

ORDINANCE NO. 4179-26

An ORDINANCE Relating to Establishing a Manufactured Housing Community Zone; AMENDING the Zoning Map; AMENDING Chapters 15.02 and 19.03, 19.04, 19.05, and 19.13 EMC; REPEALING Title 17 EMC; AMENDING Ordinances No. 3774-20, 3534-17, and 4102.25.

WHEREAS,

- A.** There are manufactured housing communities in Everett, Washington providing affordable housing for families, senior citizens and veterans. To preserve affordable housing opportunities this ordinance establishes a Neighborhood Residential-Manufactured Housing Communities Zone that limits the use of the land for manufactured home parks unless they are economically infeasible; and
- B.** The City of Everett is updating its zoning regulations and map under Chapters 36.70A of the Revised Code of Washington and Chapter 365-190 of the Washington Administrative Code; and
- C.** The amendments contained in this ordinance maintain consistency with the Growth Management Act and are consistent resolution with its planning goals; and
- D.** The amendments contained in this ordinance are consistent with and supportive of goals, policies, and implementation strategies in the Everett Comprehensive Plan, including:
 - 1. Policy UF-3 Maintain land capacity for various housing types, including government-assisted housing, moderate to extremely low-income housing, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing and shelters, permanent supportive housing, and duplexes, triplexes, and townhomes within the urban growth area.
 - 2. HO Goal 2 Housing is available to rent at prices affordable to the economic segments of Everett's population, 3,700 permanent supportive housing apartments, and 19,700 housing units affordable to very low-income households.
 - 3. HO Goal 4 Ensure equitable access to opportunity and housing choice throughout the city's neighborhoods so that all residents may choose their neighborhood.
 - 4. Policy HO-10 Protect manufactured/mobile home communities from redevelopment into other uses.
 - 5. Policy HO-19 Collaborate with local partners to preserve and maintain affordable housing units.

- 6. Action HO-6 Implement a mobile home park zoning overlay.
- E. The Planning Commission reviewed the amendments contained in this resolution, during briefings and discussions on August 19, 2025, January 16, 2026, and February 17, 2026, and March 17, 2026, and a public hearing on March 17, 2026; and
- F. The Planning Commission recommends, via Planning Commission Resolution 26-01, approval of the amendments contained in this ordinance, finding that the proposed amendments are consistent with the Everett comprehensive plan, bear a substantial relation to public health, safety and welfare, and promote the best long-term interests of the Everett community; and
- G. The provisions of the State Environmental Policy Act, completed an environmental checklist, and issued a Determination of Non-Significance on March 3, 2026; and
- H. Notice of the proposed amendments to the comprehensive plan was sent to the Washington State Department of Commerce on March 3, 2026 and a letter of receipt was received the same day; and
- I. The City Council considered the factors in EMC 15.03.400 in reviewing the proposed comprehensive plan policy amendments in this ordinance; and
- J. The City Council finds that the proposed amendments to the city’s development regulations (unified development code) contained in this ordinance are consistent with the Everett comprehensive plan, bears a substantial relation to public health, safety and welfare, and promotes the best long-term interests of the Everett community.
- K. The code amendments meet the applicable criteria in EMC 15.03.300(C)(4):
 - 1. The public health, safety and welfare will be provided for by these unified development code amendments; and
 - 2. The proposed amendment bears a substantial relation to public health, safety or welfare; and
 - 3. The proposed amendments promote the best long-term interest of the Everett community.
- B. On _____, 2026, the Everett City Council held a public hearing, after proper notice, and considered public comment and the entire record related to the code amendment contained in this ordinance.

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. EMC 15.02.080 is hereby amended as follows, with strikeout text deleted and underlined text added:

15.02.080 REVIEW PROCESS III: HEARING EXAMINER REVIEW.

A. Description. Review Process III is a discretionary review process in which the land use hearing examiner may approve, approve with conditions, modify, or disapprove an application based

upon the requirements of the city's comprehensive plan, land use regulations, other applicable city ordinances or regulations, or any other applicable regulations administered by federal, state, regional, local, or other agencies. Specific criteria may apply to certain listed Review Process III applications.

B. REV IIIA and REV IIIB Decisions Included. There are two types of REV III review processes:

1. Rev IIIA. These are actions for which the hearing examiner issues a final decision on the application after an open public hearing.

a. Uses.

(1) Land use decisions identified as "Conditional Uses" or "C" in Sections 19.05.080 through 19.05.120, Tables 5-1 through 5-5.

(2) Industrial Zones Along the Waterfront. Requests for additional heights to accommodate industrial activities with access to the marine shorelines or Snohomish River in Section 19.22.070.

b. Nonconforming. Expansion of a nonconforming use greater than twenty-five percent of land or building area (Chapter 19.38).

c. Land Divisions. Land division applications which meet the following are included as REV IIIA decisions:

(1) Divisions of land into fifty lots or more by subdivision or binding site plan (Chapter 19.24);

(2) Any preliminary plat application in which a person has filed a request for a public hearing within twenty-one days of publishing the notice.

d. Shorelines. The following shoreline permit applications are included as REV IIIA decisions:

(1) Shoreline variance applications;

(2) Shoreline conditional use applications;

(3) See subsection (B)(1)(a)(2) of this section regarding additional heights in industrial zones along marine shorelines;

(4) Shoreline development with one acre or more of the project footprint within shoreline jurisdiction.

e. Variances. Applications for variances from the standards of this title as set forth in Section 15.03.140.

f. Appeals. Appeals of REV I and REV II planning director decisions, including the appeals of the application of development standards by the planning director.

2. Rev III B. These are actions for which the hearing examiner issues a recommendation to the city council, who has final decision-making on these quasi-judicial decisions.

- a. Rezones which do not require an amendment to the comprehensive plan;
- b. Light rail station decision with development agreement (Section 19.05.110);
- c. Development agreements which do not require other actions subject to review by the planning commission.
- d. Rezones from NR-MHC to any other zone.

C. Public Notice Requirements.

1. Public notice shall include notice of application, notice of open public hearing (if not in the notice of application) and notice of decision.

2. Public notice of the notice of application shall be provided by:

- a. Posting notice on or near the property with signs no less than twenty-four inches by thirty-six inches in size, as specified by Section 15.02.110(A)(1);
- b. Posting additional signs if the project is a linear project, as specified by Section 15.02.110(A)(2);
- c. Mailing notice to the property owners located within five hundred feet;
- d. Mailing notice to the SEPA mailing list (unless the project is categorically exempt);
- e. Mailing notice to the neighborhood leader mailing list if applicable; and
- f. Publishing notice in the official city newspaper.

3. Land Divisions.

- a. Adjacent City. Pursuant to RCW 58.17.080, notice of the filing of a preliminary plat of a proposed subdivision adjacent to or within one mile of the municipal boundaries of a city or town, or which contemplates the use of any city or town utilities shall be given to the appropriate city or town authorities.
- b. Airport. Pursuant to RCW 58.17.080, notice of the filing of a preliminary plat of a proposed subdivision located within two miles of the boundary of a state or municipal airport shall be given to the secretary of transportation and to the airport manager.
- c. County. Pursuant to RCW 58.17.080, notice of the filing of a preliminary plat of a proposed subdivision located in the city and adjoining the municipal boundaries thereof shall be given to appropriate county officials.

4. Shorelines. Those REV III actions that are applications for shoreline management substantial development, conditional use, or variance permits shall provide notice as set forth in WAC 173-27-110 and Section 15.02.110(C)(3)(b).

5. Public Hearing Requirements.

- a. Before rendering a decision on any application or making a recommendation, the hearing examiner shall hold one open public hearing.
- b. Notice of the open public hearing shall be provided at least fifteen days prior to the hearing date. The notice shall include the time and place of the public hearing.
- c. The hearing examiner may continue or reconvene the hearing in order to implement the requirements of this title.

6. REV IIIB Process. In addition to subsections (C)(1) through (5) of this section, notice of the city council meeting shall be provided to the applicant, to parties of record from the open public hearing before the hearing examiner, to any person who submitted substantive comments on the application, and to any person who has made a written request to the office of city council for notice of the hearing.

7. Appeal Hearings.

- a. Public notice under subsection C of this section is not required for an appeal hearing to the hearing examiner for a Review Process I or II decision.
- b. Public notice of the appeal hearing for appeals of Review Process I or II decisions shall be provided to parties of record to the appeal and/or as established by the hearing examiner in an order subsequent to a prehearing conference.
- c. Separate notice is not required for a SEPA appeal hearing that is consolidated with a Review Process IIIA permit decision if notice of the open record hearing on the permit has already been given.

D. Expiration of REV III Decisions.

1. A land use permit issued under Review Process III shall terminate if a permittee does not apply for a building permit within three years, except as follows:

- a. Where a time limit on the land use permit is otherwise established under federal or state law, or city ordinance;
- b. Where a development agreement has been executed (see Section 15.03.200); or
- c. Where the permittee requests an extension in writing not later than three years from the land use permit date, the planning director may grant a six-month extension.

2. Land Division Approvals. See Section 15.02.400 for expiration of land division approvals.

Section 2. Title 17 EMC, which reads as set forth in Exhibit B, is repealed.

Section 3. EMC 19.03.010 is hereby amended as follows, with ~~strikeout~~ text deleted and underlined text added:

19.03.010 Establishment of zone districts

A. In order to classify, regulate, restrict and segregate the uses of land, water and buildings; to regulate and restrict the location, height and bulk of buildings and other structures; to regulate the area of yards and other open spaces around buildings; and to regulate the intensity of land use and the density of population; the following zones, or zoning districts, are established:

Abbreviation	Name
AG	Agriculture
NR	Neighborhood Residential
NR-C	Neighborhood Residential-Constrained
NR-MHC	<u>Neighborhood Residential-Manufactured Housing Community</u>
UR4	Urban Residential (4 Floors)
UR7	Urban Residential (7 Floors)
MU4	Mixed-Use (4 Floors)
MU7	Mixed-Use (7 Floors)
MU15	Mixed-Use (15 Floors)
MU25	Mixed-Use (25 Floors)
LI-MU	Light Industrial – Mixed Use
LI	Light Industrial
HI	Heavy Industrial
P-OS	Park and Open Space
WRM	Watershed Resource Management

B. *Unzoned Areas.* If areas are not within a zoning district, they shall be: (1) reviewed under the Everett shoreline master program, if applicable; or (2) as an unlisted use in the adjacent zone, subject to the process set forth in EMC 19.05.070.

Section 4. EMC 19.03.030 is hereby amended as follows, with ~~strikeout~~ text deleted and underlined text added:

19.03.030 Purpose and application of zone districts

A. *Agriculture Zone (AG).* The purpose of the agricultural use zone is to provide and protect areas for certain agricultural uses on lands which are not appropriate for residential, commercial or industrial development at urban intensities.

B. Residential Zones.

1. Neighborhood Residential-Constrained. The purpose of the Neighborhood Residential-Constrained zone is to reduce risk from hazards in areas with limited access by providing for a continuation of established development patterns and limiting growth potential.
2. Neighborhood Residential. The purpose of the Neighborhood Residential is to provide for a variety of housing opportunities while limiting the scale of buildings to three floors or less to be complimentary to existing neighborhood scale and bulk.
3. Neighborhood Residential-Manufactured Housing Community. The purpose of the NR-MHC zone is to retain manufactured home parks as a source of affordable owner-occupied detached housing.
4. Urban Residential (4 Floors). The purpose of the Urban Residential (4 Floors) zone is to permit moderate-scale residential development in buildings up to up to four floors along with limited opportunities for neighborhood commercial development.
5. Urban Residential (7 Floors). The primary purpose of the Urban Residential (7 Floors) zone is to permit moderate-scale residential development in buildings up to seven floors along with limited opportunities for neighborhood commercial development.

C. Mixed Use Zones.

1. *Mixed Use (4 Floors)*. The purpose of the Mixed Use (4 Floors) zone is to provide for low-scale residential and commercial development in buildings up to four floors.
2. *Mixed Use (7 Floors)*. The purpose of the Mixed Use (7 Floors) zone is to provide for medium-scale residential and commercial development in buildings up to seven floors.
3. *Mixed Use (15 Floors)*. The purpose of the Mixed Use (15 Floors) zone is to provide for intensive mixed-use development along transit corridors and around high-capacity transit stations in buildings up to fifteen floors.
4. *Mixed Use (25 Floors-Center City)*. The purpose of the Mixed Use (25 Floors-Center City) zone is to reinforce and enhance the downtown center city that provides local and regional service, retail, entertainment, civic and public uses as well as a variety of urban housing choices in buildings up to twenty-five floors.

D. Industrial Zones.

1. *Light Industrial-Mixed Use (LI-MU)*. The purpose of the Light Industrial-Mixed Use (LI-MU) zone is to support existing light industrial and manufacturing uses while providing opportunities for the addition of commercial and residential uses.
2. *Light Industrial (LI)*. The purpose of the light industrial (LI) zone is to support industrial development and uses and those that are highly complementary, prohibit incompatible uses, concentrate employment, and mitigate adverse impacts on adjacent residential zones.

3. *Heavy Industrial (HI)*. The purpose of the heavy industrial zone is to provide for and protect certain areas of the city for heavy manufacturing uses. This zone is also intended to:

- a. Provide and protect areas of the city for marine-related commerce, while striking a balance with the need for limited commercial uses;
- b. Preserve Everett’s “working waterfront” character; and
- c. Further the goals of the Everett comprehensive plan and shoreline master program relating to public access to and enjoyment of the shoreline.

E. *Park and Open Space Zone (P-OS)*. The purpose of the park and open space zone is to provide a zoning classification for recreational and open space uses and other compatible public uses on current and future city-owned land, or for public properties characterized by environmental sensitivity and value to be preserved, for the most part, in their undisturbed state, and to provide and protect open space and other natural assets of the community.

F. *Watershed Resource Management (WRM)*. The purpose of the watershed resource management zone is to provide a land use classification which allows for the continuation of existing uses and anticipated future uses for land in the city-owned Chaplain Tract within the corporate limits of Everett. These are lands that are not intended for urban development and are located outside the urban growth boundary. These properties are intended to be used only for municipal service purposes that do not conflict with the maintenance of a safe and adequate water supply for the Everett water system, and which are in accordance with applicable license requirements.

Section 5. The portions of the City of Everett Zoning Map, under EMC 19.03.040 and last amended by Ordinance 4102-25 which are identified in Exhibit A are hereby rezoned to NR-MHC (Neighborhood Residential – Manufactured Housing Community).

Section 6. EMC 19.04.050 is hereby amended as follows, with ~~strikeout text~~ and underlined text added:

19.04.050 USE DEFINITIONS, RESIDENTIAL.

~~“Mobile home park,” “manufactured housing community,” or “manufactured/mobile home community” has the same meaning as in RCW 59.20.030: any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy.~~

“Manufactured home,” “mobile home,” “mobile home park subdivision,” “manufactured housing subdivision,” “mobile home park,” “manufactured housing community” or “manufactured/mobile home community” shall have the same meaning as set forth in RCW 59.20.030.

“Designated manufactured home” and “new manufactured home” have the same meaning and refer to homes that were constructed after June 15, 1976 and have been permanently affixed to a property on a foundation and that meet the federal housing standards as set forth in RCW 35.63.160.

Section 7. Chapter 19.05 EMC is amended by the addition of a new section 19.05.220 as follows:

19.05.220 (NEW SECTION) Neighborhood Residential - Manufactured Housing Community Zone

A. Permitted Uses.

1. Replacement or modification of manufactured homes or tiny homes.
2. Accessory structures including community rooms and laundry facilities
3. Short term rentals (see EMC 19.13.250)
4. Utilities

B. Development regulations

1. Replacement of a structure, construction of a new structure, and/or establishment of a new use within the NR-MHC zone shall comply with the use and development regulations in this article and all other development regulations.
2. Density. Density limits do not apply to manufactured homes within the NR-MHC zone when residential development consists exclusively of manufactured homes.
4. Structure separations. A minimum 5-foot separation shall be maintained between all manufactured homes built to 42 U.S.C. Sec.5401-5403 standards (as amended in 2000), including their habitable additions. One-hour fire resistant structures may be attached to or touching the unit they serve and shall maintain a minimum three-foot separation from adjacent mobile homes. Structures that are not fire resistant shall maintain a minimum six-foot separation from all other structures and mobile homes, except those carports attached to or touching the unit they serve;
5. Parking. One parking space shall be required per dwelling unit.

C. Rezones and Change of Use

1. Any rezone from NR-MHC to another zone shall be processed under the applicable procedures of Title 15 EMC.
2. In addition to the applicable criteria for a rezone in Chapter 15.03 EMC, any rezone from NR-MHC must demonstrate that continued operation of a manufactured meet the following criteria:
 - a. Circumstances beyond the control of the property owner have changed resulting in no reasonable economic use of the property under regulations applicable to the NR-MHC zone.

