

ORDINANCE NO. 6347

AN ORDINANCE relating to zoning, amending the requirements for mobile home parks and the RMHP zone, repealing Ordinance 5318, Section 6, K.C.C. 21.20A.060; and amending Ordinance 5316, Section 5 and Ordinance 6068, Section 1 and 2, and K.C.C. 21.09.030

BE IT MOVED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5318, Section 6 and K.C.C. 21.20A.060 are each hereby repealed.

SECTION 2. Ordinance 5316, Section 5, Ordinance 6068, Section 1 and 2 and K.C.C. 21.09.030.

Standards. A. Individual mobile homes. All mobile homes subject to this title shall comply with following requirements:

1. The mobile home shall be approved by the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development and have the appropriate insignia affixed to the unit, in accordance with the provisions of RCW 43.22. Those mobile homes not bearing the appropriate insignia are subject to the additional requirements (~~set forth~~) set forth in (~~Section 18.12.020~~) K.C.C. 21.09.030B.

2. The support system and stabilizing devices for any mobile home shall be designed and installed in accordance with the specifications set forth by the manufacturer, except that the support system and stabilizing devices shall be designed and installed in accordance with the specifications set forth by the manufacturer, except that the support system and stabilizing devices shall be designed and installed in accordance with the specifications set forth in Part 4, American National Standards Institute (ANSI) A119.3 - 1975, "Standard for the Installation of Mobile Homes," or standards promulgated by the state if such standards are more stringent, for any mobile home to be installed under the following circumstances:

a. On land identified as a sensitive area as designated by (~~Section~~) K.C.C. 21.04.274;

1           b. When more than one-fourth of the area of a mobile  
2 home is installed such that the bottom of the frame members are  
3 more than three feet above ground level;

4           c. When the manufacturer's installation instructions  
5 are not available, except that requirements for stabilizing  
6 devices may be waived when subdivisions a or b of this subsection  
7 do not apply.

8           3. All mobile homes supported on piers shall be fully  
9 skirted in a manner harmonious with the structure.

10          4. All mobile homes must have water supply and sewage  
11 disposal approved by the health department.

12          5. Mobile homes located outside of a mobile home park shall  
13 be subject to the setback and lot coverage provisions of the  
14 zone in which located. If internal setbacks are not indicated  
15 or are not clear, for those parks approved prior to the effective  
16 date of the ordinance codified in this title, the prevailing  
17 setbacks in effect in the park shall be applied to the installa-  
18 tion of mobile homes within those parks after the effective date  
19 of the ordinance codified in this title. Mobile homes placed in  
20 mobile home parks are subject to the setback limitations set  
21 forth in the approved site plan or PUD for the park.

22          6. Electrical service connections shall meet Washington  
23 State Department of Labor and Industries standards.

24          B. Noninsignia mobile homes. All individual mobile homes  
25 to be located within King County that do not have an insignia  
26 of approval from the Washington State Department of Labor and  
27 Industries, or the U.S. Department of Housing and Urban  
28 Development and for which the owner can demonstrate proof of  
29 residency within King County before the effective date of the  
30 ordinance codified in this title; shall to the extent feasible  
31 be inspected by the Building and Land Development Division for  
32 the following liveability standards before they may be moved to  
33 a new location or before they may be occupied by nonowner

1 residents:

2 1. The unit must have safe, operable heating facilities.

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

7 3. All electrical service entrance conductors, service  
8 equipment, switches, lighting outlets, power outlets and  
9 appliances shall be maintained in a safe manner.

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

13 5. All openable windows and doors must be in operable  
14 condition to provide for adequate natural ventilation and emer-  
15 gency exit.

16 6. An operable smoke detector shall be installed within  
17 the unit.

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

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

22 9. The unit may not be located closer than seventy-five  
23 feet to any property line or structure unless the unit is served  
24 by water mains and fire hydrants which meet the required minimum  
25 fire flows for new residential plats as set forth in K.C.C.  
26 Chapter 17.08 (~~of this code~~).

