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SNOHOMISH COUNTY COUNCIL

ORDINANCE 81-076
AMENDMENTS TO CHAPTER 17.28 and
TITLE 18, SNOHOMISH COUNTY CODE
PERTAINING TO MOBILE HOMES

W.T. _____ T.C. _____
G.H. _____ J.D. _____
S.R. _____ D.J. _____

BE IT ORDAINED:

Section 1. Snohomish County Code, Title 18, Subsection 18.08.225, last amended by Resolution May 17, 1971, is amended as follows:

18.08.225 Dwelling, single family. "Single family dwelling" means a detached building containing one and only one dwelling unit, ~~but which term shall not include mobile homes as defined in Section 18.08.45~~ which term shall include factory built housing constructed pursuant to the standards delineated in RCW 43.22.455, as amended, and rules and regulations promulgated pursuant thereto.

Section 2. Snohomish County Code, Title 18, Subsection 18.08.455, last amended by Resolution September 5, 1978, is amended as follows:

18.08.455 Mobile Home. "Mobile home" means ~~any trailer of the type designed as a facility for human habitation and which by original design is capable of being moved upon the public streets and highways, and which:~~

- ~~(1) -- is more than thirty-two (32) feet in length as measured from the center of the ball coupler to the rear of the main body, exclusive of lights, awning rail, drip caps, door knobs and other appendages, or~~
- ~~(2) -- is more than eight (8) feet wide, or~~
- ~~(3) -- is used or to be so used for human habitation upon a single site for more than thirty (30) continuous days, or~~
- ~~(4) -- is used as a principal dwelling on a site or lot, or~~
- ~~(5) -- is on a lot occupied by a principal dwelling and used for human habitation.~~

~~The term shall not include any unoccupied mobile home when it is part of an inventory of mobile homes held for sale by a manufacturer or dealer in the course of business, nor shall it include any prefabricated housing units which have been approved by the State Department of Labor and Industries as factory built housing, a single family dwelling constructed in accordance with the requirements prescribed under RCW 43.22.340, as amended, or Federal Department of Housing and Urban Development standards, promulgated under the National Mobile Home Construction and Safety Standards Act of 1974, as amended, and all rules and regulations promulgated thereto, or if constructed prior to July 1, 1968, meets the requirements of Section 17.28.025, Snohomish County Code, and which is designed for transportation after fabrication on public streets and highways on its own chassis and wheels, and which, when erected on site, is designed to be permanently connected to required utilities.~~

Section 3. Snohomish County Code, Title 18, Subsection 18.08.625, last amended by Resolution May 17, 1971, is amended as follows:

18.08.625 Travel trailer. "Travel trailer" means ~~any trailer or vehicle of the type designed as a facility for human habitation and which, by original design, is capable of being moved upon the public streets and highways and which is not a mobile home, as defined in Section 18.08.455~~ a vehicle with or without motive power primarily designed as temporary living quarters for

ADOPTION OF ORDINANCE

recreational, camping or travel use, and in which the plumbing, heating and electrical systems contained therein may be operated without connection to outside utilities, being of such size or weight as not to require a special highway movement permit. The term shall include recreational vehicles, motor homes and truck campers.

Section 4. Snohomish County Code, Title 18, Subsection 18.08.628 is added as follows:

18.08.628 Travel trailer court. "Travel trailer court" means land under single ownership or control designed and improved to accommodate the temporary parking of two (2) or more travel trailers, as defined. The term shall include campgrounds when designed to accommodate travel trailers, but does not include land zoned and used for the display or sale of travel trailers. For the purposes of this definition, temporary parking shall mean placement of a travel trailer on a single site for one hundred eighty (180) days or less in any twelve (12) month period.

Section 5. Snohomish County Code, Title 18, Subsection 18.08.630, adopted by Resolution January 31, 1966, is amended as follows:

~~18.08.630--Trailer-court-or-mobile-home-park~~ 18.08.457 Mobile home park. "~~Trailer-court~~" or "Mobile home park" means land under single ownership or control designed for the temporary or permanent parking of three or more ~~vehicles~~ mobile homes used for human habitation where the minimum lot area for each mobile home site is less than the requirements of this title for a single family home and/or where an individual septic tank is not provided for each mobile home. "Mobile home park" ~~or-"trailer-court"~~ also includes a contiguous parcel of ground under single ownership or control where the density of mobile homes is over three per acre. "Mobile home park" ~~or-"trailer-court"~~ does not include land designed for the display or sale of mobile homes.

