

Chapter 18.48

DESIGNATED MANUFACTURED HOMES – MANUFACTURED HOMES – NEW
MANUFACTURED HOMES – MOBILE HOMES – MANUFACTURED HOME
PARKS

Sections:

- 18.48.010 Permit required – Fee.
- 18.48.020 Commercial structures standards.
- 18.48.030 Conformance with zoning regulations.
- 18.48.090 Structural support system and installation requirements.
- 18.48.100 Installation approval.
- 18.48.110 Designated manufactured home park standards.
- 18.48.120 Park/subdivision site plan review – Required.
- 18.48.130 Park/subdivision site plan review – Application – Fee.
- 18.48.140 Park/subdivision site plan review – Approval – Effect on other provisions.
- 18.48.150 Residential structures – Standards for designated manufactured homes.
- 18.48.160 Replacement of existing mobile, manufactured, and designated manufactured homes within mobile or manufactured home parks.
- 18.48.170 Recreational vehicles.
- 18.48.010 Permit required – Fee.

A. Prior to the location, relocation, establishment or occupancy of any designated manufactured home, the home owner or authorized representative shall obtain a permit from the community development department. Application for the permit will be made on forms prescribed and furnished by the department.

B. The fee for the permit shall be as established by resolution of the city council. This fee is in addition to any other fees required for health or electrical permits.

C. Each permit issued by the community development department for a designated manufactured home shall be valid until the designated manufactured home is moved to another location whether on the same or different property.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2005-011, Amended, 07/05/2005; Ord. O2001-012, Amended, 03/19/2002; Ord. O95-035, Amended, 12/19/1995; Ord. 1144, Amended, 01/05/1988; Ord. 883, Added, 05/06/1984)

18.48.020 Commercial structures standards.

Mobile or manufactured or designated manufactured or new manufactured homes shall not be used for commercial purposes unless they meet the factory-built commercial structures standards as provided in RCW 43.22.450 through 43.22.490.

(Ord. O2005-011, Amended, 07/05/2005; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.48.030 Conformance with zoning regulations.

The designated manufactured home shall conform to the minimum zoning regulations in effect for the district in which it is to be located.

(Ord. O2005-011, Amended, 07/05/2005; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.48.090 Structural support system and installation requirements.

Designated manufactured homes installations shall:

- A. Be set upon a permanent foundation, as specified by the manufacturer.
- B. Have the space from the bottom of the home to the ground enclosed by concrete or an approved concrete product which can be either load bearing or decorative.

(Ord. O2005-011, Amended, 07/05/2005; Ord. O2001-012, Amended, 03/19/2002; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.48.100 Installation approval.

Installation of a designated manufactured home shall be approved by the building inspector prior to occupancy.

(Ord. O2005-011, Amended, 07/05/2005; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.48.110 Designated manufactured home park standards.

In order to ensure the development of well-planned designated manufactured home facilities and to ensure the compatibility of such facilities with adjacent existing and

planned uses, the following standards shall apply to all designated manufactured home park development:

- A. The minimum site area and density regulations shall be the same as established in each zone district where the designated manufactured home development would be located.
- B. Designated manufactured home parks shall be complete developments and are required to include facilities such as paved streets, pedestrian/bike ways, storm drainage, sanitary sewage disposal and perimeter and entrance landscaping, as approved by the community development department.
- C. If the land and designated manufactured home locations within a proposed designated manufactured home park are intended to be sold to more than one person, firm or corporation, or are to include the dedication of land as regulated by the land division ordinance as set forth in TMC Title 17, then the proposed designated manufactured home park shall be subject to the requirements of that title in addition to the requirements of this title.
- D. Information to be submitted to the community development department before the issuance of applicable permits shall include:
 - 1. Overall site plan showing the location of all designated manufactured home pads, accessory buildings, internal pedestrian and vehicle circulation and ingress/egress points;
 - 2. Storm drainage plan showing existing vegetation, slopes, and drainage conditions, as well as proposed alterations and drainage control devices;
 - 3. Landscaping plans for the perimeter and entrance showing the existing and proposed vegetation and method of maintenance.
- E. If development is by phase, a graphic breakdown of each phase as it relates to the entire project and its timetable for completion must be provided.
- F. Individual designated manufactured homes located within the designated manufactured home park shall be installed per the standards established by this title.
- G. The developer/applicant shall either install the required improvements and repair any existing streets and other public facilities damaged in the development of the project, or furnish the city with a performance bond or other security, as approved by the city attorney, to ensure the installation of public improvements and landscaping.
- H. Each designated manufactured home park which proposes to provide overnight rental of parking space for travel trailers shall provide one or more buildings adequately equipped with flush-type toilet fixtures. Dependent travel trailers shall be parked not more than two hundred feet or less than fifteen feet from the service building, and

walkways to such buildings shall be well lighted at night. Each service building shall further:

1. Be located fifteen feet or more from any designated manufactured home space, and be of permanent construction;
2. Have adequate heating, lighting, sanitation and ventilation facilities in accordance with other state and local codes and ordinances;
3. Provide sewage disposal facilities for park occupants only.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2008-009, Amended, 02/17/2009; Ord. O2005-011, Amended, 07/05/2005; Ord. O2001-012, Amended, 03/19/2002; Ord. O96-027, Amended, 10/15/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.48.120 Park/subdivision site plan review – Required.

A site plan review is required to establish a designated manufactured home park within zoning districts of the city where such parks are permitted uses.

(Ord. O2005-011, Amended, 07/05/2005; Ord. O95-035, Amended, 12/19/1995; Ord. 1147, Added, 12/15/1987)

18.48.130 Park/subdivision site plan review – Application – Fee.

A request for a designated manufactured home park/subdivision site plan review shall be submitted on an application form available at the community development department. Each application shall be accompanied by a fee as established by resolution of the city council.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2005-011, Amended, 07/05/2005; Ord. O2001-012, Amended, 03/19/2002; Ord. O95-035, Amended, 12/19/1995; Ord. 1147, Added, 12/15/1987)

18.48.140 Park/subdivision site plan review – Approval – Effect on other provisions.

The approval of a site plan shall not supersede the density regulations of the zone district in which it is proposed to be located. All applicable installation and development standards shall apply.

(Ord. O95-035, Amended, 12/19/1995; Ord. 1147, Added, 12/15/1987)

18.48.150 Residential structures – Standards for designated manufactured homes.

Any designated manufactured home that is used for residential purposes must meet the following standards:

A. Be comprised of at least two parallel sections each of not less than twelve feet wide by thirty-six feet long, except in the following instances:

1. The home is being installed as an accessory dwelling unit in accordance with TMC Chapter 18.42.

2. The home will be replacing an existing mobile home inside an existing mobile home park and the lot or space is too small to accommodate a designated manufactured home as described in this subsection A.

B. Be constructed with and now have a composition or wood shake or shingle, coated metal, or similar roof of nominal three-to-twelve pitch; and

C. Have exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family residences; and

D. Be set upon a permanent foundation, as specified by the manufacturer, and have the space from the bottom of the home to the ground enclosed by concrete or an approved concrete product which can be either load-bearing or decorative; and

E. Comply with all local design standards applicable to all other homes within the neighborhood in which the home is to be located; and

F. Be thermally equivalent to the energy code as adopted by TMC Title 15.

(Ord. O2010-017, Amended, 12/21/2010; Ord. O2005-011, Amended, 07/05/2005; Ord. O2001-012, Amended, 03/19/2002; Ord. O97-025, Amended, 12/02/1997; Ord. O95-035, Added, 12/19/1995)

18.48.160 Replacement of existing mobile, manufactured, and designated manufactured homes within mobile or manufactured home parks.

In accordance with RCW 35A.21.312, mobile homes, manufactured homes (including new manufactured homes), and designated manufactured homes shall be allowed to locate within mobile and manufactured home parks that existed prior to June 12, 2008. Additionally, each such mobile home, manufactured home or designated manufactured home shall have smoke alarms installed. Smoke alarms shall be installed in the following locations:

A. In each sleeping room.

B. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

C. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level; provided, that the lower level is less than one full story below the upper level.

(Ord. O2010-001, Added, 02/16/2010)

18.48.170 Recreational vehicles.

Recreational vehicles may be used as primary residences in manufactured/mobile home parks, provided they have at least:

A. One internal toilet and one internal shower or the manufactured/mobile home park provides toilets and showers.

B. Smoke Alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.

2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level; provided, that the lower level is less than one full story below the upper level.

(Ord. O2010-001, Added, 02/16/2010)