

May 27, 1982
1162A/hdm

Introduced by: Gary Grant
Proposed Ordinance No. 82-237

ORDINANCE NO. **6088**

AN ORDINANCE relating to mobile homes, adding setbacks for accessory structures, and amending Ordinance 5316, Sections 5(C) and 5(E), and KCC 18.12.030 and 18.12.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5316, Section 5(C) and KCC 18.12.030 are each hereby amended to read as follows:

Accessory structures. A. Any accessory structure in excess of one hundred and twenty square feet of floor area or roof area as appropriate 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.

B. Separation between accessory structures and other structures shall be as set forth in the applicable zone clasasification, or as set forth in Section 18.120.050 of this chapter when located in a mobile home park; except that carports, awnings and decks may be placed adjacent to the mobile home, provided:

1. The structure must be self-supporting and may be attached to the mobile home. When attached for purposes of support it must be documented by a registered architect, or civil or structural engineer or mobile home manufacturer that the mobile home is capable of supporting the potential additional loading of the structure;

2. A carport or awning must be open on three sides, except that an accessory structure may be located under a carport or awning provided not more than twenty feet of the total opening length is effectively obstructed by the structure;

3. If the carport or awning is constructed of combustible materials:

a. it must be located at least ten feet from structures other than the mobile home to which it is attached;

1 **b. the carport roof area shall not extend over or otherwise**
2 **cover any bedroom windows;**

3 **c. no accessory structures other than decks, porches, stairs or**
4 **ramps shall be permitted under the roof area.**

5 **SECTION 2.** Ordinance 5316, Section 5(E) and KCC 18.12.050 are each
6 hereby amended to read as follows:

7 Mobile home parks. Mobile home parks developed or enlarged after the
8 effective date of the ordinance codified in this chapter shall be
9 designed and developed in accordance with the following conditions and
10 limitations:

11 A. The minimum site area of a mobile home park shall be ((three
12 aeres)) one acre.

13 B. Landscaping shall be provided around the perimeter of the site as
14 set forth for mobile home parks in K.C.C. Chapter 21.51.

15 C. Two and one-half off-street parking stalls, which may include
16 satellite parking, shall be provided for each mobile home.

17 D. A minimum of five percent of the site shall be set aside and
18 maintained for recreational activity for the occupants of the park. The
19 manager may reduce the minimum to three percent of the site if
20 substantial and appropriate recreational facilities (such as a
21 recreational building, swimming pool, or tennis courts) are provided.
22 The area shall be exclusive of the required perimeter buffer, centrally
23 located, and of such grade and surface to be suitable for active
24 recreation.

25 E. All roadways providing access to the site and internal circula-
26 tory roads providing access to each mobile home space shall be a minimum
27 of twenty-four feet in width and constructed with a road base and
28 surfacing in accordance with the adopted King County road standards for
29 local access streets.

30 F. Pedestrian walkways shall be provided throughout the park to
31 enable access from each space to the recreational area and to an adjacent
32 street. A portion of the road surface may be reserved for walkways
33

1 provided the roadway width is widened accordingly. Walkways shall be of
2 a hard, durable all-weather surface and a minimum width of four feet.

3 G. There shall be a minimum of ten feet of separation maintained
4 between all mobile homes on the site. Accessory structures may be
5 located no closer than:

6 1. ten feet to mobile homes on adjacent spaces ((REF));

7 2. five feet to accessory structures of mobile homes on adjacent
8 spaces ((+));

9 3. five feet to the mobile home or other accessory structures on
10 the same space, except that separation may be reduced to three feet when
11 the affected structures are constructed of noncombustible materials.

12 H. Surface water runoff shall be controlled in accordance with K.C.C.
13 Chapter 20.50.

14 I. Outdoor lighting shall be provided to adequately illuminate
15 internal streets and pedestrian walkways. Lights shall be sized and
16 directed to avoid adverse impacts on adjacent properties.

17 J. All public streets abutting the site shall be improved to King
18 County standards in accordance with the adopted road standards for the
19 classification of road involved, as designated in the Interim
20 Transportation Plan, Focus: 1990.

21 K. Water supply shall be provided subject to the approval of the King
22 County fire marshal pursuant to K.C.C. Chapter 17.08.

23 L. Water supply and sewage disposal shall be provided subject to the
24 approval of the Health Department in accordance with applicable state and
25 King County Board of Health rules and regulations.

26 M. Garbage disposal facilities shall be provided in accordance with
27 applicable King County Board of Health rules and regulations, and subject
28 to approval of the Health Department.

6068

1 N. Electrical service connections shall meet Washington State
2 Department of Labor and Industries standards.

3 INTRODUCED and read for the first time this 17th day
4 of May, 1982.

5 PASSED this 19th day of July, 1982.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

Lois North

9 Chairman

10 ATTEST:

11
12 Dorothy M. Osuna

13 DEPUTY Clerk of the Council

14 APPROVED this 30th day of July, 1982.

15
16 Randy K. Wells

17 King County Executive