areas which are within a Local Service Area as designated by the
3 Sewerage General Plan, and which are served by adequate roads
4 and adequate water supply.

5 2. Areas which are predominantly free of natural features
6 posing potential problems for development, such as steep slopes,
7 unstable soils, coal mine hazard areas, floodplains, or wetlands.

8 Policy D-22. Mobile home parks may be located within urban
9 single family detached residential areas (i.e., areas suitable
10 for RS zoning) to provide a mix of housing styles and prices,
11 provided:

12 1. Overall density is approximately equal to surrounding
13 existing or permitted development;

14 2. The permitted uses are comparable to those permitted
15 in the RS zone;

16 3. The standards of development will result in a
17 residential environment compatible with surrounding properties.

18 (3) The text relating to the design of mobile home parks
19 on page 120 and continued on page 121 of the King County
20 Comprehensive Plan, as adopted by Ordinance 263, Article 2,
21 Section 1, is hereby amended to read as follows:

22 The design of mobile home parks is subject to many of the
23 same principles and standards as other forms of residential
24 subdivisions. The street system within the park should be
25 scaled to the function it is to perform. Generally, there should
26 be collector without residences facing on them serving the
27 traffic movement needs, and local roads should provide access to
28 the individual mobile homes. Blocks should be large enough to
29 include substantial numbers of units, wide enough to provide
30 desirable (~~set~~) space depths plus interior walkways, common
31 open space, and easements for such utilities as are to be
32 located within the block.

1 As the structure involved is mobile, it necessarily meets
2 certain requirements of size and shape as well as being limited
3 to materials having properties of both strength and lightness.
4 It is portable to a degree, but its exact resting spot usually
5 is dependent on placement of utilities. To this extent the
6 arrangement of (~~"stands"~~) spaces can spell the success or
7 failure to achieve a pleasant mobile home park.

8 Since the area allocated to each space is generally small,
9 they should be arranged so as to encourage the grouping of open
10 areas that are related appropriately to functions in the mobile
11 home. The usable outdoor space is most often on one side toward
12 the front of the (~~trailer~~) mobile home which results in in-
13 efficient use of open areas in rectangular spaces as illustrated.
14 (~~Trailer~~) Mobile home space shapes and orientation should be
15 designed to provide maximum privacy and use of outdoor space.
16 Orientation toward the interiors of blocks can place common
17 play areas within the view of the homes.

18 SECTION 3. Recreational Vehicle Parks.

19 (1) The second paragraph of text relating to location of
20 general commercial uses on page 76 of the King County Compre-
21 hensive Plan, adopted by Ordinance 263, Article 2, Section 1,
22 is hereby amended to read as follows:

23 Most of the general commercial uses should be located as
24 part of business areas. Others may best be located adjoining
25 an industrial area where the two types of uses are complemen-
26 tary, as in the case of wholesale establishments which serve or
27 are served by an industrial area. Still, others may have
28 specialized requirements which demand a particular location
29 (e.g., marinas , recreational vehicle parks or amusement parks),
30 and must be related to the arterial system and surrounding land
31 uses in such a way as to minimize traffic and land use conflict.
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(2) The last paragraph of text relating to special areas and facilities on page 144 of the King County Comprehensive Plan, adopted by Ordinance 263, Article 2, Section 1, is hereby amended to read as follows:

SECTION 4. Application to areas with adopted community plans.

It is the Council's intent that proposals for mobile home parks within single-family areas in areas with adopted community plans be considered not inconsistent with those community plans when all applicable policies adopted by this ordinance and previously adopted in the Comprehensive Plan are satisfied.

Special Areas and Facilities.

Although such facilities as golf courses, zoos, aquariums, arboretums, day camps, recreational vehicle parks, etc., may be provided by the central city or by private enterprise, additional special facilities in the metropolitan area should be provided on the basis of public need and demand or where special opportunities exist. In particular, historical sites should be preserved, and view points with particular scenic interest should be acquired and utilized.

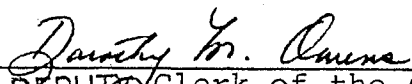
INTRODUCED AND READ for the first time this 11th day of August, 1980.

PASSED this 2nd day of February, 1981.

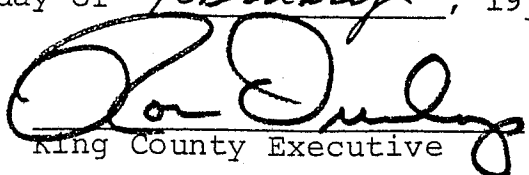
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


DEPUTY Clerk of the Council

APPROVED this 13th day of February, 1981.


King County Executive