Section 8. EMC 19.13.270 is hereby amended as follows, with ~~strikeout text~~ and underlined text added:

19.13.270 MANUFACTURED HOMES, MOBILE HOMES, AND RECREATIONAL VEHICLES.

Establishment of new manufactured home, mobile home, RV park, or tiny home communities is prohibited. The placement of manufactured homes, park models, recreational vehicles or tiny homes in an approved manufactured housing community is allowed.

A. Definitions.

1. The definitions of “manufactured home,” “mobile home,” “mobile home park subdivision,” “manufactured housing subdivision,” “mobile home park,” “manufactured housing community” and “manufactured/mobile home community” shall have the same meanings as set forth in RCW 59.20.030.
2. The definitions of “designated manufactured home” and “new manufactured home” have the same meanings as set forth in RCW 35.63.160.
3. “Recreational vehicle” means a vehicle which is (a) built on a single chassis; (b) four hundred square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
4. “Tiny home,” “tiny house” and “tiny house with wheels” have the same meanings as set forth in RCW 35.21.686, which is a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with the state building code.
5. “Tiny house communities” has the same meaning as set forth in RCW 35.21.686, which is real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses utilizing the binding site plan process in RCW 58.17.035.

A. New parks are prohibited. Establishment of new manufactured home, mobile home, RV park, or tiny home communities is prohibited.

B. Where Placement of Units are Allowed.

1. Manufactured Homes, New or Designated. A new or designated manufactured home may be placed on any lot within the city in the same manner and meeting the same design and development standards as site built homes, factory built homes, or homes built to any other state construction or local design standards, subject to the following:
 - a. The manufactured home must be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground must be enclosed by concrete or a concrete product approved by the planning director which can be either load bearing or decorative;
 - b. The manufactured home is thermally equivalent to the state energy code; and

c. The manufactured home meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.

2. Manufactured Homes or Mobile Homes. A manufactured home or mobile home may be placed in a mobile home park subdivision, manufactured housing subdivision, mobile home park, manufactured housing community or manufactured/mobile home community that was legally in existence before June 12, 2008, as set forth in RCW 35.21.684.

3. Recreational Vehicles or Tiny Houses.

a. A recreational vehicle or tiny house may be used as a primary residence in a manufactured/mobile home community which was legally in existence before June 12, 2008, as set forth in RCW 35.21.684 if the recreational vehicle or the tiny house meets the following requirements:

(1) The recreational vehicle or tiny house meets fire, safety and other requirements of the city building official and fire marshal;

(2) The recreational vehicle or tiny house contains at least one internal toilet and at least one internal shower, or the manufactured/mobile home community provides toilets and showers for use of the recreational vehicle or tiny house's occupants.

b. A recreational vehicle or tiny house may be used as temporary residence where allowed pursuant to Chapter 19.05 EMC.

c. A recreational vehicle or tiny house may not be used as a primary residence within the city except as otherwise allowed in 19.13.270.B.3 (a. and b).

4. Tiny House Communities. See Chapter 19.05 EMC to see where tiny house communities are permitted.

C. Notice on Title

1. A notice of the NR-MHC zone shall be recorded to be identified in a title search for the property and associated units.

Section 9. The city clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references and ordinance numbering.

Section 10. The city council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the city council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.



Cassie Franklin, Mayor

ATTEST:



Marista Jorve, City Clerk

PASSED: 5/6/2026

VALID: 05/11/2026

PUBLISHED: 5/09/2026

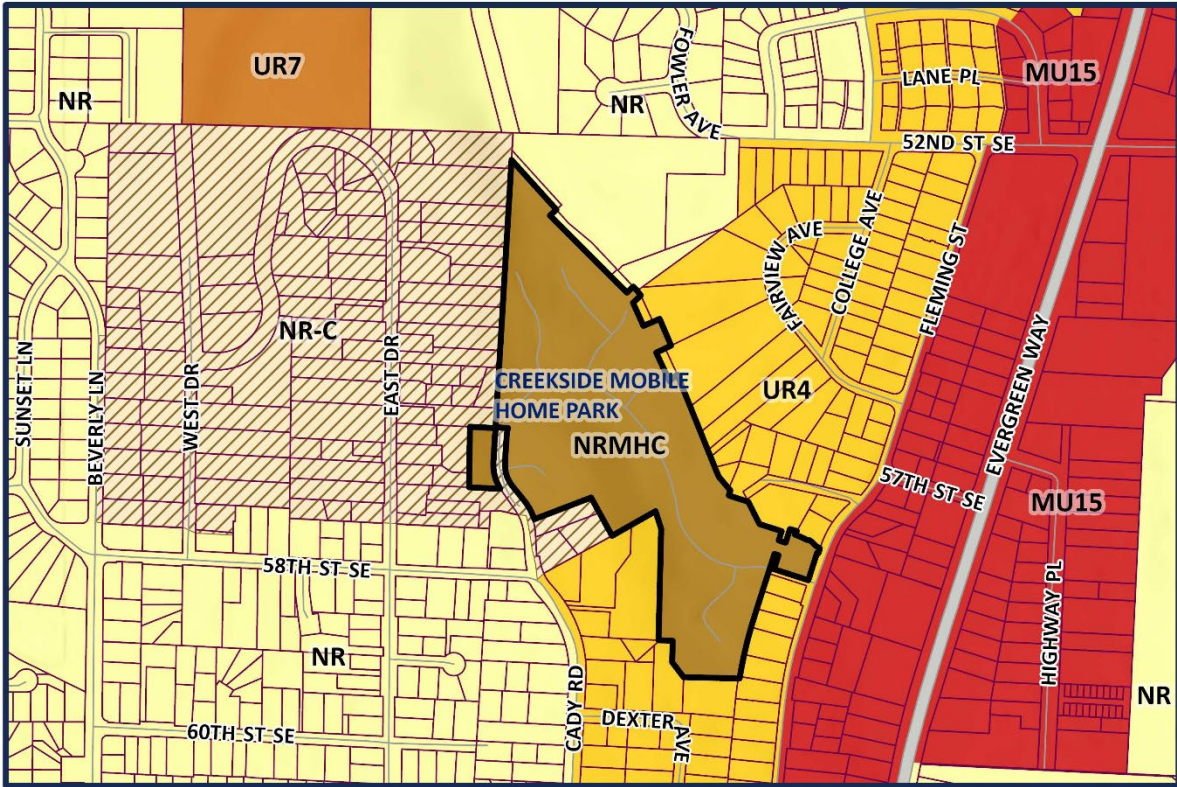
EFFECTIVE DATE: **05/25/2026**

EXHIBIT A

Community	Primary Tax Parcel ID	Existing Zone	Rezone To
Creekside Mobile Home Park 5810 Fleming Street (18.66 acres)	00517600001100	NR-C: Neighborhood Residential-Constrained	Neighborhood Residential-Manufactured Housing Community
Fairway Estates Mobile Home Park 1427 100 th Street, SW (29.71 acres)	28041400400800	UR4: Urban Residential 4 Floors	Neighborhood Residential-Manufactured Housing Community
Lago De Plata Villa 620 112 th Street, SE (42.26 acres)	28051900302500	UR4: Urban Residential 4 Floors	Neighborhood Residential-Manufactured Housing Community
Loganberry Mobile Home Park 9931 18 th Avenue W (5.31 acres)	00480600102200	UR4: Urban Residential 4 Floors	Neighborhood Residential-Manufactured Housing Community
Mobile Country Club 1415 84 th Street, SE (23.91 acres)	28051800101400	NR: Neighborhood Residential	Neighborhood Residential-Manufactured Housing Community
Silver Shores Senior Mobile Home Park 11622 Silver Lake Road (11.89 acres)	28053000200100	UR4: Urban Residential 4 Floors	Neighborhood Residential-Manufactured Housing Community
Westridge Mobile Home Park 7701 Hardeson Road (22.97 acres)	28041200303200	UR4: Urban Residential 4 Floors	Neighborhood Residential-Manufactured Housing Community

EXHIBIT A

Creekside Mobile Home Park



- Proposed Zone Change
- Tax Parcel

Zoning Districts

- NR-C - Neighborhood Residential-Constrained
- NR - Neighborhood Residential
- NR-MHC - Neighborhood Residential Manufactured Housing Community
- UR4 - Urban Residential (4 Floors)
- UR7 - Urban Residential (7 Floors)
- MU15 - Mixed-Use (15 Floors)

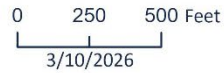
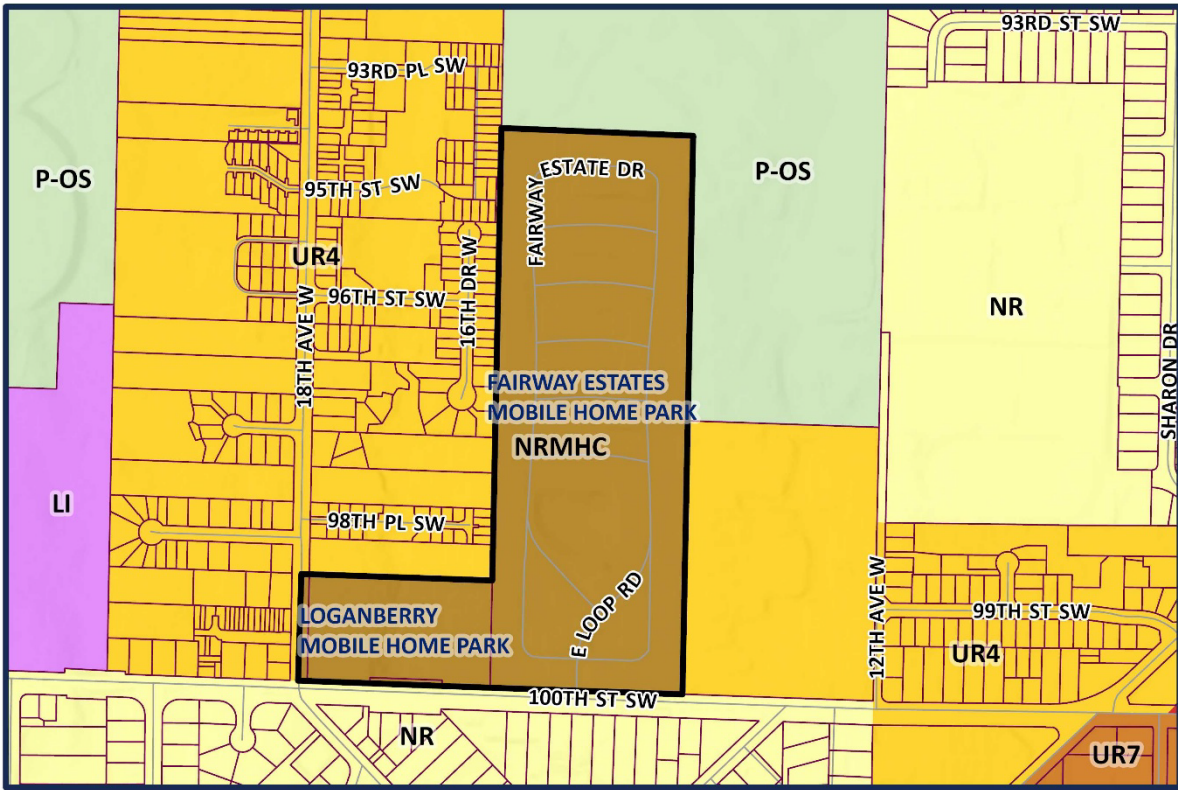


EXHIBIT A

Fairway Estates and Loganberry Mobile Home Parks



- Proposed Zone Change
- Tax Parcel

Zoning Districts

- NR - Neighborhood Residential
- NR-MHC - Neighborhood Residential Manufactured Housing Community
- UR4 - Urban Residential (4 Floors)
- UR7 - Urban Residential (7 Floors)
- MU15 - Mixed-Use (15 Floors)
- LI - Light Industrial
- P-OS - Park and Open Space

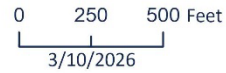
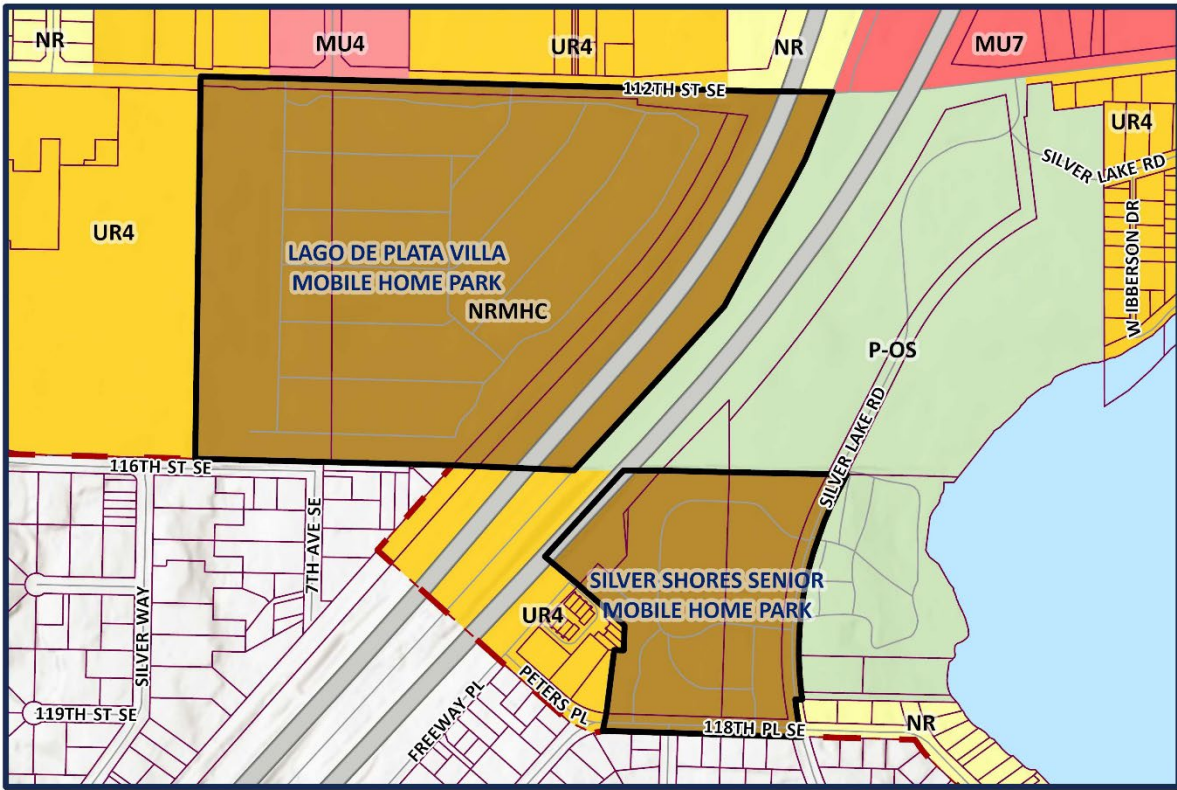


EXHIBIT A

Lago De Plata Villa and Silver Shores Senior Mobile Home Parks



- Proposed Zone Change
- Everett City Limits
- Tax Parcel

Zoning Districts

- NR - Neighborhood Residential
- NR-MHC - Neighborhood Residential Manufactured Housing Community
- UR4 - Urban Residential (4 Floors)
- MU4 - Mixed-Use (4 Floors)
- MU7 - Mixed-Use (7 Floors)
- P-OS - Park and Open Space