Section 6. Snohomish County Code, Title 18, Subsection 18.18.020, last amended by Ord. 80-118, adopted December 29, 1980, is amended as follows:

18.18.020 Permitted uses. The following uses are permitted in an RR 8400 zone:

- (1) Single family dwellings;
- (2) Home occupations, provided that the following conditions are met:
 - (A) Not more than one person outside the family being engaged in the same,
 - (B) The occupation is secondary to the use of the dwelling for dwelling purposes,
 - (C) There is no external display of merchandise. No sales or fees for the use of merchandise shall be made in the dwelling or on the premises, except that produced by the inhabitants,
 - (D) The occupation does not employ the use of mechanical equipment with a cumulative horsepower greater than five horsepower,
 - (E) The use does not involve more than one-fourth the total square footage of the dwelling,
 - (F) Signs in connection with the use shall be permitted provided that the signs shall be unlighted, shall not exceed two square feet, and shall be attached flat to the main building,
 - (G) The home occupation shall in no way affect the appearance of the principal building as a residence;

- (3) Fallout shelters as accessory or principal uses;
- (4) Off-street parking and private garages;
- (5) Conservatories, greenhouses and structures for plants and flowers not in conjunction with a commercial use;
- (6) Rooming and boarding of not over two persons;
- (7) Installation of transmission facilities for use in connection with a public utility;

(8) Swimming and wading pools for the sole use of occupants and guests; provided, that the pool complies with the following conditions:

(A) No part of the pool shall project more than one foot above the adjoining ground level in a required front yard or side yard,

(B) The pool shall be no closer than five feet to any side, front, or rear yard line,

(C) The pool shall be enclosed with a fence of sufficient design and strength to keep out children. Such fence shall be no less than four feet high;

(9) Parks, publicly owned and operated, provided:

(A) No bleachers are permitted if the site is less than five acres,

(B) All lighting shall be shielded so as not to produce glare which would be unduly annoying to adjoining uses,

(C) No amusement devices for hire are permitted;

(10) Private kennels. In all cases where the animals comprising the private kennel are housed within the dwelling unit located on the lot, there shall be a requirement that the yard or some portion thereof be fenced and maintained in good repair so as to protect the animals comprising the private kennel from injury and to contain or to confine the animals upon the property and to restrict the entrance of other animals. When an animal run or a separate structure is provided to house the adult dog or cat it shall not be located closer than thirty (30) feet to the property line or closer than thirty (30) feet to any dwelling unit on the same premises;

(11) Agriculture, except operation, public or private, involving the disposal of garbage, sewage, rubbish by feeding same to animals and except those uses outlined in Section 18.18.030(13), provided no animal or fowl, other than household pets, be housed within thirty (30) feet of any building used for human habitation and not closer than thirty (30) feet from any side or rear lot line or fifty (50) feet from a front lot line;

(12) Temporary stands for the sale of agricultural products grown on the premises subject to the following conditions:

(A) The stand shall be located no closer than ten feet to any right-of-way,

(B) Floor area of stand shall not exceed twenty-five percent of the level buildable area excluding other buildings,

(C) Only one stand shall be allowed with a size of not over three hundred square feet:

(13) Accessory uses and buildings normally incidental to the above permitted uses; provided, that any accessory building exceeding one thousand square feet in gross building area shall be permitted on a parcel of land less than one acre in size only upon the granting of a conditional use permit pursuant to Section 18.18.030(23);

~~15)-(14)~~ Mobile homes when located in a district within any residential zone which is indicated on the zoning map for this purpose and is signified by adding the suffix "X" to the zone designation. -- "X" zones may apply to areas where at least twenty percent (20%) of the existing housing units are mobile homes on individual lots. -- Prefabricated housing units that are certified as factory-built units by the State Department of Labor and Industries are permitted outright in single-family residential zones provided that the following conditions shall apply in the RR 7200, RR 8400, RR 9600, RR 12,500 and WFB zones and the Rural

Use zone where the minimum permitted lot size is less than 20,000 square feet:

(A) Shall be multi-sectioned by original design, with a width of twenty (20) feet or greater as measured along its entire body length;

(B) Shall be constructed with a non-metallic type, pitched roof;

(C) Except where the base of the mobile home is flush to ground level, shall be installed either with: 1) skirting material which is of the same material, color, and pattern as the siding of the mobile home, or 2) a perimeter masonry foundation;

(D) Shall have the wheels and tongue removed;

(E) Shall meet the provisions of Chapter 17.28,

Snohomish County Code.

~~(16)~~ (15) Private, noncommercial piers, wharves, and boathouses on lots bordering bodies of water, streams or rivers subject to the following conditions:

(A) Covered structures are subject to a minimum setback of three (3) feet from any side lot line or extension thereof. No side yard setback shall be required for uncovered structures. No rear yard setback shall be required for any structure permitted hereunder,

(B) The height of any covered overwater structure shall not exceed twelve (12) feet as measured from the line of ordinary high water,

(C) The total roof area of covered, overwater structures shall not exceed one thousand (1,000) square feet,

(D) The entirety of such structures shall have a width no greater than fifty percent (50%) of the width of the lot at the natural shoreline upon which it is located,

(E) No overwater structure shall extend beyond the mean low water mark a distance greater than the average length of all preexisting overwater structures along the same shoreline and within three hundred (300) feet of the parcel on which proposed. Where no such preexisting structures exist within three hundred (300) feet, the pier length shall not exceed fifty (50) feet,

(F) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat moored at any wharf be used as a dwelling while so moored,

(G) Any structure permitted hereunder shall comply with all applicable state or local regulations;

~~(17)~~ (16) Family day care home, subject to the following conditions:

(A) No play yards or equipment shall be located in any required side or front yard,

(B) Outdoor play areas shall be fenced in or otherwise controlled;

~~(18)~~ (17) Foster home;

~~(19)~~ (18) Family care home;

~~(20)~~ (19) Duplexes, subject to the following conditions:

(A) They shall be located on a lot having not less than 1.5 times the minimum lot area for a single family dwelling;

(B) A site plan shall be submitted, for approval by the office of community development, which presents a building design, parking and landscaping plan compatible with the character of the neighborhood.

Section 7. Snohomish County Code, Title 18, Subsection 18.25.020, last amended by Resolution October 18, 1976, is amended as follows:

18.25.020 Permitted uses. Uses permitted in the low density multiple residential zone are:

(1) Single and multiple family residences, rooming and boarding houses;

(2) Home occupations, as defined and under the conditions set forth in Section 18.18.020(2);

ADOPTION OF ORDINANCE

- (3) Public parks and recreational facilities;
- (4) Agriculture, except that no growing of crops and animals for sale or sales thereof are permitted within this zone;
- (5) Accessory buildings and uses accessory to the above;
- (6) Private, noncommercial piers, wharves, and boathouses on lots bordering bodies of water, streams or rivers, subject to the same terms and conditions set forth in Section 18.18.020(16);
- (7) Foster home;
- (8) Family care home;
- (9) Family day care home, subject to the conditions set forth in Section 18.18.020(17).
- (10) Mobile homes.

Section 8. Snohomish County Code, Title 18, Subsection 18.26.020, last amended by Resolution October 18, 1976, is amended as follows:

- 18.26.020 Permitted uses TO READ: The following uses are permitted in the multiple residential zone:
- (1) Single and multi-family dwellings, ~~except mobile homes;~~
 - (2) Rooming and boarding houses;
 - (3) Home occupations, provided it meets requirements set forth in Section 18.18.020(2);
 - (4) Publicly owned parks and recreation facilities, as defined, provided it meets requirements set forth in Section 18.18.020(9);
 - (5) Agriculture, except that no growing of crops and animals for sale or sales thereof are permitted within this zone;
 - (6) Off-street parking and private garages;
 - (7) Installation of transmission conduits, which term shall not include buildings, pumping stations, substations or exchanges in connection with a public or private utility;
 - (8) Conservatories, Greenhouses and structures for plants and flowers, not in conjunction with a commercial use;
 - (9) Swimming and wading pools for the sole use of the occupants or their guests, provided that it meets requirements set forth in Section 18.18.020(8);
 - (10) Accessory uses and buildings normally incidental to the above permitted uses;
 - (11) Private, noncommercial piers, wharves and boathouses on lots bordering bodies of water, streams or rivers, subject to the same terms and conditions set forth in Section 18.18.020(16);
 - (12) Foster home;
 - (13) Family care home;
 - (14) Family day care home, subject to the conditions set forth in Section 18.18.020(17).
 - (15) Mobile homes.

