

ORDINANCE NO. 6644

AN ORDINANCE modifying the standards of the Mobile Home Park zone classification and amending Ordinance 5316, Section 5 as amended and K.C.C. 21.09.030.

SECTION 1. Ordinance 5316, Section 5, as amended and K.C.C. 21.09.030 are amended to read as follows:

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 in (~~Section~~) K.C.C. 21.09.030.B.

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
7 subsection 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
13 shall be subject to the setback and lot coverage provisions of
14 the zone in which located. If internal setbacks are not
15 indicated or are not clear, for those parks approved prior to
16 the effective date of this chapter, the prevailing setbacks in
17 effect in the park shall be applied to the installation of
18 mobile homes within those parks after the effective date of this
19 chapter. Mobile homes placed in mobile home parks are subject
20 to the setback limitations set forth in the approved site plan
21 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 of
26 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 this
30 chapter; shall to the extent feasible be inspected by the
31 Building and Land Development Division for the following
32 liveability standards before they may be moved to a new location
33 or before they may be occupied by nonowner residents:

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

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

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

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

12 5. All openable windows and doors must be in operable
13 condition to provide for adequate natural ventilation and
14 emergency exit.

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

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

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

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

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

29 C. Accessory structures.

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

1 as adopted in King County, and a building permit shall be
2 required before construction or installation.

3 2. Separation between accessory structures and other
4 structures shall be as set forth in the applicable zone
5 classification, or as set forth in K.C.C. 21.09.030E when
6 located in a mobile home park; except that carports, awnings and
7 decks may be placed adjacent to the mobile home, provided:

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

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

18 c. If the carport or awning is constructed of
19 combustible materials:

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

22 (2) the carport roof area shall not extend over or
23 otherwise cover any bedroom windows;

24 (3) no accessory structures other than decks, porches,
25 stairs or ramps shall be permitted under the roof area.

26 D. Recreational vehicle parks. Recreational vehicle parks
27 shall be subject to the following conditions and limitations:

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

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

31 3. Landscaping shall be provided around the perimeter of
32 the site as set forth for B and C zones in K.C.C. 21.51.
33

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

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

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

8 a. Laundry facilities;

9 b. Toilets;

10 c. Bathing facilities;

11 d. Garbage disposal facilities;

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

17 8. (~~All driveways providing access to the site and~~)
18 Internal circulatory roads shall (~~providing~~) provide access to
19 each space and shall (~~be~~) have a minimum driving surface of
20 (~~twenty-four~~) twenty-two feet in width and shall be
21 constructed with a road base and (~~surfacing~~)surface in
22 accordance with the adopted King County road standards for local
23 access streets.

24 9. Access to the site shall be over a county or state
25 maintained road improved to King County standards as determined
26 by the department of public works and transportation.

27 (~~9+~~) 10. Pedestrian walkways shall be provided to the
28 service building(s), recreational activities and adjacent public
29 street(s). Walkways shall be a hard, durable, all-weather
30 surface and a minimum width of four feet.

31 (~~10+~~) 11. Surface water runoff shall be controlled in
32 accordance with K.C.C. 20.50.

1 ((11.)) 12. Outdoor lighting shall be provided to
2 adequately illuminate internal streets and pedestrian walkways.
3 Lights shall be sized and directed to avoid adverse impacts on
4 adjacent properties.

5 ((12.)) 13. All public streets abutting the site shall be
6 improved to King County standards in accordance with the adopted
7 road standards for the type of roads involved as designated in
8 the Interim Transportation Plan, Focus 1990.

9 ((13.)) 14. Water supply and sewage disposal shall be
10 provided subject to the approval of the Health Department in
11 accordance with the applicable state and King County board of
12 health rules and regulations.

13 ((14.)) 15. Water supply shall be provided subject to the
14 approval of the King County fire marshal pursuant to K.C.C.
15 17.08.

16 ((15.)) 16. Electrical service connections shall meet
17 Washington State Department of Labor and Industries standards.

18 E. Mobile home parks. Mobile home parks developed or
19 enlarged after the effective date of the ordinance codified in
20 this chapter shall be designed and developed in accordance with
21 the following conditions and limitations:

22 1. The minimum site area of a mobile home park shall be
23 three acres.

24 2. Landscaping shall be provided around the perimeter of
25 the site as set forth for mobile home parks in K.C.C. 21.51.

26 3. Two and one-half off-street parking stalls, (~~which~~
27 ~~may-include-satellite-parking,~~) shall be provided for each
28 mobile home. The required parking may be located adjacent to
29 the unit in either a side-by-side or tandem arrangement or in
30 common parking areas within the park.

31 4. A minimum of five percent of the site shall be set
32
33

1 aside and maintained for recreational activity for the occupant
 2 of the park. The manager may reduce the minimum to three
 3 percent of the site if substantial and appropriate recreational
 4 facilities (such as a recreational building, swimming pool, or
 5 tennis courts are provided. The area shall be exclusive of the
 6 required perimeter buffer, centrally located, and of such grade
 7 and surface to be suitable for active recreation.

8 5. (~~All roadways providing access to the site and~~)
 9 Internal circulatory roads shall (~~providing~~) provide access to
 10 each mobile home space and shall (~~be~~) have a minimum driving
 11 surface of (~~twenty-four~~) twenty-two feet in width and shall be
 12 constructed with a road base and (~~surfacing~~) surface in
 13 accordance with the adopted King County road standards for local
 14 access streets.

15 6. Access to the site shall be over a county or state
 16 maintained road improved to King County standards as determined
 17 by the department of public works and transportation.

18 (~~6~~) 7. Pedestrian walkways shall be provided
 19 throughout the park to enable access from each space to the
 20 recreational area and to an adjacent street. A portion of the
 21 road surface may be reserved for walkways provided the roadway
 22 width is widened accordingly. Walkways shall be of a hard,
 23 durable all-weather surface and a minimum width of four feet.

24 (~~7~~) 8. There shall be a minimum of ten feet of
 25 separation maintained between all mobile homes on the site.

26 Accessory structures may be located no closer than;

- 27 a. ten feet to mobile homes on adjacent spaces;
 28 b. five feet to accessory structures of mobile homes
 29 on adjacent spaces;
 30 c. five feet to the mobile home or other accessory
 31

1 structures on the same space, except that separation may be
2 reduced to three feet when the affected structures are
3 constructed of noncombustible materials.

4 ((8~~r~~)) 9. Surface water runoff shall be controlled in
5 accordance with K.C.C. 20.50.

6 ((9~~r~~)) 10. Outdoor lighting shall be provided to adequately
7 illuminate internal streets and pedestrian walkways. Lights
8 shall be sized and directed to avoid adverse impacts on adjacent
9 properties.

10 ((10~~r~~)) 11. All public streets abutting the site shall be
11 improved to King County standards in accordance with the adopted
12 road standards for the classification of road involved, as
13 designated in the Interim Transportation Plan, Focus 1990.

14 ((11~~r~~)) 12. Water supply shall be provided subject to the
15 approval of the King County fire marshal pursuant to K.C.C.
16 17.08.

17 ((12~~r~~)) 13. Water supply and sewage disposal shall be
18 provided subject to the approval of the Health Department in
19 accordance with applicable state and King County board of health
20 rules and regulations.

21 ((13~~r~~)) 14. Garbage disposal facilities shall be provided in
22 accordance with applicable King County board of health rules and
23 regulations, and subject to approval of the Health Department.

24 ((14~~r~~)) 15. Electrical service connections shall meet
25 Washington State Department of Labor and Industries standards.

26 F. Factory-built commercial structures and commercial
27 coaches-Installation requirements.

28 1. A commercial building permit must be obtained for any
29 factory-built commercial structure or commercial coach. A
30 mobile home shall not be used for commercial purposes.

31 2. The following criteria must be satisfied for the
32 permanent installation of a factory-built commercial structure
33

1 or commercial coach before a commercial building permit can be
2 issued:

3 a. The appropriate insignia of the Washington State
4 Department of Labor and Industries of the U.S. Department of
5 Housing and Urban Development must be affixed to the unit. If
6 the unit is lacking the appropriate insignia it must satisfy the
7 structural, mechanical, electrical and plumbing requirements of
8 the Uniform Building, Mechanical and other applicable codes as
9 adopted in King County for conventional commercial structures.

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

14 c. All submittal requirements of the Building and Land
15 Development Division for a commercial building permit must be
16 satisfied. Occupancy of the structure shall not be permitted
17 before inspection and approval.

18 3. The temporary installation of factory-built commercial
19 structures and commercial coaches may be permitted for a period
20 not to exceed one year, provided the criteria of subsection B
21 are satisfied. The support system recommended by the
22 manufacturer, or designed by a professional structural engineer
23 registered by the state, may be substituted for a foundation
24 designed in accordance with the provisions of the Uniform
25 Building Code as adopted in King County, subject to the approval
26 of the Building and Land Development Division.

27 INTRODUCED AND READ for the first time this 14th
day of November, 1983.

28 PASSED this 9th day of January, 1984

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

31 ATTEST:

Dorothy M. Owens
Clerk of the Council

32 APPROVED this 18th day of January, 1984

Randy Revell
King County Executive