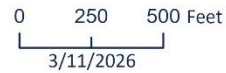
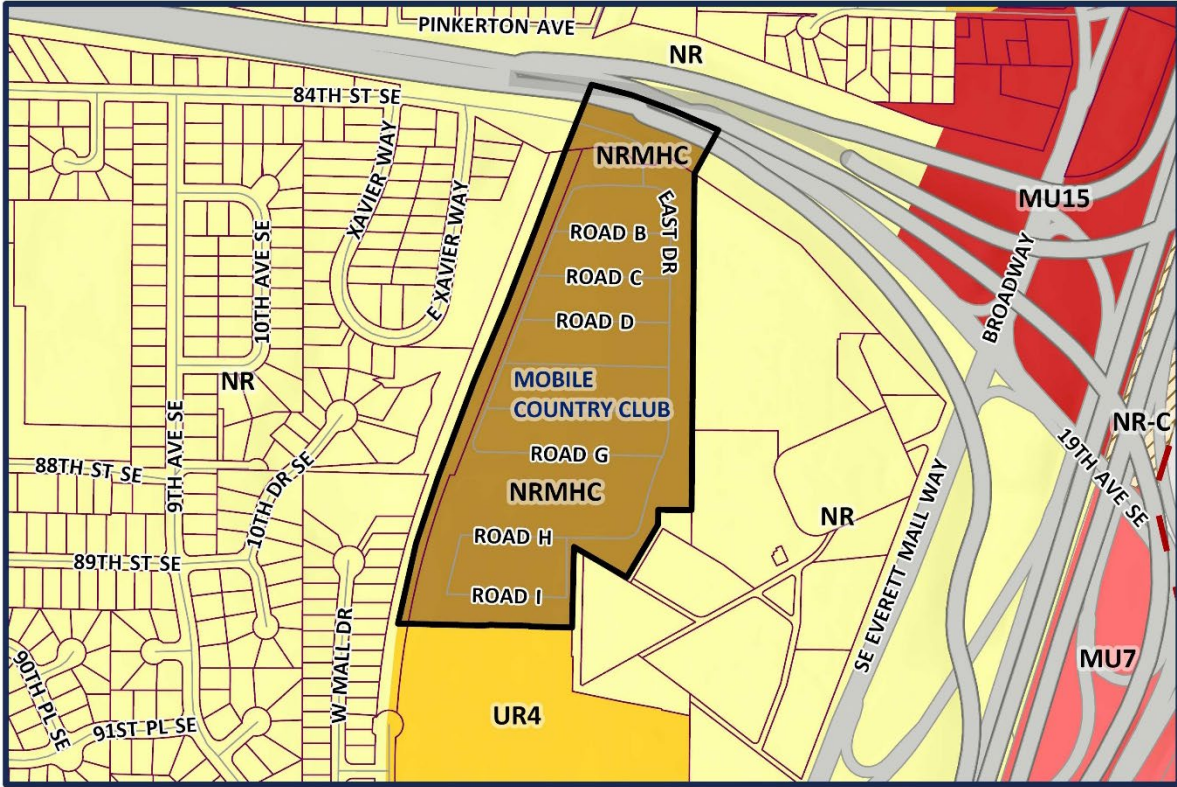


EXHIBIT A

Mobile Country Club



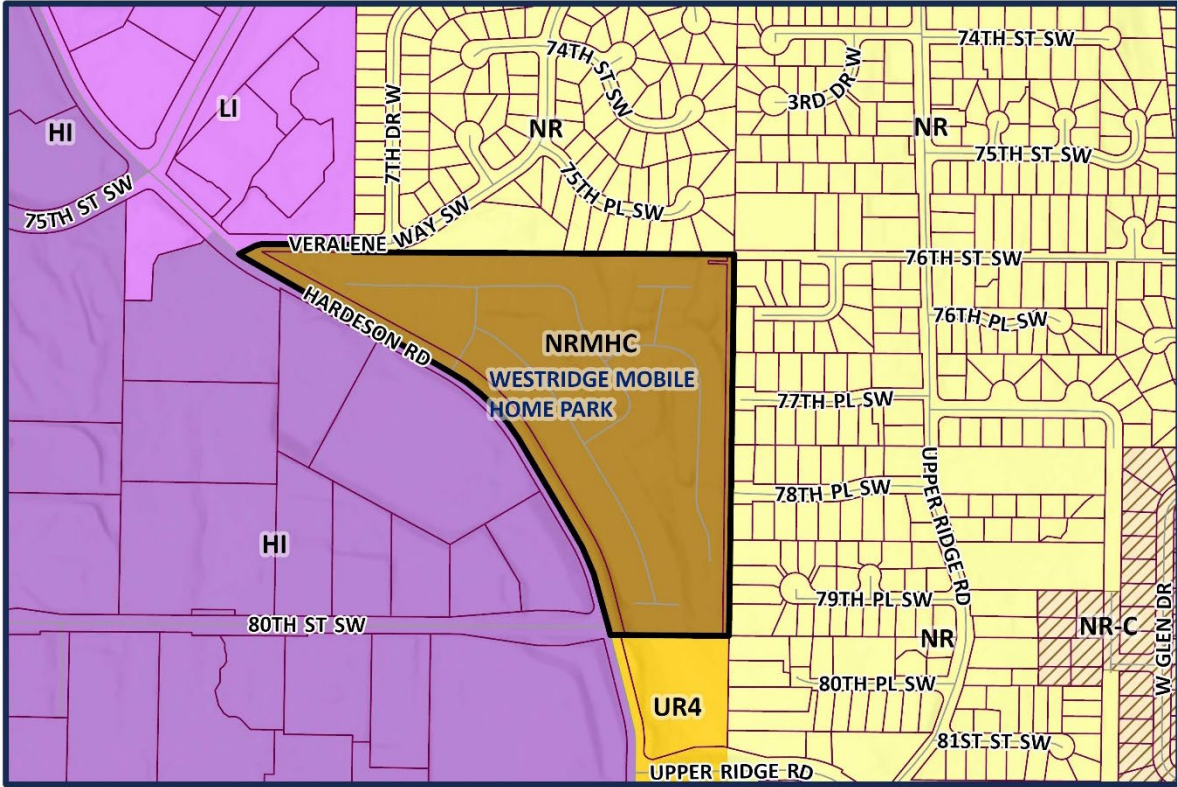
- Proposed Zone Change
- Tax Parcel

- Zoning Districts
- NR-C - Neighborhood Residential-Constrained
 - NR - Neighborhood Residential
 - NR-MHC - Neighborhood Residential Manufactured Housing Community
 - UR4 - Urban Residential (4 Floors)
 - MU7 - Mixed-Use (7 Floors)
 - MU15 - Mixed-Use (15 Floors)



EXHIBIT A

Westridge Mobile Home Park



- Proposed Zone Change
- Tax Parcel

Zoning Districts

- NR-C - Neighborhood Residential-Constrained
- NR - Neighborhood Residential
- NR-MHC - Neighborhood Residential Manufactured Housing Community
- UR4 - Urban Residential (4 Floors)
- LI - Light Industrial
- HI - Heavy Industrial

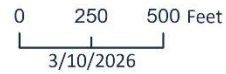


EXHIBIT B

Title 17 MOBILE HOME PARKS

CHAPTER 17.04 PURPOSE

17.04.010 PURPOSE AND NECESSITY.

A. The purpose of this title is to regulate the use of mobile homes and to establish minimum standards and requirements for the construction and operation of mobile home parks. It is the intent of this title to recognize the changing trends of mobile home park development and to provide regulations which allow a certain degree of flexibility in construction and design.

B. The regulations contained herein have been determined by the planning commission to be in accord with the general development plan for the city and are necessary to protect and secure the public health, safety, and general welfare.

C. The regulations contained herein are also intended to implement and supplant the mobile home regulations of the Washington Department of Health only where this title prescribes minimum standards equal to or greater than the state rules and regulations. (Prior code § 17.04.010.)

CHAPTER 17.08: DEFINITIONS

17.08.010 DEFINITIONS.

For the purpose of this title, certain terms and words are herewith defined as follows in this chapter. (Prior code § 17.08.010.)

17.08.020 ACCESSORY USE.

“Accessory use” means a use customarily incidental and subordinate to the principal use or mobile home and located on the same mobile home lot with the principal use or mobile home—or in the mobile home. (Prior code § 17.08.020.)

17.08.030 AWNING—PERMANENT.

“Permanent awning” means any structure erected for shade or shelter and which is completely open on at least two sides. A side may be interpreted to be an end. “Awning” does not include a window awning. A permanent awning shall be accessory to a mobile home and shall be designed so as not to be readily disassembled, moved and reassembled and is intended to be constructed in conformance with the building code, and within six feet of the mobile home to which it is accessory. (Prior code § 17.08.030.)

17.08.040 AWNING—PORTABLE OR DEMOUNTABLE.

“Portable or demountable awning” means any prefabricated structure erected for shade or shelter which is designed to be readily assembled and disassembled and adapted to ready transportation. A portable awning shall be completely open on at least two sides. A side may be interpreted to be an end. “Awning” does not include a window awning. An awning shall be accessory to a mobile home and shall be located within six feet of the mobile home to which it is accessory. (Prior code § 17.08.040.)

17.08.050 BUILDING.

“Building” means any permanent structure having a roof supported by columns or walls for the shelter, housing, or enclosure of persons, animals, chattels, or property of any kind. “Building” does not include a mobile home or other accessory awnings, cabanas, carports and ramadas which are portable and are designed to be readily assembled and disassembled and adapted to transportation. (Prior code § 17.08.050.)

17.08.060 BUILDING CODE.

“Building code” means the Uniform Building Code, as adopted by the city. (Prior code § 17.08.060.)

17.08.070 BUILDING INSPECTOR.

“Building inspector” means the officer charged with the administration and enforcement of this title or such officer’s regular authorized deputy. (Prior code § 17.08.070.)

17.08.080 CABANA.

“Cabana” means any portable, demountable or permanent cabin, small house, room, enclosure or other building erected, constructed, or placed on any mobile home site within six feet of any mobile home on the same site and used for human habitation. Cabanas shall be used for living purposes only. Permanent plumbing and cooking facilities within cabanas shall not be permitted. A cabana may be enclosed on three sides and may be temporarily attached to a mobile home. All cabanas shall be accessory to mobile homes. (Prior code § 17.08.080.)

17.08.090 CABANA—PERMANENT.

“Permanent cabana” means any cabana which is designed so as not to be readily disassembled, moved and reassembled and is intended to be constructed in conformance with the building code within six feet of any mobile home. (Prior code § 17.08.090.)

17.08.100 CABANA—PORTABLE OR DEMOUNTABLE.

“Portable or demountable cabana” means any prefabricated structure which is designed to be readily assembled and disassembled and adapted to ready transportation and located within six feet of the mobile home to which it shall be accessory. All portable structures including cabanas shall be accessory to a mobile home. (Prior code § 17.08.100.)

17.08.110 CARPORT—PERMANENT.

“Permanent carport” means an awning or shade structure for an automobile located within six feet of a trailer coach, which is completely open on at least two sides and which is designed to be constructed in conformance with the building code. All carports shall be accessory to mobile homes. (Prior code § 17.08.110.)

17.08.120 CARPORT—PORTABLE OR DEMOUNTABLE.

“Portable or demountable carport” means an awning or shade structure for an automobile located within six feet of a mobile home, which is completely open on at least two sides and which is designed to be readily assembled and disassembled and adapted to ready transportation. All portable structures including carports shall be accessory to mobile homes. (Prior code § 17.08.120.)

17.08.130 DRIVEWAY.

A “driveway” is a private mobile home park service road providing vehicular access and egress between individual mobile home lots and an adjoining public right-of-way. (Prior code § 17.08.130.)

17.08.140 FENCE.

“Fence” means any protective wall, shield or structure seventy-two inches or less in height. (Prior code § 17.08.140.)

17.08.150 HEALTH OFFICER.

“Health officer” means the Snohomish health district officer or the Snohomish health district officer’s authorized representative. (Prior code § 17.08.150.)

17.08.160 LOT.

For the definition of “Lot,” see “Mobile home lot.” (Prior code § 17.08.160.)

17.08.170 MOBILE HOME PARK.

“Mobile home park” means any plot of ground upon which one or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation. (Prior code § 17.08.170.)

17.08.180 MOBILE HOME.

“Mobile home” means a vehicle equipped as a dwelling place. (Prior code § 17.08.180.)

17.08.190 MOBILE HOME—DEPENDENT OR TRAVEL TRAILERS.

“Dependent or travel trailer mobile home” means a mobile home dependent upon toilet and/or bathing or washing facilities provided in a service building. (Prior code § 17.08.190.)

17.08.200 MOBILE HOME—INDEPENDENT.

“Independent mobile home” means a mobile home independent of toilet and/or bathing or washing facilities provided in a service building. (Prior code § 17.08.200.)

17.08.210 MOBILE HOME LOT.

“Mobile home lot” means a plot of ground plainly marked by corner stakes, fences, shrubbery or other devices and designed to accommodate one occupied mobile home and/or accessory buildings or uses. (Prior code § 17.08.210.)

17.08.220 NUISANCE.

“Nuisance” in a mobile home park includes any of the following:

- A. Any public nuisance known at common law or in equity jurisprudence;
- B. Whatever is dangerous to human life or is detrimental to health;
- C. The overcrowding of any room with occupants;
- D. Insufficient ventilation or illumination of any room;
- E. Inadequate or insanitary sewage or plumbing facilities;

EXHIBIT B

F. Whatever renders a food, or drink, unwholesome, or detrimental to the health of human beings. (Prior code § 17.08.220.)

17.08.230 PLAYGROUND.

“Playground” means a play lot or other area which has been landscaped and developed for the use of children or other mobile home occupants. (Prior code § 17.08.240.)

17.08.240 RAMADA—PERMANENT.

“Permanent ramada” means any structure which serves as a roof or shade structure, is erected over a mobile home or mobile home lot within the mobile home lot setbacks and which is designed to be constructed in conformance with standards of the Uniform Building Code. (Prior code § 17.08.250.)

17.08.250 RAMADA—PORTABLE OR DEMOUNTABLE.

“Portable or demountable ramada” means any prefabricated portable structure which is designed to be readily assembled and disassembled and adapted to ready transportation and which serves as a roof or shade structure and is erected over a mobile home or mobile home lot within the mobile home lot setbacks. (Prior code § 17.08.260.)

17.08.260 STRUCTURE.

“Structure” means that which is built, or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and located within six feet of a mobile home in a mobile home park. As defined herein, “structure” does not include a mobile home or other accessory awnings, cabanas, carports and ramadas which are portable and are designed to be readily assembled and disassembled and adapted to ready transportation. (Prior code § 17.08.270.)

17.08.270 SERVICE BUILDING.

“Service building” means a building housing community toilet, laundry and other sanitary facilities necessary for the health and convenience of trailer occupants. (Prior code § 17.08.280.)

17.08.280 UNFIT FOR HUMAN HABITATION OR OCCUPANCY AS APPLIED TO CABANA OR OTHER STRUCTURES.

“Unfit for human habitation or occupancy as applied to cabana or other structures” means any cabana or structure which is dangerous to human life or detrimental to health through either lack of maintenance, or repair generally, or because of unsafe or improper construction or installation, and includes but is not limited to cabanas or structures in which any one or more of the following conditions exist:

Exterior walls, supporting structure, doors, windows, floors, roof, appliances, or equipment are so deteriorated, broken or damaged as to be hazardous to the occupants; or the walls, roof, floor, doors, or windows are in such condition as not to adequately protect the occupants from the elements. (Prior code § 17.08.290.)

17.08.290 WINDOW AWNING.

“Window awning” means any awning which does not project more than forty-eight inches from the body of the trailer, and which does not extend more than twelve inches on either side of the window it is designed to serve. (Prior code § 17.08.300.)

CHAPTER 17.12: GENERAL USE REGULATIONS

17.12.010 LOT OBSTRUCTIONS PROHIBITED.

No obstruction of any kind shall be erected, placed or maintained on or about the mobile home lot which would impede the movement of a mobile home to or from a site or prevent inspection of plumbing or electrical facilities. (Prior code § 17.12.010.)

17.12.020 POULTRY AND LIVESTOCK PROHIBITED.

Poultry and livestock shall not be permitted in any mobile home park. (Prior code § 17.12.020.)

17.12.030 NONRESIDENTIAL USE.

Any nonresidential use of property in a mobile home park shall be clearly subordinate to the residential use and character of the property and shall be approved by the planning commission. (Prior code § 17.12.030.)

17.12.040 SEWER CONNECTION REQUIRED.

All new mobile home parks shall be connected to a public sewer and all mobile homes in a park shall connect to the sewer. (Prior code § 17.12.040.)

17.12.050 TRAILER, MOBILE HOME IN NONCONFORMING SITE PROHIBITED.

A mobile home park shall not accommodate any occupied mobile home or trailer for which there are no available sites conforming to the provisions of this title. (Prior code § 17.12.050.)

17.12.060 MOBILE HOME OVERNIGHT PARKING ON STREET.

It is unlawful to camp overnight, or to park an occupied mobile home or vacation trailer overnight upon any public street, including the street right-of-way. This provision shall not apply in cases where a mobile home or trailer is parked for the purpose of making emergency repairs. (Prior code § 17.12.060.)

17.12.070 TENTS PROHIBITED.

It is unlawful to occupy or offer for occupancy a tent or any other structure of similar nature, or site therefor, for living or sleeping purposes in a mobile home park. (Prior code § 17.12.070.)

17.12.080 COPIES OF PLOT PLANS, CITY APPROVAL AND REGULATION—DISPLAY REQUIRED.

The owner or operator of every mobile home park shall maintain in a conspicuous location in or adjacent to the mobile home office, a copy of an approved plot plan of the mobile home park, a copy of the conditions of the city approval, and a copy of the latest ordinances and regulations pertaining to the mobile home park. (Prior code § 17.12.080.)

EXHIBIT B

17.12.090 SIGNS.

In a mobile home park all signs and advertising devices shall be prohibited except:

- A. One illuminated nonflashing identification sign whose maximum area shall be forty-eight square feet and whose maximum height shall be twelve feet may be erected in the landscaped setback of the mobile home court;
- B. Illuminated nonflashing directional or identification signs not exceeding two square feet in area when placed on such structures as "office building," "laundry," "hobby shop," etc. (Prior code § 17.12.090.)

