

May 4, 1994
MOBHOME.DOC (VN:clt)

Vance
Introduced by: von Reichbauer

Proposed No.: 94-236

ORDINANCE NO. **11339**

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AN ORDINANCE relating to zoning,
providing for an expiration date for
mobile home park binding site plans,
amending Ordinance No. 5316, Section 7,
and K.C.C. 21.09.040 as amended.

FINDINGS:

- 1. Mobile home parks constitute a valuable and rapidly diminishing source of low income housing in King County.
- 2. Clear and uniform expiration periods for mobile home site plans approved by King County should be established in King County Code in order to provide predictability in the mobile home park development process.
- 3. Mobile home site plan approvals which are effective for periods of less than three years create a costly and unnecessary disincentive to the development of mobile home parks within King County.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5316, Section 7, as amended and

K.C.C. 21.09.040 are each hereby amended as follows:

Installation permits and procedures.

A. Installation permit - Mobile home. Any installation of a mobile home as permitted in this title shall require the approval of a mobile home permit by the ~~((building and land development division))~~ department of development and environmental services. The permit shall expire one year after date of issuance. A permit may be renewed for a maximum of one year upon request of the applicant, provided such requests are made within fifteen days of the date of expiration of the original permit. The following must be submitted with an application for a mobile home permit, except that when the mobile home is to be located in an approved mobile home park, sub-paragraphs 1d, 1e, 3, 4 and 5 shall not apply:

- 1. Two copies of a site plan drawn to scale, showing:

- 1 a. North arrow and scale,
- 2 b. Location and dimensions of all property lines or
- 3 leased areas, and easements,
- 4 c. Proposed location of mobile home and/or accessory
- 5 structure(s) on the site or space,
- 6 d. Distances from the mobile home and accessory
- 7 structure(s) to property lines,
- 8 e. Approximate surface elevation at each corner of
- 9 the site,
- 10 f. Location of parking spaces,
- 11 g. Name or number of street on which site or space
- 12 is located,
- 13 h. Location of septic tank and drainfield, if sewers
- 14 are not available,
- 15 i. Location of well or other water source, if public
- 16 water supply is not available;
- 17 2. A description of the mobile home, including:
 - 18 a. Model number,
 - 19 b. Washington State and/or H.U.D. ID number,
 - 20 c. Name of manufacturer and year of manufacture;
- 21 3. One copy of the percolation test approved by the
- 22 health department or a certificate of sewer availability from
- 23 the servicing sewer district;
- 24 4. A certificate of water availability from a water
- 25 purveyor or other satisfactory demonstration of water
- 26 availability;
- 27 5. Three copies of the legal description of the lot and
- 28 proof that the lot was created legally;
- 29 6. Two copies of plans showing proposed foundation
- 30 system, if more than one-fourth of the floor area of the mobile
- 31 home, as measured from the bottom of the main frame members,
- 32 will be more than three feet above the existing ground level,
- 33 or when any supporting piers exceed sixty inches in height;

1 7. A State Contractors or Mobile Home Dealers
2 Registration Card, or photocopy of same;

3 8. Such other information as necessary to establish
4 compliance with applicable laws and regulations;

5 9. Mobile homes shall not be permanently occupied for
6 more than forty-five days prior to issuance of a certificate of
7 occupancy by the ((~~building and land development division~~))
8 department of development and environmental services.

9 B. Installation permit - Accessory structures. The
10 construction or installation of an accessory structure(s) in
11 excess of one hundred square feet of floor area or roof area,
12 as appropriate, shall require the approval of a building permit
13 by the ((~~building and land development division~~)) department of
14 development and environmental services. If an application for
15 approval of an accessory structure(s) is submitted together
16 with an application for a mobile home permit, one application
17 and site plan may be used for the two requests; and if the
18 accessory structure(s) is (are) less than six hundred square
19 feet in area, the fee for the accessory structure shall be
20 waived. Two copies of a site plan drawn to scale must be
21 submitted with an application for a building permit for an
22 accessory structure, showing:

23 1. North arrow and scale;

24 2. Location and dimensions of all property lines or
25 leased areas and easements;

26 3. Proposed location of accessory structure(s) on the
27 site or space;

28 4. Location of other structures on the site or space,
29 and location of other structures on adjacent spaces within a
30 mobile home park;

31 5. Approximate surface elevation at each corner of the
32 site or space, except when the accessory structure is to be
33 located within an approved mobile home park;

1 6. Location of parking space;

2 7. Name or number of street on which site or space is
3 located;

4 8. Location of septic tank and drainfield, if sewers
5 are not available;

6 9. Three copies of the legal description of the site
7 and proof that the site was created legally (this shall not
8 apply to leased spaces in a mobile home park).

9 C. Mobile home or recreational vehicle park - Site plan
10 approval. All new mobile home parks, expansions to existing
11 parks and recreational vehicle parks as permitted by this
12 chapter, shall be subject to site plan approval by the
13 ~~((building and land development division))~~ department of
14 development and environmental services in accordance with the
15 standards set forth in chapter 21.09.030. Eight copies of a
16 site plan shall be submitted to the ~~((building and land~~
17 ~~development division))~~ department of development and
18 environmental services. Any site plan approved by the
19 department pursuant to this chapter shall expire if all site
20 plan improvements are not installed within three years
21 following the date of approval; provided that approval shall be
22 extended for one additional year upon request of the applicant
23 made prior to the otherwise applicable expiration date.
24 Expiration periods set forth herein shall retroactively apply
25 to all mobile home site plans approved within three years prior
26 to the effective date of this ordinance. In the event that any
27 such previous mobile home site plan approval and associated
28 permit were terminated based upon an expiration period
29 inconsistent with that clarified herein, such termination shall
30 be deemed to be without effect, and the approval shall remain
31 valid for effective periods contained in this ordinance, which
32 shall be calculated from the prior date of approval.