27 10. B.A.L.D. shall include a statement on its inspection  
28 form that the inspection does not constitute a warranty that  
29 the unit is safe or livable.

30 C. Accessory structures. 1. Any accessory structure in  
31 excess of one hundred and twenty square feet of floor area or  
32 roof area as appropriate shall be subject to the provisions  
33

1 of the Uniform Building Code as adopted in King County, and a  
 2 building permit shall be required before construction or installa-  
 3 tion.

4 2. Separation between accessory structures and other  
 5 structures shall be as set forth in the applicable zone classifi-  
 6 cation, or as set forth in (~~Section 18.120.050 of this chapter~~)  
 7 K.C.C. 21.09.020E when located in a mobile home park; except  
 8 that carports, awnings and decks may be placed adjacent to the  
 9 mobile home, provided:

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

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

20 c. If the carport or awning is constructed of combus-  
 21 tible materials:

22 (1) it must be located at least ten feet from  
 23 structures other than the mobile home to which it is attached;

24 D. Recreational vehicle parks. Recreational vehicle parks  
 25 shall be subject to the following conditions and limitations:

26 1. The minimum site area shall be three acres.

27 2. The maximum length of stay of any unit shall be one  
 28 hundred and eighty days.

29 3. Landscaping shall be provided around the perimeter of  
 30 the site as set forth for B and C zones in K.C.C. Chapter 21.51  
 31 (~~of this code~~).

32 4. There shall be a minimum of ten feet of separation  
 33 maintained between all recreational vehicle pads.

1           5. One off-street parking stall shall be provided for each  
2 designated recreational vehicle space.

3           6. The following facilities shall be provided in accordance  
4 with rules and regulations promulgated by the director of the  
5 Health Department:

- 6           a. Laundry facilities;
- 7           b. Toilets;
- 8           c. Bathing facilities;
- 9           d. Garbage disposal facilities.

10           (~~e~~) 7. A minimum of five percent of the site shall  
11 be provided for recreational activity for the occupants of the  
12 park. The area shall be exclusive of the required perimeter  
13 buffer area, centrally located and of such grade and surface to  
14 be suitable for active recreation.

15           8. All driveways providing access to the site and internal  
16 circulatory roads providing access to each space shall be a  
17 minimum of twenty-four feet in width and constructed with a  
18 road base and surfacing in accordance with the adopted King  
19 County road standards for local access streets.

20           9. Pedestrial walkways shall be provided to the service  
21 building(s), recreational activities and adjacent public  
22 street(s). Walkways shall be of a hard, durable, all-weather  
23 surface and a minimum width of four feet.

24           10. Surface water runoff shall be controlled in accordance  
25 with K.C.C. Chapter 20.50.

26           11. Outdoor lighting shall be provided to adequately  
27 illuminate internal streets and pedestrian walkways. Lights shall  
28 be sized and directed to avoid adverse impacts on adjacent  
29 properties.

30           12. All public streets abutting the site shall be improved  
31 to King County standards in accordance with the adopted road  
32 standards for the type of roads involved, as designated in the  
33 Interim Transportation Plan, Focus 1990.

1           13. Water supply and sewage disposal shall be provided  
2 subject to the approval of the Health Department in accordance  
3 with applicable state and King County board of health rules and  
4 regulations.

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

7           15. Electrical service connections shall meet Washington  
8 State department of Labor and Industries standards.

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

13           1. The minimum site area of a mobile home park shall  
14 be (~~one-acre~~) three acres.

15           2. Landscaping shall be provided around the perimeter of  
16 the site as set forth for mobile home parks in K.C.C. Chapter  
17 21.51.

18           3. Two and one-half off-street parking stalls, which may  
19 include satellite parking, shall be provided for each mobile home.

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

28           5. All roadways providing access to the site and internal  
29 circulatory roads providing access to each mobile home space  
30 shall be a minimum of twenty-four feet in width and constructed  
31 with a road base and surfacing in accordance with the adopted  
32 King County road standards for local access streets.