17.12.100 MOBILE HOME AND CABANA RENTAL.

It is unlawful for any person to rent or hold out for rent any mobile home, cabana, or accessory building which is owned by or in the possession or control of the owner or operator of the mobile home park, or the owner or operator's agent. The rental paid for any such mobile home, cabana or accessory building shall be deemed to be rental for the site which it occupies. (Prior code § 17.12.100.)

17.12.110 UNLAWFUL OCCUPANCY OF MOBILE HOMES.

It is unlawful for any person in a mobile home park to use or cause, or permit to be used for occupancy:

- A. Any mobile home from which any tire or wheel has been removed, except for the purpose of making temporary repairs or placing it in dead storage;
- B. Any mobile home which is permanently attached with underpinning or foundation to the ground. Safety blow over straps shall not be considered permanent attachment;
- C. Any mobile home which does not conform to the requirements of the Washington State Vehicle Code governing the use of trailers or mobile homes on public highways;
- D. Any mobile home which does not carry a current yearly license by any state or foreign vehicle department;
- E. Any mobile home parked on a lot which does not have the hitch fronting on or directly accessible to a conforming driveway;
- F. Any mobile home other than a travel trailer in which the available air space is less than three hundred cubic feet per occupant. (Prior code § 17.12.110.)

17.12.120 TEMPORARY USES OF MOBILE HOMES.

Except as provided in Chapter 19.10 of this code, it is unlawful for any person to occupy or use any mobile home or trailer in the city, except within a mobile home park; provided however, that the same may be parked and used outside of the mobile home park for a period not to exceed forty-eight hours continuous time for sleeping and housekeeping purposes. Commercially constructed mobile homes (trailers) may be used as a temporary contractor's or watchman's office, lunchroom, and/or drying and tool room on the job site while construction is in progress and/or a building permit is valid. Commercially constructed and custom designed mobile homes (trailers) may be utilized as temporary quarters for business concerns on a site proposed for a permanent structure and for which a building permit has been applied for or issued. (Prior code § 17.12.120.)

17.12.130 TEMPORARY EDUCATIONAL USE OF MOBILE HOMES.

Notwithstanding Chapter 16.04 when approved by the city council, a commercially constructed and custom designed mobile home (trailer) may be temporarily used and occupied for a period not to exceed six months for either private or public educational purposes, or for governmental purposes. The city council shall stipulate terms and conditions for such approval, including but not limited to the number of parking spaces required, the number of exits required in the mobile home (trailer), the distance required from adjacent properties or structures, and the plumbing and water hookups. There shall be a one hundred dollar processing fee for each permit granted hereunder. (Prior code § 17.12.130.)

17.12.140 PROCESSING FEE FOR TEMPORARY USE OF MOBILE HOME.

There shall be a one hundred dollar processing fee for each trailer for which approval is requested under Section 17.12.120 and/or Section 17.12.130. (Prior code § 17.12.140.)

CHAPTER 17.16: PLANS

17.16.010 REQUIRED.

Prior to any construction or installation of any buildings or utilities in a new or proposed mobile home park, or additions, extensions, and enlargement of any existing mobile home park, the owner or operator thereof shall obtain approval from the planning commission and shall place on file with the planning department three complete plans of the mobile home park. All such plans shall be prepared by a licensed architect, landscape architect or engineer; provided however, that an owner may develop the owner's own drawings when the owner is capable of producing drawings equivalent to the conventional drawings of architects and engineers. (Prior code § 17.16.010.)

17.16.020 CITY REFUSAL TO EXAMINE DRAWINGS.

The planning department, building department, or health district, shall reserve the right to refuse to examine any incomplete, unintelligible or indefinite drawings. (Prior code § 17.16.020.)

17.16.030 DATA REQUIRED.

The mobile home park plan shall be drawn to scale and completely dimensioned. Such plans shall clearly set forth the following information:

- A. Name and address of the owner and/or operator;
- B. Address, location and legal description of the mobile home park;
- C. Extent of the area and dimensions of the site, including topographical information with five foot contour lines;
- D. Size, location, and number of mobile home lots;
- E. Entrances, exits, driveways and walkways, including dimensions;
- F. Number, size and location of automobile parking accommodations;

EXHIBIT B

G. Number, location and detailed floor plans, including elevations, of all service buildings and other proposed structures, including cabanas and other accessory buildings;

H. Location, and size of recreation area, if any, including a development plan showing type of landscaping, surface treatment, drainage, apparatus and/or special equipment;

I. Plan of water system;

J. Method and plan of sewage disposal and site drainage;

K. Method of garbage disposal and plan of storage areas;

L. Lighting plan of outside areas and service outlets;

M. Method and plan of service building heating;

N. Location and type of fire fighting and fire prevention facilities. (Prior code § 17.16.030.)

CHAPTER 17.20: SITE, LOT REQUIREMENTS

17.20.010 NUMBERING REQUIRED.

Every mobile home lot shall be identified with an individual site number in logical numerical sequence, and so shown on the official plot plan for the mobile home park. (Prior code § 17.20.010.)

17.20.020 MAXIMUM AREA OCCUPIED BY ACCESSORY STRUCTURE.

In no case shall the area of a mobile home lot occupied by a mobile home cabana, awning, carport, ramada or other accessory structure or combination thereof exceed fifty percent of the total lot area. (Prior code § 17.20.020.)

17.20.030 PLAYGROUNDS.

In new park construction or in construction of park spaces which are not on record with the planning department, mobile home lots shall be either:

A. Where no developed playground or tot lot is provided the minimum lot size shall be two thousand four hundred square feet in area with a minimum width of forty feet and a minimum depth of sixty feet; or

B. Where a developed playground or tot lot whose minimum size shall be two thousand five hundred square feet in area plus one hundred square feet for each trailer in excess of ten, and whose minimum width or depth shall be forty feet is provided, the minimum mobile home lot size may be reduced to eighteen hundred square feet in area with a minimum width of thirty feet and a minimum depth of sixty feet. (Prior code § 17.20.030.)

17.20.040 ACCESS REQUIREMENTS.

After August 6, 1969, every new mobile home park shall contain at least three acres of land with direct access to a public street right-of-way containing a width of at least fifty feet. (Prior code § 17.20.040.)

17.20.050 MOBILE HOME PAD REQUIRED.

Each mobile home shall be placed on a pad at least large enough to cover the entire area underneath any mobile home parked thereon. (Prior code §17.20.050.)

17.20.060 PAD SURFACING REQUIREMENTS.

Each mobile home pad shall be hard surfaced with asphaltic or Portland cement concrete of minimum thickness of two inches or better. (Prior code § 17.20.060.)

17.20.070 PATIO REQUIREMENTS.

There shall be provided on each mobile home site a concrete or bituminous asphalt patio of at least one hundred sixty square feet in area. The minimum width of such patio shall be eight feet. (Prior code § 17.20.070.)

CHAPTER 17.24: YARDS

17.24.010 REQUIREMENTS GENERALLY.

No mobile home or accessory structures including patios, awnings, and ramadas shall be located closer than five feet from any side or rear lot line nor closer than ten feet (excluding chassis hitches and drawbars) from the front lot lines abutting a service driveway. (Prior code § 17.24.010.)

17.24.020 SIDE YARDS.

The side yard on the side opposite the patio and living area of a mobile home shall be five feet minimum for the purpose of service, maintenance and provision of light and air. This area shall be kept free and clear at all times. (Prior code § 17.24.020.)

17.24.030 MINIMUM DISTANCE BETWEEN MOBILE HOMES.

No mobile home shall be located within fifteen feet of another mobile home measured from side to side or within ten feet of another mobile home measured end to end. (Prior code § 17.24.030.)

17.24.040 MINIMUM DISTANCE OF STRUCTURES FROM ADJACENT SITES.

No structure nor portion thereof including patios, awnings, or ramadas shall be located closer than eight feet from any mobile home, cabana, awning, patio, or other accessory structure on an adjacent site; provided however, that a fence may be located on a lot line provided that it is at least five feet from a mobile home or cabana or other accessory structure. (Prior code § 17.24.040.)

17.24.050 MOBILE HOME IN FRONT, SIDE, REAR YARDS PROHIBITED.

No mobile home or accessory structure shall be located within the required front, side or rear yards of the mobile home park except fences as provided above. (Prior code § 17.24.050.)

17.24.060 SETBACKS.

The yard setbacks of the mobile home park shall be a minimum of twenty-five feet from all public rights-of-way and a minimum of fifteen feet from all other abutting property. Shrubbery and/or fencing may be required by the planning commission as a condition for approval. (Prior code § 17.24.060.)

CHAPTER 17.28: DRIVEWAYS, PARKING AREAS

17.28.010 MINIMUM DRIVEWAY WIDTHS.

A. When one off-street automobile parking space per mobile home is provided within the lot setback, the minimum driveway width shall be as follows:

1. When mobile home sites are constructed at a ninety degree angle from a driveway, the driveway width shall be a minimum of twenty-six feet in width;
2. When mobile home sites are constructed at a sixty degree angle from a driveway, the driveway width shall be a minimum of twenty-two feet in width;
3. When mobile home sites are constructed at a forty-five degree angle from a driveway, the driveway width shall be a minimum of twenty-two feet in width.

B. Under each of the above design conditions, parking shall not be permitted on the driveway. (Prior code § 17.28.010.)

17.28.020 PARALLEL PARKING IN DRIVEWAYS.

Parallel parking may be permitted in driveways at the approval of the planning director providing the driveway width is increased to a minimum of thirty-six feet. (Prior code § 17.28.020.)

17.28.030 MINIMUM DRIVEWAY WIDTH DETERMINATION BY PLANNING COMMISSION.

Where the site design contains a large number of asymmetrical lots or where cul-de-sac driveways extend from a central access, the required minimum driveway widths shall be determined from the individual characteristics of the design by the planning director. (Prior code § 17.28.030.)

17.28.040 PARKING SPACE REQUIREMENTS.

For each mobile home lot there shall be provided and maintained at least one parking space. Each such parking space shall contain a minimum area of one hundred eighty square feet (of dimensions nine feet by twenty feet or ten feet by eighteen feet) and shall be hard surfaced. If central parking lots are provided, they shall be hard surfaced and each space separated by striping or other adequate means and identified to the official lot number of the occupant and reserved for the occupant's sole use. (Prior code § 17.28.040.)

17.28.050 LOCATION OF PARKING SPACES.

Individual parking spaces may be located within the required mobile home lot setbacks but shall not be located within the zoning setbacks required for the mobile home park itself. (Prior code § 17.28.050.)

17.28.060 GUEST, SERVICE PARKING.

A. In addition to the requirement for occupant parking, guest and service parking shall be provided within the boundaries of the park in the amount of one space for each five mobile home sites or fraction thereof, other than within the parking facility required and designated for occupant parking and shall be conveniently located and plainly identified for such use.

B. Such parking area shall be fully hard surfaced and the spaces separated by striping or markers and shall conform with the city zoning ordinance and building code requirements as to circulation and construction. (Prior code § 17.28.060.)

17.28.070 SURFACING REQUIREMENTS.

All access roadways, parking areas and service drives shall be bituminous surfaced or better. (Prior code § 17.28.070.)

CHAPTER 17.32: WATER AND SEWERS

17.32.010 WATER SUPPLY.

The water supply shall come from the city water system and shall be provided to all plumbing fixtures in mobile home parks and to individual water connections provided at each mobile home lot. (Prior code § 17.32.010.)

17.32.020 WATER CONNECTIONS.

A. Water connections for individual mobile homes shall be provided and located on the same side of the lot as the sewer lateral and shall consist of a riser terminating at least twelve inches above the ground surface with two three-quarter inch valved outlets threaded for screw-on connections. Such water connection shall be equipped with a shut-off valve placed below frost depth, (but in no case shall this valve be a stop and waste cock) shall be protected from freezing and from damage from mobile home wheels and shall have the ground surface around the riser pipe graded to divert surface drainage away from the connection.

B. Water piping may be installed in the same trench as tight joint sewer pipe provided the water pipe is laid on a shelf not less than twenty-four inches above the sewer pipe. (Prior code § 17.32.020.)

17.32.030 SEWAGE, WASTE WATER DRAINAGE.

All sewage and waste water from toilets, urinals, slop sinks, bathtubs, showers, lavatories, laundries, and all other sanitary fixtures in a mobile home park, shall be drained to a public sewage collection system. (Prior code § 17.32.030.)

17.32.040 WATER MAIN APPROVAL REQUIRED.

Water distribution mains within the confines of the mobile home park shall be approved by the water department in relation to the materials, sizing, and design of the system. (Prior code § 17.32.040.)

17.32.050 PLUMBING COMPLIANCE WITH CODE REQUIRED.

All plumbing in the mobile home park shall comply with the city plumbing code. (Prior code § 17.32.050.)

17.32.060 SEWER CONNECTIONS.

Each mobile home space shall be provided with at least four inch sewer connection. The sewer connection shall be provided with suitable fittings so that a watertight connection can be made between the mobile home drain and the sewer connection. Such individual home connections shall be so constructed that they can be closed when not linked to a home, and shall be trapped in such a manner as to maintain them in an odor free condition. Adapters, allowing for a tight, physical connection, shall

be on the mobile home, or provided by the mobile home park operator for the use of mobile homes. (Prior code § 17.32.060.)

17.32.070 SEWER LINE CONSTRUCTION.

Sewer lines shall be constructed in accordance with the recommendations of the city engineer. (Prior code § 17.32.070.)

CHAPTER 17.36: CABANAS

17.36.010 LOCATION RESTRICTIONS.

One portable or demountable cabana or one permanent cabana constructed in accordance with the Uniform Building Code may be erected only on a mobile home lot and for use with a mobile home on such lot. (Prior code § 17.36.010.)

17.36.020 HEIGHT.

The height of a cabana shall not exceed one story in height nor thirteen feet at the highest point above the actual adjoining ground level. No architectural appurtenance shall extend more than thirty inches above or beyond the building at any point. (Prior code § 17.36.020.)

17.36.030 WIDTH AND LENGTH.

No cabana shall exceed twelve feet in width. No cabana length shall exceed twenty-five percent more than the length of the mobile home it serves, but in no event shall a cabana exceed a length of forty feet. No cabana shall be divided by a partition or curtain, fixed or movable, to form two rooms. Built-in storage cabinets may be constructed within a cabana providing such cabinets are built against the three outside walls of the cabana, do not exceed twenty percent of the total cabana volume and do not obscure required doors or windows. (Prior code § 17.36.030.)

17.36.040 WINDOW AREA.

Every cabana shall be provided with one or more windows having an aggregate area of not less than one-fourth of the floor area. Windows shall be so arranged as to properly light all portions of the room; at least one-half of the required window area shall be arranged to open. No required window shall be less than six square feet in area. (Prior code § 17.36.040.)

17.36.050 DOORS.

At least two door openings shall be provided from the exterior of a cabana. (Prior code § 17.36.050.)

17.36.060 COOKING PROHIBITED.

Cabanos shall be used for casual living purposes and storage only. Cooking within cabanas shall not be permitted. Cooking appliances, including hot plates, shall not be installed in cabanas. (Prior code § 17.36.060.)

17.36.070 PERMANENT PLUMBING PROHIBITED.

No permanent plumbing or private toilet or bath compartment shall be permitted in any cabana. (Prior code § 17.36.070.)

17.36.080 MANUFACTURER'S RESPONSIBILITY.

Manufacturers or agents of portable or demountable cabanas or other prefabricated structures shall, prior to the erection or construction of such structures in any mobile home park, submit three sets of detailed plans and specifications of such structures and obtain written approval thereof from the building inspector. The building inspector shall transmit one set of such approved plans to the Snohomish health district officer and one set to the city planning director. (Prior code § 17.36.080.)

17.36.090 DESIGNED AS FREESTANDING STRUCTURE.

Every cabana shall be designed and erected as a free-standing structure, and shall not be permanently attached to or become a permanent part of any mobile home. Mobile homes shall not be a physical part of any cabana. Cabanas may be attached to a mobile home with appropriate flashing or sealing materials to provide a weather seal. No cabana shall be constructed, placed, or maintained on more than one side of a mobile home. As used herein, "side" includes end. (Prior code § 17.36.090.)

17.36.100 PROTECTION FROM ELEMENTS REQUIRED.

Every cabana shall be so constructed and maintained as to provide shelter to the occupants against the elements and to exclude dampness in inclement weather. The materials used in the construction of a cabana shall be of substantial and approved stock. Every cabana shall have an approved floor of wood, masonry, or concrete. (Prior code § 17.36.100.)

17.36.110 CONSTRUCTION CONFORMANCE TO BUILDING CODE REQUIRED.

The construction of permanent cabanas shall adhere to standard practices and materials in conformance with the Uniform Building Code, except that any design and construction not in conformance with the Uniform Building Code may be approved by the building inspector if it can be demonstrated that such deviations are equivalent to such construction requirements. (Prior code § 17.36.110.)