1 (~~D.~~)E. Mobile home or recreational vehicle park - Site
2 plan contents. The site plan shall be accurately drawn using a
3 convenient engineering scale, and include the following:

- 4 1. Name, address and phone number of the owner and
5 operator;
- 6 2. Address and legal description of the site;
- 7 3. Area of the site;
- 8 4. The number of mobile homes or recreation vehicles to
9 be accommodated;
- 10 5. A marker showing direction of north;
- 11 6. A vicinity map (drawn to approximately one inch to
12 two thousand feet scale) showing sufficient area and detail to
13 clearly locate the project in relation to arterial streets,
14 natural features, landmarks and municipal boundaries;
- 15 7. Location, identification and dimensions of all
16 property lines, streets, alleys and easements: indicate
17 condition of all public rights-of-way and submit verification
18 of right to utilize easements as proposed;
- 19 8. Original and proposed topography at maximum five
20 foot contour intervals and preservation measures for fills and
21 cut slopes (e.g., retaining walls, rockeries, plantings, etc.);
- 22 9. Existing vegetation in general: identify all
23 evergreen trees greater than eight inches in diameter and all
24 deciduous trees greater than twelve inches in diameter as
25 measured four feet above ground level, if proposed to be
26 removed;
- 27 10. Proposed plantings: include location, size and
28 species of all proposed plantings, planting medium and method
29 of maintenance until plants are established. Cost estimates
30 for the installation of plants and one year's maintenance must
31 also be included. To insure legibility of the plot plan, a
32 separate landscape plan may be submitted showing original and
33 proposed contours;

1 11. The proposed location of all mobile homes,
2 recreational vehicles and accessory structures: identification
3 of leasable spaces may be substituted if typical space layouts
4 are shown for each type of mobile home or recreational vehicle
5 to be accommodated. Potential accessory structures or maximum
6 allowable accessory structure areas should be shown for
7 purposes of checking setbacks and computing lot coverage;

8 12. All existing and proposed buildings with
9 projections and roof overhangs: buildings scheduled for
10 demolition or removal are to be indicated on the plan.
11 Separate building permit applications must be made for service
12 buildings designed to satisfy the requirements of Chapter
13 21.09.030 (in accordance with the provisions of the Uniform
14 Building Code as adopted by King County);

15 13. The existing edge and width of pavement of any
16 adjacent roadways and all proposed internal streets, off-street
17 parking facilities, driveway approaches, curbing, sidewalks or
18 walkways, street channelization and type of surfaces;

19 14. The location and intended use of outdoor storage
20 areas;

21 15. The location and intended use of recreational
22 areas and facilities;

23 16. The location and type of proposed fencing or
24 walls, with a typical section illustrated;

25 17. The location, size and type of all proposed
26 signs;

27 18. The location, type and wattage of all outdoor
28 lighting, with typical standards illustrated;

29 19. The location of all water mains, valves and fire
30 hydrants (See Chapter 17.08 for regulations pertaining to fire
31 flow and supply);

1 20. Such other information as deemed necessary by the
2 manager in order to determine compliance with applicable
3 statutes, ordinances and regulations.

4 ~~(E.)~~ F. Mobile home or recreational vehicle park -
5 Information additional to site plans. The following additional
6 information must be submitted with the site plan:

7 1. Proof of sewer availability or submission of site
8 percolation data approved by the health department;

9 2. Proof of availability of adequate water supply;

10 3. Proof of availability of electrical service;

11 4. Four copies of drainage drawings; to satisfy the
12 requirements of Chapter 20.50;

13 5. Bonds, or other acceptable security, may be required
14 by the manager for drainage controls, street and parking lot
15 improvements, and landscaping, to be posted at the time of site
16 plan approval.

17 ~~(F.)~~ G. Mobile home or recreational vehicle park -
18 Approval of operation required. It is unlawful for any person
19 to operate any mobile home park or recreational vehicle park in
20 King County without the approval of the director of the
21 department of public health. The director shall approve plans
22 for all new construction and for alterations to existing parks
23 pursuant to applicable rules and regulations of the department.
24 The director is authorized and directed to make such
25 inspections as are necessary to determine satisfactory
26 compliance with these rules and regulations, and shall have
27 free access to such premises at reasonable times for the
28 purpose of inspection.

29 ((G))H.. Mobile home or recreational vehicle park - Site
30 Plan issuance. Site preparation, installation of utilities,
31 street construction, landscaping and other site development
32 shall be performed only in accordance with an approved site
33 plan for the mobile home park or recreational vehicle park, and

1 shall not commence prior to issuance of an approved site plan.
2 Except for a caretaker's use, no mobile homes or recreational
3 vehicles shall be allowed in the park until all construction
4 has been completed and inspected and approved by the ((~~building~~
5 ~~and land development division~~)) department of development and
6 environmental services; or upon authorization by the manager, a
7 specified number of units may be permitted when it is
8 demonstrated to the manager's satisfaction that all required
9 improvements that are not completed are bonded and will be
10 completed within a reasonable amount of time, not to exceed six
11 months.

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((H))I. Factory-built commercial structures and commercial coaches - Installation permit required. The installation and use of a factory-built commercial structure or commercial coach shall require the approval of a building permit by the building and land development division, in accordance with the procedures set forth by the manager for a commercial building permit. Occupancy of the structure shall not be permitted before inspection and final approval.

INTRODUCED AND READ for the first time this 18th day of April, 1994.

PASSED this 23rd day of May, 1994.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

13-0

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 31st day of May, 1994.

Gary Locke
King County Executive

Attachments: