

January 21, 1994
mobilehom.ord (SW/wea)

Introduced by: 94-41

Proposed No.: Vance

ORDINANCE NO.

11228

AN ORDINANCE relating to development standards for mobile home parks; amending Ordinance 5316, Section 5, and K.C.C. 21.09.030; and amending Ordinance 5003, Section 3, and K.C.C. 21.51.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5316, Section 5, as amended and K.C.C. 21.09.030 are hereby 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 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 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 K.C.C. 21.04.274;

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

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

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

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

5 5. Mobile homes located outside of a mobile home park shall be subject to
6 the setback and lot coverage provisions of the zone in which located. If internal setbacks
7 are not indicated or are not clear, for those parks approved prior to the effective date of
8 this chapter, the prevailing setbacks in effect in the park shall be applied to the installation
9 of mobile homes within those parks after the effective date of this chapter. Mobile homes
10 placed in mobile home parks are subject to the setback limitations set forth in the
11 approved site plan or PUD for the park.

12 6. Electrical service connections shall meet Washington State Department of
13 Labor and Industries standards.

14 B. Noninsignia mobile homes. All individual mobile homes to be located within
15 King county that do not have an insignia of approval from the Washington State
16 Department of Labor and Industries, or the U.S. Department of Housing and Urban
17 Development and for which the owner can demonstrate proof of residency within King
18 County before the effective date of this chapter; shall to the extent feasible be inspected by
19 the building and land development division for the following liveability standards before
20 they may be moved to a new location or before they may be occupied by nonowner
21 residents:

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

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

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

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

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

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

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

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

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

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

13 C. Accessory structures.

14 1. Any accessory structures in excess of one hundred and twenty square feet
15 of floor area or roof area as appropriate shall be subject to the provisions of the Uniform
16 Building Code as adopted in King County, and a building permit shall be required before
17 construction or installation.

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

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

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

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

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

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

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

7 D. Recreational vehicle parks. Recreational vehicle parks shall be subject to the
8 following conditions and limitations:

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

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

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

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

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

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

20 a. Laundry facilities;

21 b. Toilets;

22 c. Bathing facilities;

23 d. Garbage disposal facilities.

24 7. A minimum of five percent of the site shall be provided for recreational
25 activity for the occupants of the park. The area shall be exclusive of the required
26 perimeter buffer area, centrally located and of such grade and surface to be suitable for
27 active recreation.

28 8. Internal circulatory roads shall provide access to each space and shall have
29 a minimum driving surface of twenty-two feet in width and shall be constructed with a

1 road base and surface in accordance with the adopted King County road standards for
2 local access streets.

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

6 10. Pedestrian walkways shall be provided to the service building(s),
7 recreational activities and adjacent public street(s). Walkways shall be of a hard, durable,
8 all-weather surface and a minimum width of four feet.

9 11. Surface water runoff shall be controlled in accordance with K.C.C. 9.04.

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

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

16 14. Water supply and sewage disposal shall be provided subject to the
17 approval of the health department in accordance with applicable state and King County
18 board of health rules and regulations.

19 15. Water supply shall be provided subject to the approval of the King County
20 fire marshal pursuant to K.C.C. 17.08.

21 16. Electrical service connections shall meet Washington State Department of
22 Labor and Industries standards.

23 E. Mobile home parks. Except as modified pursuant to the alternative design
24 standards outlined in paragraph F. ((M))mobile home parks developed or enlarged after
25 the effective date of the ordinance codified in this chapter shall be designed and developed
26 in accordance with the following conditions and limitations:

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

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

1 3. Two and one-half off-street parking stalls shall be provided for each
2 mobile home. The required parking may be located adjacent to the unit in either a
3 side-by-side or tandem arrangement or in common parking areas within the park.

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

10 5. Internal circulatory roads shall provide access to each mobile home space
11 and shall have a minimum driving surface of twenty-two feet in width and shall be
12 constructed with a road base and surface in accordance with the adopted King County road
13 standards for local access streets.

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

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

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

24 a. ten feet to mobile homes on adjacent spaces;
25 b. five feet to accessory structures of mobile homes on adjacent spaces;
26 c. five feet to the mobile home or other accessory structures on the same
27 space, except that separation may be reduced to three feet when the affected structures are
28 constructed of noncombustible materials.

29 9. Surface water runoff shall be controlled in accordance with K.C.C. 9.04.

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

4 11. All public streets abutting the site shall be improved to King County
5 standards in accordance with the adopted road standards for the classification of road
6 involved, as designated in the Interim Transportation Plan, Focus 1990.

7 12. Water supply shall be provided subject to the approval of the King County
8 fire marshal pursuant to K.C.C. 17.08.

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

12 14. Garbage disposal facilities shall be provided in accordance with applicable
13 King County board of health rules and regulations, and subject to approval of the health
14 department.

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

17 F. Mobile home parks - Alternative design standards. As an alternative to the
18 building separation and internal street standards in paragraph E.:

19 1. Building separation requirements or setbacks between mobile homes and
20 accessory structures on adjacent spaces may be modified, provided:

21 a. The common walls meet the fire protection standards set forth in the
22 Uniform Building Code and the standards set forth in the Uniform Fire Code for
23 duplexes, multifamily and condominium developments, as applicable; and

24 b. Rental agreement clauses, by-laws or other legal mechanisms stipulate
25 maintenance responsibilities for structures, fences and yards;

26 2. Private streets may be used with a minimum driving surface of 22 feet in
27 width, provided:

28 a. The streets comply in all other respects with the road standards;

29 b. All required parking is located off-street; and

30 c. Such streets shall not:

1 i. directly connect two or more points of vehicular access to the
2 park; or

3 ii. serve over 100 dwelling units within the park.

4 (F-) G. Factory-built commercial structures and commercial coaches-Installation
5 requirements.

6 1. A commercial building permit must be obtained for any factory-built
7 commercial structure or commercial coach. A mobile home shall not be used for
8 commercial purposes.

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

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

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

21 c. All submittal requirements of the building and land development
22 division for a commercial building permit must be satisfied. Occupancy of the structure
23 shall not be permitted before inspection and approval.

24 3. The temporary installation of factory-built commercial structures and
25 commercial coaches may be permitted for a period not to exceed one year, provided the
26 criteria of subsection B are satisfied. The support system recommended by the
27 manufacturer, or designed by a professional structural engineer registered by the state,
28 may be substituted for a foundation designed in accordance with the provisions of the
29 Uniform Building Code as adopted in King County, subject to the approval of the building
30 and land development division.

1 SECTION 2. Ordinance 5003, Section 3, as amended, and K.C.C. 21.51.030 are
 2 hereby amended to read as follows: Location of required landscaping. Landscaping shall
 3 be provided in all developments subject to this chapter as set forth below. Where the
 4 width of a required planting strip exceeds the setback requirement for any structure
 5 subject to this chapter, the setback shall be increased to provide the full width of planting
 6 strip unless otherwise modified in accordance with Section 21.51.050.

7 A. The following table sets forth the type and width of landscaping required along
 8 side and rear property lines not abutting public streets, for the use proposed. Except as
 9 provided in B and D below, the proposed use must buffer less intensive zones adjacent to
 10 it, and in those instances when adjacent zoning is not listed opposite the proposed use in
 11 the table, no landscaping is required:

			Type of	Minimum
	Proposed Use	Adjacent Zoning	Landscaping	Width of
				Planting
				Area
16	1. Mobile home	RS or S	Type II	((20')) 10'
17	park, multi-			
18	family and			
19	townhouse			
20	2. Mobile home	RMHP, RM, RT or	Type III	5'
21	park, multi-	RD, public or		
22	family and	institutional uses		
23	townhouse			
24	3. Office in RM	RS, RD, RM, RT,	Type II	10'
25	zones	RMHP or S (except		
26		RM used for office)		