17.36.120 ELECTRICAL INSTALLATION CONFORMANCE TO CODE REQUIRED.

All electrical work shall be installed and maintained in accordance with the electrical requirements for dwellings, as set forth in Chapter 16.36. (Prior code § 17.36.120.)

17.36.130 LIGHTING CIRCUITS.

Every cabana shall have not less than one light outlet and two appliance receptacles installed at convenient locations. The outlets shall be on a separate branch circuit independent of any circuit supplying a trailer, or other building or cabana. Electrical heating equipment shall be served by separate branch circuits. (Prior code § 17.36.130.)

CHAPTER 17.40: AWNINGS**17.40.010 CONSTRUCTION.**

Awning roofs of fabric, plastic, or light weight metal may be attached to an approved awning track on the mobile home. Awnings or shade structures constructed of heavy metal framework or of wood frame construction shall be free-standing structures and may not be permanently attached to a mobile home; provided further that such structures shall be so designed and constructed to meet all the requirements of Chapter 17.44. (Prior code § 17.40.010.)

17.40.020 REQUIRED OPENINGS.

Awnings shall have at least one side entirely open at all times. Side curtains shall hang freely and shall not be permanently fastened in place. (Prior code § 17.40.020.)

17.40.030 COOKING PROHIBITED.

Cooking shall not be permitted within any awning nor shall any heating or cooking appliance be installed or used within any awning. (Prior code § 17.40.030.)

17.40.040 PROHIBITED LOCATIONS.

No awning shall be erected or maintained over, or enclose wholly or in part, any private toilet or bath compartment. Mobile homes are exempt from this condition. (Prior code § 17.40.040.)

CHAPTER 17.44: RAMADAS

17.44.010 STABILITY, CONSTRUCTION REQUIREMENTS.

A ramada or roof over a trailer or any portion thereof shall be designed and erected as a free-standing self-supporting structure to:

- A. Withstand vertical live and dead loads imposed upon it; and
- B. Be securely bolted or anchored to the ground; and
- C. Constructed of approved building materials. (Prior code § 17.44.010.)

17.44.020 CLEARANCE RESTRICTIONS.

A ramada or any portion thereof shall have a clearance of not less than eighteen inches in a vertical direction above the roof of a mobile home and not less than six inches in a horizontal direction from each side of a mobile home. Cross braces, architectural appurtenances, or structural ties shall not obstruct movement of any mobile home. The supporting structural members of a ramada shall not extend more than twelve feet horizontally beyond either side of a mobile home nor shall any roof or eave projection extend more than thirty inches beyond the supporting structural members. (Prior code § 17.44.020.)

17.44.030 CONSTRUCTION RESTRICTIONS.

No portion of a ramada shall be permanently attached to any mobile home. No side or end of a ramada shall be enclosed or form a partial enclosure except that the roof of a ramada may also serve as a roof of a cabana, awning or carport and such enclosed area conforms to the requirements set forth herein. (Prior code § 17.44.030.)

17.44.040 COOKING, TOILET AND BATHROOM PROHIBITED.

Cooking within a ramada shall not be permitted nor shall any cooking or heating appliance be installed therein. No toilet or bathroom shall be installed or used within a ramada. Facilities within a mobile home are exempt from the provisions of this section. (Prior code § 17.44.040.)

17.44.050 VENTS AND DUCTS.

All vents or ducts from heating equipment projecting from a mobile home shall extend through the roof of a ramada and all vents or ducts projecting through the roof of a ramada shall be of an approved slip-joint or quick disconnect type. (Prior code § 17.44.050.)

CHAPTER 17.48: GAS HEATING EQUIPMENT

17.48.010 VENTING AND CONNECTIONS.

All gas burning appliances shall be of an approved vented type. Gas heaters shall be connected to a flue or vent not less in size than the vent collar of the appliance. The flue or vent shall be of approved incombustible materials and shall be carried to the outer air. Vent outlets shall terminate with an approved vent cap not less than twelve inches above the highest point of the trailer or roof of any building, cabana or ramada. Every gas burning appliance shall be connected to the gas supply piping with approved metal piping and the gas supply outlet shall be equipped with a shut-off valve and each appliance shall be equipped with approved automatic shut-off devices which will shut off the gas supply to the main burner or burners and pilot in the event of pilot failure. (Prior code § 17.48.010.)

CHAPTER 17.52: FIRE PROTECTION EQUIPMENT

17.52.010 HYDRANTS.

In every mobile home park that contains twenty or more mobile home lots there shall be installed a minimum of one standard approved fire hydrant within the confines of the park. Additional fire hydrants shall be required so as not to exceed five hundred foot spacing. All hydrants shall be supplied with water from an approved six inch water main. (Prior code § 17.52.010.)

17.52.020 FIRE EXTINGUISHERS.

There shall be installed and maintained in a conspicuous and accessible location in every trailer park containing three or more cabanas at least one approved two and one-half gallon portable fire extinguisher or equivalent. Additional approved extinguishers shall be installed at distances of not more than two hundred feet apart. Alternatives to the requirements of this section may be authorized by the local fire department. (Prior code § 17.52.020.)

17.52.030 FIRE DEPARTMENT APPROVAL.

All first aid fire protection equipment required by this title shall meet the approval of the fire department. (Prior code § 17.52.030.)

CHAPTER 17.56: OPERATION GENERALLY

17.56.010 OWNER RESPONSIBILITY.

The owner or operator of a mobile home park shall be responsible for securing the maintenance of all structures and their sites. (Prior code § 17.56.010.)

17.56.020 MAINTENANCE OF STRUCTURES.

Every structure shall be maintained in an approved, safe, and sanitary condition and in a state of approved repair. (Prior code § 17.56.020.)

17.56.030 WORKING ORDER REQUIRED FOR ALL INSTALLATIONS.

All devices, installations, and safeguards required by this title shall be maintained in approved working order. (Prior code § 17.56.030.)

17.56.040 LOCATION RESTRICTIONS FOR STRUCTURES.

No structure shall be erected, placed or maintained so as to obstruct a required opening in a cabana or awning, a required open space on a site, or prevent inspection of electrical and sanitation facilities or trailer equipment. (Prior code § 17.56.040.)

17.56.050 SITE SURFACE.

If the health officer considers it necessary for the protection of the health of the occupants of a structure or for proper sanitation, the health officer may require that a site be graveled, or properly paved and surfaced with concrete, asphalt, grass or similar material. (Prior code § 17.56.050.)

17.56.060 SITE OBSTRUCTIONS PROHIBITED.

No structure, equipment, or obstruction of any kind shall be erected, placed, or maintained on or about the mobile home site that would impede the movement of a mobile home from a site to a conforming driveway or prevent inspection of plumbing and electrical facilities and related mobile home equipment. (Prior code § 17.56.060.)

17.56.070 OCCUPANT REGISTRATION.

Every mobile home park shall maintain a manager in charge who shall require all persons using such mobile home park to register in a book kept for that purpose, showing the date, the name and address of the person together with the make of automobile and the correct automobile license number. The manager shall preserve such register and endorse upon the same the date of departure of the person or persons registered therein, and it is unlawful for any person to make any false entry to alter or permit to be erased any name, address, registration number or other information. The register shall be at all times open to inspection by the police department. (Prior code § 17.56.070.)

17.56.080 MOBILE HOME UNFIT FOR HUMAN HABITATION WHEN.

Any mobile home which shall be found by the health officer to be so damaged, decayed, dilapidated, unsanitary or vermin infested that it creates a nuisance or is a hazard to the health or safety of the occupants or of the public, shall be designated as unfit for human habitation. (Prior code § 17.56.080.)

17.56.090 REMOVAL OF UNFIT HABITATION REQUIRED.

No owner or operator of a mobile home park shall permit a mobile home to remain in the park when the mobile home has been designated by the health officer as unfit for human habitation. (Prior code § 17.56.090.)

17.56.100 GARBAGE CONTAINER REQUIREMENTS.

All garbage and rubbish shall be stored in tightly covered, waterproof containers of not less than twenty gallons capacity nor greater than thirty gallons capacity unless other means of storage are approved in writing by the health officer. Containers shall be provided at accessible locations not farther than one hundred fifty feet from any mobile home and in no case shall there be provided fewer containers than one for each two mobile homes. Racks or platforms or other approved arrangement shall be provided for all garbage and refuse containers and shall be so designed and maintained as to prevent containers from being tipped, facilitate cleaning around the containers and prevent rodent harborage. Garbage shall be disposed of in accordance with city ordinances governing garbage disposal. (Prior code § 17.56.100.)

CHAPTER 17.60: SERVICE BUILDINGS**17.60.010 GENERALLY.**

Service buildings are optional. If, however, a service building is constructed it shall meet the conditions designated in Sections 17.60.020 through 17.60.130. (Prior code § 17.60.010.)

17.60.020 LOCATION.

Service buildings shall be located not less than twenty feet from any mobile home lot. (Prior code § 17.60.020.)

17.60.030 CONSTRUCTION.

Service buildings shall be of permanent construction with an interior finish of light colored moisture-resistant material which will stand frequent washing and cleaning. (Prior code § 17.60.030.)

17.60.040 FLOORS.

The floors shall be of water-impervious material, easily cleanable, and sloped to floor drains connected to the sewage system. The service building shall be maintained in a clean condition at all times. (Prior code § 17.60.040.)

17.60.050 TOILET ROOM SCREEN, DOOR REQUIREMENTS.

The buildings shall be well ventilated; all exterior openings from toilet rooms shall be covered with sixteen mesh screen. Toilet rooms shall be provided with self-closing doors. (Prior code § 17.60.050.)

17.60.060 LIGHTING, WINDOW REQUIREMENTS FOR TOILET, SHOWER, LAUNDRY ROOMS.

Toilet, shower and laundry rooms shall be well lighted at all times. Window area shall be provided equivalent to at least twelve percent of the floor area. (Prior code § 17.60.060.)

17.60.070 MINIMUM TEMPERATURE.

During periods of use, service buildings shall be maintained at a seventy degrees Fahrenheit minimum. (Prior code § 17.60.070.)

17.60.080 HOT WATER REQUIREMENTS.

Hot water shall be provided for lavatory, bathing and laundry room fixtures, with facilities of sufficient capacity to supply three gallons per hour per dependent mobile home space. (Prior code § 17.60.080.)

17.60.090 TOILET, LAVATORY AND SHOWER FACILITIES.

Service buildings shall have toilet, shower and lavatory facilities separate for the sexes, with a minimum of two toilets for females, one toilet for males, one urinal for males, two lavatories and one shower for each sex. (Prior code § 17.60.090.)

17.60.100 WALKWAY WIDTH, SURFACING.

Walkways to and from every service building shall be provided at least two feet six inches in width and bituminous surfaced or better. Driveways may be considered as walkways. (Prior code § 17.60.100.)

17.60.110 CLOTHES DRYING FACILITIES.

Adequate clothes drying facilities adjacent to, or in, the service building shall be provided. (Prior code § 17.60.110.)

17.60.120 SURFACED, LIGHTED WALKWAYS REQUIRED.

Surfaced and lighted walkways shall be provided to all service buildings. (Prior code § 17.60.120.)

17.60.130 LAUNDRY FACILITIES.

Laundry facilities, together with laundry drying facilities, shall be provided. No less than one double laundry tray or automatic washing machine shall be provided for each twenty mobile home lots in the mobile home park. Laundry facilities shall be in a room or rooms separate from the toilet facilities and such room shall have an exterior door. (Prior code § 17.60.130.)

CHAPTER 17.64: PERMIT, LICENSE REQUIREMENTS

17.64.010 MOBILE HOME PROHIBITED IN UNLICENSED PARK.

It is unlawful for any person to maintain or operate, for residential purposes, an occupied mobile home or vacation trailer in the city unless such mobile home or vacation trailer is located on or within a licensed mobile home park. (Prior code § 17.64.010.)

17.64.020 LICENSE, HEALTH PERMIT REQUIRED FOR EXISTING PARKS.

It is unlawful for any person to maintain or operate an existing mobile home park in the city unless such person holds:

A. A valid mobile home license authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such licenses shall be procured from the city clerk;

B. A health permit authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such permit shall be procured from the Snohomish health district. (Prior code § 17.64.020.)

17.64.030 CONSTRUCTION LICENSE, PERMITS REQUIRED.

It is unlawful for any person to construct a new mobile home park or enlarge an existing mobile home park in the city unless such person holds:

EXHIBIT B

A. A valid special property use permit authorizing the one named thereon to use the premises listed on the permit subject to certain conditions listed on the permit and in accordance with an approved plan which shall be attached to and be a part of the permit. Such permit and approval of plan shall be obtained from the planning commission;

B. A health approval permit authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such permit shall be procured from the Snohomish health district;

C. A valid mobile home license authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such licenses shall be procured from the city clerk;

D. Valid building permits authorizing the one named thereon to construct a mobile home park on the premises in accordance with city requirements. Such permits shall be procured from the building department. (Prior code § 17.64.030.)

17.64.040 LICENSE FEES.

A minimum annual license fee for the operation of any mobile home park in the city shall be twenty dollars per year or the sum of one dollar per year for each mobile home that the park is equipped to accommodate, whichever sum is greater. (Prior code § 17.64.040.)

17.64.050 DISPLAY OF LICENSES AND PERMITS.

All licenses and permits shall be displayed in the office of the mobile home park or in a prominent place within the park. (Prior code § 17.64.050.)

17.64.060 ENFORCEMENT.

It shall be the duty of the health officer, the building inspector and the fire chief to enforce the provisions of this title and for the purposes of securing enforcement, these officers or their duly authorized representatives shall have the right and are hereby empowered to enter upon the premises of any mobile home park now or hereafter constructed within the city, for the purpose of carrying out the provisions of this title. (Prior code § 17.64.060.)

17.64.070 APPLICATION FOR BUILDING PERMIT.

Applications for a permit to construct, substantially reconstruct or enlarge a mobile home park shall submit the same in writing, upon a form provided by the building inspector. The form shall state the name and address of the applicant and a legal description of the property whereon or wherein it is proposed to conduct a mobile home park. Each application shall be accompanied by three sets of plans of the proposed park containing the required information outlined in Section 17.16.030. (Prior code § 17.64.070.)

17.64.080 INVESTIGATION OF PREMISES.

Upon filing of the application and plans accompanied by the inspection fee, it shall be the duty of the building inspector, the fire chief, and the health officer, or any of their duly authorized representatives, to investigate the premises and determine whether the proposed mobile home park, or the site proposed therefor, conforms with the requirements of this title, city ordinances, rules and regulations of

EXHIBIT B

the health district and state laws. No permit shall be issued unless such mobile home park, or the proposed site complies with such requirements. Any application that does not comply with all city ordinances and state laws shall be rejected; provided however, appeal may be made according to the provisions set forth in Section 17.64.090. (Prior code § 17.64.080.)

17.64.090 APPEALS.

Any person aggrieved by the decisions of the building inspector, health officer or fire chief, may within ten days after mailing notification of such decisions, appeal to the city council for a hearing as to the matters in question, whereupon a time for hearing shall be set which shall not be later than thirty days thereafter, at which time full and complete hearing shall be had before the city council, at which time the city council shall confirm, modify or disapprove the decisions. The mobile home park shall remain closed pending the decision of the city council. (Prior code § 17.64.090.)

17.64.100 NOTICE OF VIOLATIONS.

Whenever inspection by the building inspector, fire chief or health officer of any mobile home park indicates that any provision of this title or any other applicable law is being violated, the health officer, fire chief, or building inspector shall notify the person in charge thereof in writing of such fact and shall set forth in the notice a description of the violation and shall further direct that such violation be remedied by commencing to remedy same within twenty-four hours of receipt of notice and to continue thereafter diligently and continuously until the violation has been abated. (Prior code § 17.64.100.)

17.64.110 REVOCATION OF PERMITS AND LICENSES.

After a written notice of a violation has been submitted by the fire chief, health officer, or building inspector and the violation has not been remedied within a reasonable time, or if it appears that any other violation of laws exists, it shall be the duty of the fire chief, health officer or building inspector to recommend to the city council that applicable permits and business licenses be revoked as herein provided, together with the other penalties of Section 17.64.140. (Prior code § 17.64.110.)

17.64.120 PERMIT, LICENSE REVOCATION HEARING NOTICE.

No permit or license shall be revoked until after a hearing before the city council relating to such revocation. Notice of the hearing shall be given in writing and served at least five days prior to the date of the hearing thereon, such service to be upon the holder of the permit or the holder's manager or agent, which notice shall state the grounds of complaint against the holder of the permit or against the mobile home park maintained by such holder, and shall also state the time when, and the place where, the hearing will be held. In the event the holder of the permit cannot be found or service of the notice cannot be made upon such holder in the manner herein provided, then a copy of the notice shall be mailed, postage fully prepaid, addressed to the holder, at the holder's last known address, at least five days prior to the date of the hearing. (Prior code § 17.64.120.)

17.64.130 TRANSFER OF PERMITS.

No permit issued by the building, health, fire, or planning departments shall be transferable. (Prior code § 17.64.130.)

Chapter 17.68: SCREENING REQUIREMENTS

17.68.010 WALL, FENCE OR PLANTING REQUIRED FOR SIDE AND REAR BOUNDARIES.

An ornamental wall, fence or screen planting acceptable to the planning department, and no less than six feet in height shall be erected and maintained along the side and rear boundaries of a mobile home park. Where, in the opinion of the planning commission, it is unreasonable to require a wall, fence or screen planting due to the nature of the existing topography or other existing conditions that might render such wall or fence ineffective, the commission, at its discretion, may waive or modify the requirements as specified in this section. (Prior code § 17.68.010.)

17.68.020 ORNAMENTAL PLANTING REQUIRED ACROSS FRONT OF PROPERTY.

Ornamental planting at least six feet in depth along the full width of the mobile home park property and acceptable to the planning department shall be installed and maintained whether or not the property fronts on a public street. An ornamental wall or fence may be erected in conjunction with the above mentioned ornamental planting but shall not take the place of the ornamental planting. (Prior code § 17.68.020.)

CHAPTER 17.72: NUISANCE ABATEMENT

17.72.010 PROCEDURE.

A. In any action or proceeding to abate a nuisance in a mobile home park, proof of the following facts is sufficient for judgment or order for the abatement of the operation of the mobile home park:

1. Previous conviction of the owner or operator of the mobile home park of a violation of this title which constitutes a nuisance;
2. Failure on the part of the owner or operator to correct the violation after the conviction;
3. The violation is the basis for the proceeding.

B. Abatement actions shall be taken pursuant to Chapter 1.20 EMC. (Ord. 3901-22 § 2 (Exh. B § 44), 2022; prior code § 17.72.010.)

CHAPTER 17.04: PURPOSE

17.04.010 PURPOSE AND NECESSITY.

A. The purpose of this title is to regulate the use of mobile homes and to establish minimum standards and requirements for the construction and operation of mobile home parks. It is the intent of this title to recognize the changing trends of mobile home park development and to provide regulations which allow a certain degree of flexibility in construction and design.

B. The regulations contained herein have been determined by the planning commission to be in accord with the general development plan for the city and are necessary to protect and secure the public health, safety, and general welfare.

C. The regulations contained herein are also intended to implement and supplant the mobile home regulations of the Washington Department of Health only where this title prescribes minimum standards equal to or greater than the state rules and regulations. (Prior code § 17.04.010.)

CHAPTER 17.08: DEFINITIONS

17.08.010 DEFINITIONS.

For the purpose of this title, certain terms and words are herewith defined as follows in this chapter. (Prior code § 17.08.010.)

17.08.020 ACCESSORY USE.

“Accessory use” means a use customarily incidental and subordinate to the principal use or mobile home and located on the same mobile home lot with the principal use or mobile home—or in the mobile home. (Prior code § 17.08.020.)

17.08.030 AWNING—PERMANENT.

“Permanent awning” means any structure erected for shade or shelter and which is completely open on at least two sides. A side may be interpreted to be an end. “Awning” does not include a window awning. A permanent awning shall be accessory to a mobile home and shall be designed so as not to be readily disassembled, moved and reassembled and is intended to be constructed in conformance with the building code, and within six feet of the mobile home to which it is accessory. (Prior code § 17.08.030.)

17.08.040 AWNING—PORTABLE OR DEMOUNTABLE.

“Portable or demountable awning” means any prefabricated structure erected for shade or shelter which is designed to be readily assembled and disassembled and adapted to ready transportation. A portable awning shall be completely open on at least two sides. A side may be interpreted to be an end. “Awning” does not include a window awning. An awning shall be accessory to a mobile home and shall be located within six feet of the mobile home to which it is accessory. (Prior code § 17.08.040.)

17.08.050 BUILDING.

“Building” means any permanent structure having a roof supported by columns or walls for the shelter, housing, or enclosure of persons, animals, chattels, or property of any kind. “Building” does not include a mobile home or other accessory awnings, cabanas, carports and ramadas which are portable and are designed to be readily assembled and disassembled and adapted to transportation. (Prior code § 17.08.050.)

17.08.060 BUILDING CODE.

“Building code” means the Uniform Building Code, as adopted by the city. (Prior code § 17.08.060.)

17.08.070 BUILDING INSPECTOR.

“Building inspector” means the officer charged with the administration and enforcement of this title or such officer’s regular authorized deputy. (Prior code § 17.08.070.)

17.08.080 CABANA.

“Cabana” means any portable, demountable or permanent cabin, small house, room, enclosure or other building erected, constructed, or placed on any mobile home site within six feet of any mobile home on the same site and used for human habitation. Cabanas shall be used for living purposes only. Permanent plumbing and cooking facilities within cabanas shall not be permitted. A cabana may be enclosed on three sides and may be temporarily attached to a mobile home. All cabanas shall be accessory to mobile homes. (Prior code § 17.08.080.)

17.08.090 CABANA—PERMANENT.

“Permanent cabana” means any cabana which is designed so as not to be readily disassembled, moved and reassembled and is intended to be constructed in conformance with the building code within six feet of any mobile home. (Prior code § 17.08.090.)

17.08.100 CABANA—PORTABLE OR DEMOUNTABLE.

“Portable or demountable cabana” means any prefabricated structure which is designed to be readily assembled and disassembled and adapted to ready transportation and located within six feet of the mobile home to which it shall be accessory. All portable structures including cabanas shall be accessory to a mobile home. (Prior code § 17.08.100.)

17.08.110 CARPORT—PERMANENT.

“Permanent carport” means an awning or shade structure for an automobile located within six feet of a trailer coach, which is completely open on at least two sides and which is designed to be constructed in conformance with the building code. All carports shall be accessory to mobile homes. (Prior code § 17.08.110.)

17.08.120 CARPORT—PORTABLE OR DEMOUNTABLE.

“Portable or demountable carport” means an awning or shade structure for an automobile located within six feet of a mobile home, which is completely open on at least two sides and which is designed to be readily assembled and disassembled and adapted to ready transportation. All portable structures including carports shall be accessory to mobile homes. (Prior code § 17.08.120.)

17.08.130 DRIVEWAY.

A “driveway” is a private mobile home park service road providing vehicular access and egress between individual mobile home lots and an adjoining public right-of-way. (Prior code § 17.08.130.)

17.08.140 FENCE.

“Fence” means any protective wall, shield or structure seventy-two inches or less in height. (Prior code § 17.08.140.)

17.08.150 HEALTH OFFICER.

“Health officer” means the Snohomish health district officer or the Snohomish health district officer’s authorized representative. (Prior code § 17.08.150.)

17.08.160 LOT.

For the definition of “Lot,” see “Mobile home lot.” (Prior code § 17.08.160.)

17.08.170 MOBILE HOME PARK.

“Mobile home park” means any plot of ground upon which one or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation. (Prior code § 17.08.170.)

17.08.180 MOBILE HOME.

“Mobile home” means a vehicle equipped as a dwelling place. (Prior code § 17.08.180.)

17.08.190 MOBILE HOME—DEPENDENT OR TRAVEL TRAILERS.

“Dependent or travel trailer mobile home” means a mobile home dependent upon toilet and/or bathing or washing facilities provided in a service building. (Prior code § 17.08.190.)

17.08.200 MOBILE HOME—INDEPENDENT.

“Independent mobile home” means a mobile home independent of toilet and/or bathing or washing facilities provided in a service building. (Prior code § 17.08.200.)

17.08.210 MOBILE HOME LOT.

“Mobile home lot” means a plot of ground plainly marked by corner stakes, fences, shrubbery or other devices and designed to accommodate one occupied mobile home and/or accessory buildings or uses. (Prior code § 17.08.210.)

17.08.220 NUISANCE.

“Nuisance” in a mobile home park includes any of the following:

- A. Any public nuisance known at common law or in equity jurisprudence;
 - B. Whatever is dangerous to human life or is detrimental to health;
 - C. The overcrowding of any room with occupants;
 - D. Insufficient ventilation or illumination of any room;
 - E. Inadequate or insanitary sewage or plumbing facilities;
 - F. Whatever renders a food, or drink, unwholesome, or detrimental to the health of human beings.
- (Prior code § 17.08.220.)

17.08.230 PLAYGROUND.

“Playground” means a play lot or other area which has been landscaped and developed for the use of children or other mobile home occupants. (Prior code § 17.08.240.)

17.08.240 RAMADA—PERMANENT.

“Permanent ramada” means any structure which serves as a roof or shade structure, is erected over a mobile home or mobile home lot within the mobile home lot setbacks and which is designed to be constructed in conformance with standards of the Uniform Building Code. (Prior code § 17.08.250.)

17.08.250 RAMADA—PORTABLE OR DEMOUNTABLE.

“Portable or demountable ramada” means any prefabricated portable structure which is designed to be readily assembled and disassembled and adapted to ready transportation and which serves as a roof or shade structure and is erected over a mobile home or mobile home lot within the mobile home lot setbacks. (Prior code § 17.08.260.)

17.08.260 STRUCTURE.

“Structure” means that which is built, or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and located within six feet of a mobile home in a mobile home park. As defined herein, “structure” does not include a mobile home or other accessory awnings, cabanas, carports and ramadas which are portable and are designed to be readily assembled and disassembled and adapted to ready transportation. (Prior code § 17.08.270.)

17.08.270 SERVICE BUILDING.

“Service building” means a building housing community toilet, laundry and other sanitary facilities necessary for the health and convenience of trailer occupants. (Prior code § 17.08.280.)

17.08.280 UNFIT FOR HUMAN HABITATION OR OCCUPANCY AS APPLIED TO CABANA OR OTHER STRUCTURES.

“Unfit for human habitation or occupancy as applied to cabana or other structures” means any cabana or structure which is dangerous to human life or detrimental to health through either lack of maintenance, or repair generally, or because of unsafe or improper construction or installation, and includes but is not limited to cabanas or structures in which any one or more of the following conditions exist:

Exterior walls, supporting structure, doors, windows, floors, roof, appliances, or equipment are so deteriorated, broken or damaged as to be hazardous to the occupants; or the walls, roof, floor, doors, or windows are in such condition as not to adequately protect the occupants from the elements. (Prior code § 17.08.290.)

17.08.290 WINDOW AWNING.

“Window awning” means any awning which does not project more than forty-eight inches from the body of the trailer, and which does not extend more than twelve inches on either side of the window it is designed to serve. (Prior code § 17.08.300.)

CHAPTER 17.12: GENERAL USE REGULATIONS

17.12.010 LOT OBSTRUCTIONS PROHIBITED.

No obstruction of any kind shall be erected, placed or maintained on or about the mobile home lot which would impede the movement of a mobile home to or from a site or prevent inspection of plumbing or electrical facilities. (Prior code § 17.12.010.)

17.12.020 POULTRY AND LIVESTOCK PROHIBITED.

Poultry and livestock shall not be permitted in any mobile home park. (Prior code § 17.12.020.)

17.12.030 NONRESIDENTIAL USE.

Any nonresidential use of property in a mobile home park shall be clearly subordinate to the residential use and character of the property and shall be approved by the planning commission. (Prior code § 17.12.030.)

17.12.040 SEWER CONNECTION REQUIRED.

All new mobile home parks shall be connected to a public sewer and all mobile homes in a park shall connect to the sewer. (Prior code § 17.12.040.)

17.12.050 TRAILER, MOBILE HOME IN NONCONFORMING SITE PROHIBITED.

A mobile home park shall not accommodate any occupied mobile home or trailer for which there are no available sites conforming to the provisions of this title. (Prior code § 17.12.050.)

17.12.060 MOBILE HOME OVERNIGHT PARKING ON STREET.

It is unlawful to camp overnight, or to park an occupied mobile home or vacation trailer overnight upon any public street, including the street right-of-way. This provision shall not apply in cases where a mobile home or trailer is parked for the purpose of making emergency repairs. (Prior code § 17.12.060.)

17.12.070 TENTS PROHIBITED.

It is unlawful to occupy or offer for occupancy a tent or any other structure of similar nature, or site therefor, for living or sleeping purposes in a mobile home park. (Prior code § 17.12.070.)

17.12.080 COPIES OF PLOT PLANS, CITY APPROVAL AND REGULATION—DISPLAY REQUIRED.

The owner or operator of every mobile home park shall maintain in a conspicuous location in or adjacent to the mobile home office, a copy of an approved plot plan of the mobile home park, a copy of the conditions of the city approval, and a copy of the latest ordinances and regulations pertaining to the mobile home park. (Prior code § 17.12.080.)

17.12.090 SIGNS.

In a mobile home park all signs and advertising devices shall be prohibited except:

A. One illuminated nonflashing identification sign whose maximum area shall be forty-eight square feet and whose maximum height shall be twelve feet may be erected in the landscaped setback of the mobile home court;

EXHIBIT B

B. Illuminated nonflashing directional or identification signs not exceeding two square feet in area when placed on such structures as “office building,” “laundry,” “hobby shop,” etc. (Prior code § 17.12.090.)

17.12.100 MOBILE HOME AND CABANA RENTAL.

It is unlawful for any person to rent or hold out for rent any mobile home, cabana, or accessory building which is owned by or in the possession or control of the owner or operator of the mobile home park, or the owner or operator’s agent. The rental paid for any such mobile home, cabana or accessory building shall be deemed to be rental for the site which it occupies. (Prior code § 17.12.100.)

17.12.110 UNLAWFUL OCCUPANCY OF MOBILE HOMES.

It is unlawful for any person in a mobile home park to use or cause, or permit to be used for occupancy:

A. Any mobile home from which any tire or wheel has been removed, except for the purpose of making temporary repairs or placing it in dead storage;

B. Any mobile home which is permanently attached with underpinning or foundation to the ground. Safety blow over straps shall not be considered permanent attachment;

C. Any mobile home which does not conform to the requirements of the Washington State Vehicle Code governing the use of trailers or mobile homes on public highways;

D. Any mobile home which does not carry a current yearly license by any state or foreign vehicle department;

E. Any mobile home parked on a lot which does not have the hitch fronting on or directly accessible to a conforming driveway;

F. Any mobile home other than a travel trailer in which the available air space is less than three hundred cubic feet per occupant. (Prior code § 17.12.110.)

17.12.120 TEMPORARY USES OF MOBILE HOMES.

Except as provided in Chapter 19.10 of this code, it is unlawful for any person to occupy or use any mobile home or trailer in the city, except within a mobile home park; provided however, that the same may be parked and used outside of the mobile home park for a period not to exceed forty-eight hours continuous time for sleeping and housekeeping purposes. Commercially constructed mobile homes (trailers) may be used as a temporary contractor’s or watchman’s office, lunchroom, and/or drying and tool room on the job site while construction is in progress and/or a building permit is valid.

Commercially constructed and custom designed mobile homes (trailers) may be utilized as temporary quarters for business concerns on a site proposed for a permanent structure and for which a building permit has been applied for or issued. (Prior code § 17.12.120.)

17.12.130 TEMPORARY EDUCATIONAL USE OF MOBILE HOMES.

Notwithstanding Chapter 16.04 when approved by the city council, a commercially constructed and custom designed mobile home (trailer) may be temporarily used and occupied for a period not to exceed six months for either private or public educational purposes, or for governmental purposes. The city council shall stipulate terms and conditions for such approval, including but not limited to the number of parking spaces required, the number of exits required in the mobile home (trailer), the

distance required from adjacent properties or structures, and the plumbing and water hookups. There shall be a one hundred dollar processing fee for each permit granted hereunder. (Prior code § 17.12.130.)

17.12.140 PROCESSING FEE FOR TEMPORARY USE OF MOBILE HOME.

There shall be a one hundred dollar processing fee for each trailer for which approval is requested under Section 17.12.120 and/or Section 17.12.130. (Prior code § 17.12.140.)

CHAPTER 17.16: PLANS

17.16.010 REQUIRED.

Prior to any construction or installation of any buildings or utilities in a new or proposed mobile home park, or additions, extensions, and enlargement of any existing mobile home park, the owner or operator thereof shall obtain approval from the planning commission and shall place on file with the planning department three complete plans of the mobile home park. All such plans shall be prepared by a licensed architect, landscape architect or engineer; provided however, that an owner may develop the owner's own drawings when the owner is capable of producing drawings equivalent to the conventional drawings of architects and engineers. (Prior code § 17.16.010.)

17.16.020 CITY REFUSAL TO EXAMINE DRAWINGS.

The planning department, building department, or health district, shall reserve the right to refuse to examine any incomplete, unintelligible or indefinite drawings. (Prior code § 17.16.020.)

17.16.030 DATA REQUIRED.

The mobile home park plan shall be drawn to scale and completely dimensioned. Such plans shall clearly set forth the following information:

- A. Name and address of the owner and/or operator;
- B. Address, location and legal description of the mobile home park;
- C. Extent of the area and dimensions of the site, including topographical information with five foot contour lines;
- D. Size, location, and number of mobile home lots;
- E. Entrances, exits, driveways and walkways, including dimensions;
- F. Number, size and location of automobile parking accommodations;
- G. Number, location and detailed floor plans, including elevations, of all service buildings and other proposed structures, including cabanas and other accessory buildings;
- H. Location, and size of recreation area, if any, including a development plan showing type of landscaping, surface treatment, drainage, apparatus and/or special equipment;
- I. Plan of water system;

J. Method and plan of sewage disposal and site drainage;

K. Method of garbage disposal and plan of storage areas;

L. Lighting plan of outside areas and service outlets;

M. Method and plan of service building heating;

N. Location and type of fire fighting and fire prevention facilities. (Prior code § 17.16.030.)

CHAPTER 17.20: SITE, LOT REQUIREMENTS

17.20.010 NUMBERING REQUIRED.

Every mobile home lot shall be identified with an individual site number in logical numerical sequence, and so shown on the official plot plan for the mobile home park. (Prior code § 17.20.010.)

17.20.020 MAXIMUM AREA OCCUPIED BY ACCESSORY STRUCTURE.

In no case shall the area of a mobile home lot occupied by a mobile home cabana, awning, carport, ramada or other accessory structure or combination thereof exceed fifty percent of the total lot area. (Prior code § 17.20.020.)

17.20.030 PLAYGROUNDS.

In new park construction or in construction of park spaces which are not on record with the planning department, mobile home lots shall be either:

A. Where no developed playground or tot lot is provided the minimum lot size shall be two thousand four hundred square feet in area with a minimum width of forty feet and a minimum depth of sixty feet; or

B. Where a developed playground or tot lot whose minimum size shall be two thousand five hundred square feet in area plus one hundred square feet for each trailer in excess of ten, and whose minimum width or depth shall be forty feet is provided, the minimum mobile home lot size may be reduced to eighteen hundred square feet in area with a minimum width of thirty feet and a minimum depth of sixty feet. (Prior code § 17.20.030.)

17.20.040 ACCESS REQUIREMENTS.

After August 6, 1969, every new mobile home park shall contain at least three acres of land with direct access to a public street right-of-way containing a width of at least fifty feet. (Prior code § 17.20.040.)

17.20.050 MOBILE HOME PAD REQUIRED.

Each mobile home shall be placed on a pad at least large enough to cover the entire area underneath any mobile home parked thereon. (Prior code §17.20.050.)

17.20.060 PAD SURFACING REQUIREMENTS.

Each mobile home pad shall be hard surfaced with asphaltic or Portland cement concrete of minimum thickness of two inches or better. (Prior code § 17.20.060.)

17.20.070 PATIO REQUIREMENTS.

There shall be provided on each mobile home site a concrete or bituminous asphalt patio of at least one hundred sixty square feet in area. The minimum width of such patio shall be eight feet. (Prior code § 17.20.070.)

CHAPTER 17.24: YARDS**17.24.010 REQUIREMENTS GENERALLY.**

No mobile home or accessory structures including patios, awnings, and ramadas shall be located closer than five feet from any side or rear lot line nor closer than ten feet (excluding chassis hitches and drawbars) from the front lot lines abutting a service driveway. (Prior code § 17.24.010.)

17.24.020 SIDE YARDS.

The side yard on the side opposite the patio and living area of a mobile home shall be five feet minimum for the purpose of service, maintenance and provision of light and air. This area shall be kept free and clear at all times. (Prior code § 17.24.020.)

17.24.030 MINIMUM DISTANCE BETWEEN MOBILE HOMES.

No mobile home shall be located within fifteen feet of another mobile home measured from side to side or within ten feet of another mobile home measured end to end. (Prior code § 17.24.030.)

17.24.040 MINIMUM DISTANCE OF STRUCTURES FROM ADJACENT SITES.

No structure nor portion thereof including patios, awnings, or ramadas shall be located closer than eight feet from any mobile home, cabana, awning, patio, or other accessory structure on an adjacent site; provided however, that a fence may be located on a lot line provided that it is at least five feet from a mobile home or cabana or other accessory structure. (Prior code § 17.24.040.)

17.24.050 MOBILE HOME IN FRONT, SIDE, REAR YARDS PROHIBITED.

No mobile home or accessory structure shall be located within the required front, side or rear yards of the mobile home park except fences as provided above. (Prior code § 17.24.050.)

17.24.060 SETBACKS.

The yard setbacks of the mobile home park shall be a minimum of twenty-five feet from all public rights-of-way and a minimum of fifteen feet from all other abutting property. Shrubbery and/or fencing may be required by the planning commission as a condition for approval. (Prior code § 17.24.060.)

CHAPTER 17.28: DRIVEWAYS, PARKING AREAS**17.28.010 MINIMUM DRIVEWAY WIDTHS.**

A. When one off-street automobile parking space per mobile home is provided within the lot setback, the minimum driveway width shall be as follows:

1. When mobile home sites are constructed at a ninety degree angle from a driveway, the driveway width shall be a minimum of twenty-six feet in width;

EXHIBIT B

2. When mobile home sites are constructed at a sixty degree angle from a driveway, the driveway width shall be a minimum of twenty-two feet in width;
3. When mobile home sites are constructed at a forty-five degree angle from a driveway, the driveway width shall be a minimum of twenty-two feet in width.

B. Under each of the above design conditions, parking shall not be permitted on the driveway. (Prior code § 17.28.010.)

17.28.020 PARALLEL PARKING IN DRIVEWAYS.

Parallel parking may be permitted in driveways at the approval of the planning director providing the driveway width is increased to a minimum of thirty-six feet. (Prior code § 17.28.020.)

17.28.030 MINIMUM DRIVEWAY WIDTH DETERMINATION BY PLANNING COMMISSION.

Where the site design contains a large number of asymmetrical lots or where cul-de-sac driveways extend from a central access, the required minimum driveway widths shall be determined from the individual characteristics of the design by the planning director. (Prior code § 17.28.030.)

17.28.040 PARKING SPACE REQUIREMENTS.

For each mobile home lot there shall be provided and maintained at least one parking space. Each such parking space shall contain a minimum area of one hundred eighty square feet (of dimensions nine feet by twenty feet or ten feet by eighteen feet) and shall be hard surfaced. If central parking lots are provided, they shall be hard surfaced and each space separated by striping or other adequate means and identified to the official lot number of the occupant and reserved for the occupant's sole use. (Prior code § 17.28.040.)

17.28.050 LOCATION OF PARKING SPACES.

Individual parking spaces may be located within the required mobile home lot setbacks but shall not be located within the zoning setbacks required for the mobile home park itself. (Prior code § 17.28.050.)

17.28.060 GUEST, SERVICE PARKING.

A. In addition to the requirement for occupant parking, guest and service parking shall be provided within the boundaries of the park in the amount of one space for each five mobile home sites or fraction thereof, other than within the parking facility required and designated for occupant parking and shall be conveniently located and plainly identified for such use.

B. Such parking area shall be fully hard surfaced and the spaces separated by striping or markers and shall conform with the city zoning ordinance and building code requirements as to circulation and construction. (Prior code § 17.28.060.)

17.28.070 SURFACING REQUIREMENTS.

All access roadways, parking areas and service drives shall be bituminous surfaced or better. (Prior code § 17.28.070.)

CHAPTER 17.32: WATER AND SEWERS

17.32.010 WATER SUPPLY.

The water supply shall come from the city water system and shall be provided to all plumbing fixtures in mobile home parks and to individual water connections provided at each mobile home lot. (Prior code § 17.32.010.)

17.32.020 WATER CONNECTIONS.

A. Water connections for individual mobile homes shall be provided and located on the same side of the lot as the sewer lateral and shall consist of a riser terminating at least twelve inches above the ground surface with two three-quarter inch valved outlets threaded for screw-on connections. Such water connection shall be equipped with a shut-off valve placed below frost depth, (but in no case shall this valve be a stop and waste cock) shall be protected from freezing and from damage from mobile home wheels and shall have the ground surface around the riser pipe graded to divert surface drainage away from the connection.

B. Water piping may be installed in the same trench as tight joint sewer pipe provided the water pipe is laid on a shelf not less than twenty-four inches above the sewer pipe. (Prior code § 17.32.020.)

17.32.030 SEWAGE, WASTE WATER DRAINAGE.

All sewage and waste water from toilets, urinals, slop sinks, bathtubs, showers, lavatories, laundries, and all other sanitary fixtures in a mobile home park, shall be drained to a public sewage collection system. (Prior code § 17.32.030.)

17.32.040 WATER MAIN APPROVAL REQUIRED.

Water distribution mains within the confines of the mobile home park shall be approved by the water department in relation to the materials, sizing, and design of the system. (Prior code § 17.32.040.)

17.32.050 PLUMBING COMPLIANCE WITH CODE REQUIRED.

All plumbing in the mobile home park shall comply with the city plumbing code. (Prior code § 17.32.050.)

17.32.060 SEWER CONNECTIONS.

Each mobile home space shall be provided with at least four inch sewer connection. The sewer connection shall be provided with suitable fittings so that a watertight connection can be made between the mobile home drain and the sewer connection. Such individual home connections shall be so constructed that they can be closed when not linked to a home, and shall be trapped in such a manner as to maintain them in an odor free condition. Adapters, allowing for a tight, physical connection, shall be on the mobile home, or provided by the mobile home park operator for the use of mobile homes. (Prior code § 17.32.060.)

17.32.070 SEWER LINE CONSTRUCTION.

Sewer lines shall be constructed in accordance with the recommendations of the city engineer. (Prior code § 17.32.070.)

CHAPTER 17.36: CABANAS

17.36.010 LOCATION RESTRICTIONS.

One portable or demountable cabana or one permanent cabana constructed in accordance with the Uniform Building Code may be erected only on a mobile home lot and for use with a mobile home on such lot. (Prior code § 17.36.010.)

17.36.020 HEIGHT.

The height of a cabana shall not exceed one story in height nor thirteen feet at the highest point above the actual adjoining ground level. No architectural appurtenance shall extend more than thirty inches above or beyond the building at any point. (Prior code § 17.36.020.)

17.36.030 WIDTH AND LENGTH.

No cabana shall exceed twelve feet in width. No cabana length shall exceed twenty-five percent more than the length of the mobile home it serves, but in no event shall a cabana exceed a length of forty feet. No cabana shall be divided by a partition or curtain, fixed or movable, to form two rooms. Built-in storage cabinets may be constructed within a cabana providing such cabinets are built against the three outside walls of the cabana, do not exceed twenty percent of the total cabana volume and do not obscure required doors or windows. (Prior code § 17.36.030.)

17.36.040 WINDOW AREA.

Every cabana shall be provided with one or more windows having an aggregate area of not less than one-fourth of the floor area. Windows shall be so arranged as to properly light all portions of the room; at least one-half of the required window area shall be arranged to open. No required window shall be less than six square feet in area. (Prior code § 17.36.040.)

17.36.050 DOORS.

At least two door openings shall be provided from the exterior of a cabana. (Prior code § 17.36.050.)

17.36.060 COOKING PROHIBITED.

Cabanas shall be used for casual living purposes and storage only. Cooking within cabanas shall not be permitted. Cooking appliances, including hot plates, shall not be installed in cabanas. (Prior code § 17.36.060.)

17.36.070 PERMANENT PLUMBING PROHIBITED.

No permanent plumbing or private toilet or bath compartment shall be permitted in any cabana. (Prior code § 17.36.070.)

17.36.080 MANUFACTURER'S RESPONSIBILITY.

Manufacturers or agents of portable or demountable cabanas or other prefabricated structures shall, prior to the erection or construction of such structures in any mobile home park, submit three sets of detailed plans and specifications of such structures and obtain written approval thereof from the building inspector. The building inspector shall transmit one set of such approved plans to the Snohomish health district officer and one set to the city planning director. (Prior code § 17.36.080.)

17.36.090 DESIGNED AS FREESTANDING STRUCTURE.

Every cabana shall be designed and erected as a free-standing structure, and shall not be permanently attached to or become a permanent part of any mobile home. Mobile homes shall not be a physical part of any cabana. Cabanas may be attached to a mobile home with appropriate flashing or sealing materials to provide a weather seal. No cabana shall be constructed, placed, or maintained on more than one side of a mobile home. As used herein, "side" includes end. (Prior code § 17.36.090.)

17.36.100 PROTECTION FROM ELEMENTS REQUIRED.

Every cabana shall be so constructed and maintained as to provide shelter to the occupants against the elements and to exclude dampness in inclement weather. The materials used in the construction of a cabana shall be of substantial and approved stock. Every cabana shall have an approved floor of wood, masonry, or concrete. (Prior code § 17.36.100.)

17.36.110 CONSTRUCTION CONFORMANCE TO BUILDING CODE REQUIRED.

The construction of permanent cabanas shall adhere to standard practices and materials in conformance with the Uniform Building Code, except that any design and construction not in conformance with the Uniform Building Code may be approved by the building inspector if it can be demonstrated that such deviations are equivalent to such construction requirements. (Prior code § 17.36.110.)

17.36.120 ELECTRICAL INSTALLATION CONFORMANCE TO CODE REQUIRED.

All electrical work shall be installed and maintained in accordance with the electrical requirements for dwellings, as set forth in Chapter 16.36. (Prior code § 17.36.120.)

17.36.130 LIGHTING CIRCUITS.

Every cabana shall have not less than one light outlet and two appliance receptacles installed at convenient locations. The outlets shall be on a separate branch circuit independent of any circuit supplying a trailer, or other building or cabana. Electrical heating equipment shall be served by separate branch circuits. (Prior code § 17.36.130.)

CHAPTER 17.40: AWNINGS

17.40.010 CONSTRUCTION.

Awning roofs of fabric, plastic, or light weight metal may be attached to an approved awning track on the mobile home. Awnings or shade structures constructed of heavy metal framework or of wood frame construction shall be free-standing structures and may not be permanently attached to a mobile home; provided further that such structures shall be so designed and constructed to meet all the requirements of Chapter 17.44. (Prior code § 17.40.010.)

17.40.020 REQUIRED OPENINGS.

Awnings shall have at least one side entirely open at all times. Side curtains shall hang freely and shall not be permanently fastened in place. (Prior code § 17.40.020.)

17.40.030 COOKING PROHIBITED.

Cooking shall not be permitted within any awning nor shall any heating or cooking appliance be installed or used within any awning. (Prior code § 17.40.030.)

17.40.040 PROHIBITED LOCATIONS.

No awning shall be erected or maintained over, or enclose wholly or in part, any private toilet or bath compartment. Mobile homes are exempt from this condition. (Prior code § 17.40.040.)

CHAPTER 17.44: RAMADAS

17.44.010 STABILITY, CONSTRUCTION REQUIREMENTS.

A ramada or roof over a trailer or any portion thereof shall be designed and erected as a free-standing self-supporting structure to:

- A. Withstand vertical live and dead loads imposed upon it; and
- B. Be securely bolted or anchored to the ground; and
- C. Constructed of approved building materials. (Prior code § 17.44.010.)

17.44.020 CLEARANCE RESTRICTIONS.

A ramada or any portion thereof shall have a clearance of not less than eighteen inches in a vertical direction above the roof of a mobile home and not less than six inches in a horizontal direction from each side of a mobile home. Cross braces, architectural appurtenances, or structural ties shall not obstruct movement of any mobile home. The supporting structural members of a ramada shall not extend more than twelve feet horizontally beyond either side of a mobile home nor shall any roof or eave projection extend more than thirty inches beyond the supporting structural members. (Prior code § 17.44.020.)

17.44.030 CONSTRUCTION RESTRICTIONS.

No portion of a ramada shall be permanently attached to any mobile home. No side or end of a ramada shall be enclosed or form a partial enclosure except that the roof of a ramada may also serve as a roof of a cabana, awning or carport and such enclosed area conforms to the requirements set forth herein. (Prior code § 17.44.030.)

17.44.040 COOKING, TOILET AND BATHROOM PROHIBITED.

Cooking within a ramada shall not be permitted nor shall any cooking or heating appliance be installed therein. No toilet or bathroom shall be installed or used within a ramada. Facilities within a mobile home are exempt from the provisions of this section. (Prior code § 17.44.040.)

17.44.050 VENTS AND DUCTS.

All vents or ducts from heating equipment projecting from a mobile home shall extend through the roof of a ramada and all vents or ducts projecting through the roof of a ramada shall be of an approved slip-joint or quick disconnect type. (Prior code § 17.44.050.)