33           6. Pedestrian walkways shall be provided throughout the

1 park to enable access from each space to the recreational area  
2 and to an adjacent street. A portion of the road surface may  
3 be reserved for walkways provided the roadway width is widened  
4 accordingly. Walkways shall be of a hard, durable all-weather  
5 surface and a minimum width of four feet.

6 7. There shall be a minimum of ten feet of separation  
7 maintained between all mobile homes on the site. Accessory  
8 structures may be located no closer than:

- 9 a. ten feet to mobile homes on adjacent spaces;  
10 b. five feet to accessory structures of mobile homes  
11 on adjacent spaces;  
12 c. five feet to the mobile home or other accessory  
13 structures on the same space, except that separation may be  
14 reduced to three feet when the affected structures are construct-  
15 ed of noncombustible materials.

16 8. Surface water runoff shall be controlled in accordance  
17 with K.C.C. Chapter 20.50.

18 9. Outdoor lighting shall be provided to adequately  
19 illuminate internal streets and pedestrian walkways. Lights  
20 shall be sized and directed to avoid adverse impacts on adjacent  
21 properties.

22 10. All public streets abutting the site shall be improved  
23 to King County standards in accordance with the adopted road  
24 standards for the classification of road involved, as designated  
25 in the Interim Transportation Plan, Focus 1990.

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

28 12. Water supply and sewage disposal shall be provided  
29 subject to the approval of the Health Department in accordance  
30 with applicable state and King County board of health rules  
31 and regulations, and subject to approval of the Health Department.

32 14. Electrical service connections shall meet Washington  
33 State Department of Labor and Industries standards.

1 F. Factory-built commercial structures and commercial  
2 coachs-Installation requirements. 1. A commercial building  
3 permit must be obtained for any factory-built commercial structure  
4 or commercial coach. A mobile home shall not be used for  
5 commercial purposes.

6 2. The following criteria must be satisfied for the  
7 permanent installation of a factory-built commercial structure  
8 or commercial coach before a commercial building permit can be  
9 issued:

10 a. The appropriate insignia of the Washington State  
11 Department of Labor and Industries of the U.S. Department of  
12 Housing and Urban Development must be affixed to the unit. If  
13 the unit is lacking the appropriate insignia it must satisfy  
14 the structural, mechanical, electrical and plumbing requirements  
15 of the Uniform Building, Mechanical and other applicable  
16 Codes as adopted in King County for conventional commercial  
17 structures.

18 b. The foundation, entry/exit stairs or ramps, and  
19 all accessory structures shall be designed and installed in  
20 accordance with the provisions of the Uniform Building code as  
21 adopted in King County.

22 c. All submittal requirements of the Building and  
23 Land Development Division for a commercial building permit  
24 must be satisfied. Occupancy of the structure shall not be  
25 permitted before inspection and approval.

26 3. The temporary installation of factory-built commercial  
27 structures and commercial coaches may be permitted for a period  
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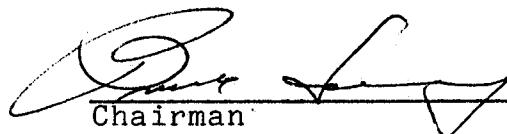


1 not to exceed one year, provided the criteria of subsection B  
 2 are satisfied. The support system recommended by the manufacturer,  
 3 or designed by a professional structural engineer registered by  
 4 the state, may be substituted for a foundation designed in  
 5 accordance with the provisions of the Uniform Building Code as  
 6 adopted in King County, subject to the approval of the Building  
 7 and Land Development Division.

8 INTRODUCED AND READ for the first time this 25<sup>th</sup> day  
 9 of October, 19 82.

10 PASSED this 21<sup>st</sup> day of March, 19 83.


11 KING COUNTY COUNCIL  
 12 KING COUNTY, WASHINGTON

13   
 14 Chairman

15 ATTEST:

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 17 Deputy Clerk of the Council

18 APPROVED this 30<sup>th</sup> day of March, 19 83.

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 20 King County Executive

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