1	4. Office in RM zones	Office (RM used for office only), public or institutional uses	Type III	5'
2				
3				
4				
5	5. Uses permitted in B or C zones, and public or institutional uses (except parks or playgrounds) in all zones, unless proposed in an M zone	RS or S	Type I	20'
6				
7				
8				
9				
10				
11				
12				
13				
14	6. Uses permitted in B or C zones, and public or institutional uses (except parks or playgrounds) in all zones, unless proposed in an M zone	RM, RT or RD,	Type I	10'
15		public or institutional uses		
16				
17				
18				
19				
20				
21				
22				
23				
24	7. Any use proposed in M or QM zones	R or S, public or institutional uses	Type I	20'
25				

1 8. Any use proposed BN, BC, CG, or G Type II 10'
2 in M or QM zones

3 B. The following landscaping is required adjacent to all arterial and local access
4 streets, as defined in the King County comprehensive plan, except where permitted
5 structures and driveways are proposed:

6 1. Within all developments to be located in an RS(~~(, RD, RM, RMHP, or~~
7 ~~RT))~~ zone a type III landscaping strip with a minimum width of twenty feet shall be
8 provided;

9 2. Within all developments to be located in a RD, RM, RMHP or RT zone a
10 type III landscaping strip with a minimum width of ten feet shall be provided;

11 ~~((2-))~~3. Within all developments to be located in a BN, BC, CG, ML or MH
12 zone a type III landscaping strip with a minimum width of eight feet shall be provided;

13 ~~((3-))~~4. Within all developments to be located in an MP zone a type III
14 landscaping strip with a minimum width of twenty-five feet shall be provided;

15 ~~((4-))~~5. Within QM zones a type II landscaping strip with a minimum width of
16 twenty-five feet shall be provided;

17 ~~((5-))~~6. The plantings shall not violate the sight area requirements at a street
18 intersection, as set forth in KCC Section 21.48.130.

19 C. A type II landscaping strip with a minimum width of twenty-five feet shall be
20 provided adjacent to freeways within all developments to be located in all RM, RMHP,
21 RT, B, C, M and QM zones. Landscaping required for development along freeway
22 rights-of-way may be partially located in the freeway right-of-way if permitted by the
23 Washington State Department of Transportation and approved by the manager.

24 D. Type IV landscaping shall be provided within all surface (open air) parking
25 lots, as follows:

26 1. At least three percent of the parking area, excluding any other required
27 landscaping, shall be utilized for landscaping when said areas exceed thirty parking stalls;

28 2. At least one tree for every five parking stalls shall be provided, to be
29 reasonably distributed throughout the parking lot;

30 3. No parking stall shall be more than sixty feet from some landscaping;

1 4. Permanent curbs and/or structural barriers shall be provided to protect the
2 plantings from vehicle overhang;

3 5. A minimum of forty percent of the trees shall be evergreen;

4 6. When the ground elevation of the site exceeds six hundred feet above
5 mean sea level, the above requirements may be modified or waived by the manager, to
6 facilitate snow removal.

7 E. All public or institutional uses, including churches, commercial and
8 noncommercial recreation facilities (e.g., country clubs, golf courses, tennis courts, yacht
9 clubs), community clubs, schools, charitable and fraternal organizations, hospitals, public
10 utility facilities, sewage transfer plants, governmental facilities, museums, libraries, fire
11 stations, retirement homes, nursing homes, and similar uses shall provide landscaping as
12 prescribed by paragraphs A. 5, A. 6, A. 7, A. 8, B. 2, C. and D. of this section, unless
13 otherwise modified by this chapter.

14 F. Proposed landscaping shall reflect consideration of microclimate of the site and
15 surrounding properties, by manipulation of sun, shade and wind for increased energy
16 efficiency of the development and for maximum comfort of the users of the site.

17 INTRODUCED AND READ for the first time this 14th day of
18 February, 1994.

19 PASSED this 14th day of February, 1994.

20 KING COUNTY COUNCIL
21 KING COUNTY, WASHINGTON

22 Kent Pullen
23 Chair

24 ATTEST:

25 Gerald A. Peterson
26 Clerk of the Council

27 APPROVED this 24th day of February, 1994.

28 Greg Loder
29 King County Executive