CHAPTER 17.48: GAS HEATING EQUIPMENT

17.48.010 VENTING AND CONNECTIONS.

All gas burning appliances shall be of an approved vented type. Gas heaters shall be connected to a flue or vent not less in size than the vent collar of the appliance. The flue or vent shall be of approved incombustible materials and shall be carried to the outer air. Vent outlets shall terminate with an approved vent cap not less than twelve inches above the highest point of the trailer or roof of any building, cabana or ramada. Every gas burning appliance shall be connected to the gas supply piping with approved metal piping and the gas supply outlet shall be equipped with a shut-off valve and each appliance shall be equipped with approved automatic shut-off devices which will shut off the gas supply to the main burner or burners and pilot in the event of pilot failure. (Prior code § 17.48.010.)

CHAPTER 17.52: FIRE PROTECTION EQUIPMENT

17.52.010 HYDRANTS.

In every mobile home park that contains twenty or more mobile home lots there shall be installed a minimum of one standard approved fire hydrant within the confines of the park. Additional fire hydrants shall be required so as not to exceed five hundred foot spacing. All hydrants shall be supplied with water from an approved six inch water main. (Prior code § 17.52.010.)

17.52.020 FIRE EXTINGUISHERS.

There shall be installed and maintained in a conspicuous and accessible location in every trailer park containing three or more cabanas at least one approved two and one-half gallon portable fire extinguisher or equivalent. Additional approved extinguishers shall be installed at distances of not more than two hundred feet apart. Alternatives to the requirements of this section may be authorized by the local fire department. (Prior code § 17.52.020.)

17.52.030 FIRE DEPARTMENT APPROVAL.

All first aid fire protection equipment required by this title shall meet the approval of the fire department. (Prior code § 17.52.030.)

CHAPTER 17.56: OPERATION GENERALLY

17.56.010 OWNER RESPONSIBILITY.

The owner or operator of a mobile home park shall be responsible for securing the maintenance of all structures and their sites. (Prior code § 17.56.010.)

17.56.020 MAINTENANCE OF STRUCTURES.

Every structure shall be maintained in an approved, safe, and sanitary condition and in a state of approved repair. (Prior code § 17.56.020.)

17.56.030 WORKING ORDER REQUIRED FOR ALL INSTALLATIONS.

All devices, installations, and safeguards required by this title shall be maintained in approved working order. (Prior code § 17.56.030.)

17.56.040 LOCATION RESTRICTIONS FOR STRUCTURES.

No structure shall be erected, placed or maintained so as to obstruct a required opening in a cabana or awning, a required open space on a site, or prevent inspection of electrical and sanitation facilities or trailer equipment. (Prior code § 17.56.040.)

17.56.050 SITE SURFACE.

If the health officer considers it necessary for the protection of the health of the occupants of a structure or for proper sanitation, the health officer may require that a site be graveled, or properly paved and surfaced with concrete, asphalt, grass or similar material. (Prior code § 17.56.050.)

17.56.060 SITE OBSTRUCTIONS PROHIBITED.

No structure, equipment, or obstruction of any kind shall be erected, placed, or maintained on or about the mobile home site that would impede the movement of a mobile home from a site to a conforming driveway or prevent inspection of plumbing and electrical facilities and related mobile home equipment. (Prior code § 17.56.060.)

17.56.070 OCCUPANT REGISTRATION.

Every mobile home park shall maintain a manager in charge who shall require all persons using such mobile home park to register in a book kept for that purpose, showing the date, the name and address of the person together with the make of automobile and the correct automobile license number. The manager shall preserve such register and endorse upon the same the date of departure of the person or persons registered therein, and it is unlawful for any person to make any false entry to alter or permit to be erased any name, address, registration number or other information. The register shall be at all times open to inspection by the police department. (Prior code § 17.56.070.)

17.56.080 MOBILE HOME UNFIT FOR HUMAN HABITATION WHEN.

Any mobile home which shall be found by the health officer to be so damaged, decayed, dilapidated, unsanitary or vermin infested that it creates a nuisance or is a hazard to the health or safety of the occupants or of the public, shall be designated as unfit for human habitation. (Prior code § 17.56.080.)

17.56.090 REMOVAL OF UNFIT HABITATION REQUIRED.

No owner or operator of a mobile home park shall permit a mobile home to remain in the park when the mobile home has been designated by the health officer as unfit for human habitation. (Prior code § 17.56.090.)

17.56.100 GARBAGE CONTAINER REQUIREMENTS.

All garbage and rubbish shall be stored in tightly covered, waterproof containers of not less than twenty gallons capacity nor greater than thirty gallons capacity unless other means of storage are approved in writing by the health officer. Containers shall be provided at accessible locations not farther than one hundred fifty feet from any mobile home and in no case shall there be provided fewer containers than one for each two mobile homes. Racks or platforms or other approved arrangement shall be provided for all garbage and refuse containers and shall be so designed and maintained as to prevent containers from being tipped, facilitate cleaning around the containers and prevent rodent harborage. Garbage shall be disposed of in accordance with city ordinances governing garbage disposal. (Prior code § 17.56.100.)

CHAPTER 17.60: SERVICE BUILDINGS

17.60.010 GENERALLY.

Service buildings are optional. If, however, a service building is constructed it shall meet the conditions designated in Sections 17.60.020 through 17.60.130. (Prior code § 17.60.010.)

17.60.020 LOCATION.

Service buildings shall be located not less than twenty feet from any mobile home lot. (Prior code § 17.60.020.)

17.60.030 CONSTRUCTION.

Service buildings shall be of permanent construction with an interior finish of light colored moisture-resistant material which will stand frequent washing and cleaning. (Prior code § 17.60.030.)

17.60.040 FLOORS.

The floors shall be of water-impervious material, easily cleanable, and sloped to floor drains connected to the sewage system. The service building shall be maintained in a clean condition at all times. (Prior code § 17.60.040.)

17.60.050 TOILET ROOM SCREEN, DOOR REQUIREMENTS.

The buildings shall be well ventilated; all exterior openings from toilet rooms shall be covered with sixteen mesh screen. Toilet rooms shall be provided with self-closing doors. (Prior code § 17.60.050.)

17.60.060 LIGHTING, WINDOW REQUIREMENTS FOR TOILET, SHOWER, LAUNDRY ROOMS.

Toilet, shower and laundry rooms shall be well lighted at all times. Window area shall be provided equivalent to at least twelve percent of the floor area. (Prior code § 17.60.060.)

17.60.070 MINIMUM TEMPERATURE.

During periods of use, service buildings shall be maintained at a seventy degrees Fahrenheit minimum. (Prior code § 17.60.070.)

17.60.080 HOT WATER REQUIREMENTS.

Hot water shall be provided for lavatory, bathing and laundry room fixtures, with facilities of sufficient capacity to supply three gallons per hour per dependent mobile home space. (Prior code § 17.60.080.)

17.60.090 TOILET, LAVATORY AND SHOWER FACILITIES.

Service buildings shall have toilet, shower and lavatory facilities separate for the sexes, with a minimum of two toilets for females, one toilet for males, one urinal for males, two lavatories and one shower for each sex. (Prior code § 17.60.090.)

17.60.100 WALKWAY WIDTH, SURFACING.

Walkways to and from every service building shall be provided at least two feet six inches in width and bituminous surfaced or better. Driveways may be considered as walkways. (Prior code § 17.60.100.)

17.60.110 CLOTHES DRYING FACILITIES.

Adequate clothes drying facilities adjacent to, or in, the service building shall be provided. (Prior code § 17.60.110.)

17.60.120 SURFACED, LIGHTED WALKWAYS REQUIRED.

Surfaced and lighted walkways shall be provided to all service buildings. (Prior code § 17.60.120.)

17.60.130 LAUNDRY FACILITIES.

Laundry facilities, together with laundry drying facilities, shall be provided. No less than one double laundry tray or automatic washing machine shall be provided for each twenty mobile home lots in the mobile home park. Laundry facilities shall be in a room or rooms separate from the toilet facilities and such room shall have an exterior door. (Prior code § 17.60.130.)

CHAPTER 17.64: PERMIT, LICENSE REQUIREMENTS

17.64.010 MOBILE HOME PROHIBITED IN UNLICENSED PARK.

It is unlawful for any person to maintain or operate, for residential purposes, an occupied mobile home or vacation trailer in the city unless such mobile home or vacation trailer is located on or within a licensed mobile home park. (Prior code § 17.64.010.)

17.64.020 LICENSE, HEALTH PERMIT REQUIRED FOR EXISTING PARKS.

It is unlawful for any person to maintain or operate an existing mobile home park in the city unless such person holds:

A. A valid mobile home license authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such licenses shall be procured from the city clerk;

B. A health permit authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such permit shall be procured from the Snohomish health district. (Prior code § 17.64.020.)

17.64.030 CONSTRUCTION LICENSE, PERMITS REQUIRED.

It is unlawful for any person to construct a new mobile home park or enlarge an existing mobile home park in the city unless such person holds:

A. A valid special property use permit authorizing the one named thereon to use the premises listed on the permit subject to certain conditions listed on the permit and in accordance with an approved plan which shall be attached to and be a part of the permit. Such permit and approval of plan shall be obtained from the planning commission;

B. A health approval permit authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such permit shall be procured from the Snohomish health district;

EXHIBIT B

C. A valid mobile home license authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the planning commission. Such licenses shall be procured from the city clerk;

D. Valid building permits authorizing the one named thereon to construct a mobile home park on the premises in accordance with city requirements. Such permits shall be procured from the building department. (Prior code § 17.64.030.)

17.64.040 LICENSE FEES.

A minimum annual license fee for the operation of any mobile home park in the city shall be twenty dollars per year or the sum of one dollar per year for each mobile home that the park is equipped to accommodate, whichever sum is greater. (Prior code § 17.64.040.)

17.64.050 DISPLAY OF LICENSES AND PERMITS.

All licenses and permits shall be displayed in the office of the mobile home park or in a prominent place within the park. (Prior code § 17.64.050.)

17.64.060 ENFORCEMENT.

It shall be the duty of the health officer, the building inspector and the fire chief to enforce the provisions of this title and for the purposes of securing enforcement, these officers or their duly authorized representatives shall have the right and are hereby empowered to enter upon the premises of any mobile home park now or hereafter constructed within the city, for the purpose of carrying out the provisions of this title. (Prior code § 17.64.060.)

17.64.070 APPLICATION FOR BUILDING PERMIT.

Applications for a permit to construct, substantially reconstruct or enlarge a mobile home park shall submit the same in writing, upon a form provided by the building inspector. The form shall state the name and address of the applicant and a legal description of the property whereon or wherein it is proposed to conduct a mobile home park. Each application shall be accompanied by three sets of plans of the proposed park containing the required information outlined in Section 17.16.030. (Prior code § 17.64.070.)

17.64.080 INVESTIGATION OF PREMISES.

Upon filing of the application and plans accompanied by the inspection fee, it shall be the duty of the building inspector, the fire chief, and the health officer, or any of their duly authorized representatives, to investigate the premises and determine whether the proposed mobile home park, or the site proposed therefor, conforms with the requirements of this title, city ordinances, rules and regulations of the health district and state laws. No permit shall be issued unless such mobile home park, or the proposed site complies with such requirements. Any application that does not comply with all city ordinances and state laws shall be rejected; provided however, appeal may be made according to the provisions set forth in Section 17.64.090. (Prior code § 17.64.080.)

17.64.090 APPEALS.

Any person aggrieved by the decisions of the building inspector, health officer or fire chief, may within ten days after mailing notification of such decisions, appeal to the city council for a hearing as to the

EXHIBIT B

matters in question, whereupon a time for hearing shall be set which shall not be later than thirty days thereafter, at which time full and complete hearing shall be had before the city council, at which time the city council shall confirm, modify or disapprove the decisions. The mobile home park shall remain closed pending the decision of the city council. (Prior code § 17.64.090.)

17.64.100 NOTICE OF VIOLATIONS.

Whenever inspection by the building inspector, fire chief or health officer of any mobile home park indicates that any provision of this title or any other applicable law is being violated, the health officer, fire chief, or building inspector shall notify the person in charge thereof in writing of such fact and shall set forth in the notice a description of the violation and shall further direct that such violation be remedied by commencing to remedy same within twenty-four hours of receipt of notice and to continue thereafter diligently and continuously until the violation has been abated. (Prior code § 17.64.100.)

17.64.110 REVOCATION OF PERMITS AND LICENSES.

After a written notice of a violation has been submitted by the fire chief, health officer, or building inspector and the violation has not been remedied within a reasonable time, or if it appears that any other violation of laws exists, it shall be the duty of the fire chief, health officer or building inspector to recommend to the city council that applicable permits and business licenses be revoked as herein provided, together with the other penalties of Section 17.64.140. (Prior code § 17.64.110.)

17.64.120 PERMIT, LICENSE REVOCATION HEARING NOTICE.

No permit or license shall be revoked until after a hearing before the city council relating to such revocation. Notice of the hearing shall be given in writing and served at least five days prior to the date of the hearing thereon, such service to be upon the holder of the permit or the holder's manager or agent, which notice shall state the grounds of complaint against the holder of the permit or against the mobile home park maintained by such holder, and shall also state the time when, and the place where, the hearing will be held. In the event the holder of the permit cannot be found or service of the notice cannot be made upon such holder in the manner herein provided, then a copy of the notice shall be mailed, postage fully prepaid, addressed to the holder, at the holder's last known address, at least five days prior to the date of the hearing. (Prior code § 17.64.120.)

17.64.130 TRANSFER OF PERMITS.

No permit issued by the building, health, fire, or planning departments shall be transferable. (Prior code § 17.64.130.)

CHAPTER 17.68: SCREENING REQUIREMENTS

17.68.010 WALL, FENCE OR PLANTING REQUIRED FOR SIDE AND REAR BOUNDARIES.

An ornamental wall, fence or screen planting acceptable to the planning department, and no less than six feet in height shall be erected and maintained along the side and rear boundaries of a mobile home park. Where, in the opinion of the planning commission, it is unreasonable to require a wall, fence or screen planting due to the nature of the existing topography or other existing conditions that might render such wall or fence ineffective, the commission, at its discretion, may waive or modify the requirements as specified in this section. (Prior code § 17.68.010.)

17.68.020 ORNAMENTAL PLANTING REQUIRED ACROSS FRONT OF PROPERTY.

Ornamental planting at least six feet in depth along the full width of the mobile home park property and acceptable to the planning department shall be installed and maintained whether or not the property fronts on a public street. An ornamental wall or fence may be erected in conjunction with the above mentioned ornamental planting but shall not take the place of the ornamental planting. (Prior code § 17.68.020.)

CHAPTER 17.72: NUISANCE ABATEMENT

17.72.010 PROCEDURE.

A. In any action or proceeding to abate a nuisance in a mobile home park, proof of the following facts is sufficient for judgment or order for the abatement of the operation of the mobile home park:

1. Previous conviction of the owner or operator of the mobile home park of a violation of this title which constitutes a nuisance;
2. Failure on the part of the owner or operator to correct the violation after the conviction;
3. The violation is the basis for the proceeding.

B. Abatement actions shall be taken pursuant to Chapter 1.20 EMC. (Ord. 3901-22 § 2 (Exh. B § 44), 2022; prior code § 17.72.010.)










Ordinance No. 4179-26

Final Audit Report

2026-05-11

Created:	2026-05-11
By:	Marisa Manibusan (MManibusan@everettwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHWQYyBjzdaUVF3_3navH3LtcCsFoWC8

"Ordinance No. 4179-26" History

-  Document created by Marisa Manibusan (MManibusan@everettwa.gov)
2026-05-11 - 5:41:38 PM GMT
-  Document emailed to Cassie Franklin (cfranklin@everettwa.gov) for signature
2026-05-11 - 5:43:43 PM GMT
-  Email viewed by Cassie Franklin (cfranklin@everettwa.gov)
2026-05-11 - 6:36:54 PM GMT
-  Document e-signed by Cassie Franklin (cfranklin@everettwa.gov)
Signature Date: 2026-05-11 - 6:37:07 PM GMT - Time Source: server - Signature Appearance Selected: DRAW
-  Document emailed to Marista Jorve (mjorve@everettwa.gov) for signature
2026-05-11 - 6:37:10 PM GMT
-  Email viewed by Marista Jorve (mjorve@everettwa.gov)
2026-05-11 - 7:12:15 PM GMT
-  Document e-signed by Marista Jorve (mjorve@everettwa.gov)
Signature Date: 2026-05-11 - 7:13:06 PM GMT - Time Source: server - Signature Appearance Selected: DRAW
-  Document emailed to Marisa Manibusan (MManibusan@everettwa.gov) for approval
2026-05-11 - 7:13:10 PM GMT
-  Document approved by Marisa Manibusan (MManibusan@everettwa.gov)
Approval Date: 2026-05-11 - 8:04:13 PM GMT - Time Source: server
-  Agreement completed.
2026-05-11 - 8:04:13 PM GMT