Section 9. Snohomish County Code, Title 18, Subsection 18.32.020, last amended by Ord. 80-118 adopted December 29, 1980, is amended as follows;

18.32.020 Permitted Uses. The following are permitted uses in an SA-1 zone:

- (1) Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section, except that duplexes shall be permitted on the minimum lot area for a principal use;
- (2) Fish farms;
- (3) Private kennels, provided the buildings housing the use, and the animal runs, shall not be closer than thirty feet to any boundary property line of the premises, nor closer than thirty feet to any building containing a dwelling unit on the same premises;
- (4) The raising of livestock, poultry, and small animals for private or commercial purposes, provided that no building, case or

pen housing or feeding such animals shall be located closer than thirty feet to any boundary property line;

(5) Animal hospitals;

(6) Signs as follows:

(A) One unlighted identification sign not exceeding two square feet in area containing the name of the occupant of the premises,

(B) One sign not exceeding twelve square feet in area for identification of premises, or advertising products sold upon the premises, provided the sign shall not be located in any required yard or open space on the premises,

(C) Signs shall conform to the regulations as stated in Section 18.76.120;

(7) Mobile homes;

(8) Greenhouses, lath houses and nurseries for the raising and/or sale of plants, shrubs, flowers and other horticultural crops, including the sale of soil, bark, fertilizers, plant nutrients, rocks and similar plant husbandry materials when such sales are incidental to the greenhouse, lath house or nursery. The sale of garden tools and any other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use;

(9) Travel trailers, provided there shall be no more than one (1) per lot and provided further that they shall not be placed upon a single site for more than one hundred eighty (180) days in any twelve (12) month period.

Section 10. Snohomish County Code, Title 18, Subsection 18.32.030, last amended by Resolution May 17, 1971, is being amended as follows:

18.32.030 Conditional uses. The following are conditional uses in an SA-1 zone:

(1) Any use permitted by Section 18.18.030 upon the same terms and conditions as set forth in that section which is not permitted under Section 18.32.020;

~~(2) --Travel-trailer-parks-or-courts,-or-resorts-with-detached cabins,-subject-to-the-conditions-outlined-in-Section-18.26.030~~

Section 11. Snohomish County Code, Title 18, Subsection 18.33.020, last amended by Ord. 80-118 adopted December 29, 1980 is amended as follows:

18.33.020 Permitted uses. (1) Any use permitted by Section 18.18.020, upon the same terms and conditions as set forth in that section, except that duplexes shall be permitted on the minimum lot area for a principal use;

(2) Mobile homes;

(3) Agricultural crops;

(4) Fish Farms;

(5) Greenhouses, lath houses, and nurseries for the raising and/or sale of plants, shrubs, flowers and other horticultural crops, including the sale of soil, bark, fertilizers, plant nutrients, rocks and similar plant husbandry materials when such sales are incidental to the greenhouse, lath house, or nursery. The sale of garden tools and any other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use;

(6) The raising of livestock, poultry, and small animals for private or commercial purposes, provided that no building, case or pen housing or feeding such animals shall be located closer than thirty feet to any boundary property line and provided further that sales shall be limited to those products raised or grown on the premises;

(7) The growing and harvesting of forest products,

(8) Signs as follows:

A. One unlighted identification sign not exceeding two square feet in area containing the name of the occupant of the premises;

B. One sign not exceeding twelve square feet in area for identification of premises, or advertising products sold upon the premises, provided the sign shall not be located in any required yard on the premises;

C. Signs shall conform to the regulations as stated in Section 18.76.120.

(9) Travel trailers, subject to the conditions set forth in Section 18.32.020(9).

Section 12. Snohomish County Code, Title 18, Subsection 18.34.020, last amended by Ord. 80-118 adopted December 29, 1980, is amended as follows:

18.34.020 Permitted uses. The following are permitted uses in an A-10 zone:

(1) Any use permitted by Section 18.18.020, upon the same terms and conditions as set forth in Section 18.18.020, except planned residential developments; and further, except that duplexes shall be permitted on the minimum lot area for a principal use;

(2) Agricultural crops;

(3) Greenhouse, lath houses and nurseries for the raising and/or sale of plants, shrubs, flowers and other horticultural crops, including the sale of soil, bark, fertilizers, plant nutrients, rocks and similar plant husbandry materials when such sales are incidental to the greenhouse, lath house, or nursery. The sale of garden tools and other hardware or equipment shall be prohibited. There shall be no on-site signs advertising other than the principal use.

(4) Fish farms;

(5) Kennels, private and commercial subject to the conditions outlined for private kennels in Section 18.18.020;

(6) The raising of livestock, poultry and small animals for private or commercial purposes, provided that no building, feedlot, cage or pen housing or feeding such animals shall be located closer than twenty feet to any boundary property line;

(7) Farm stands solely for the sale of agricultural products subject to the following conditions:

(A) Only one stand per lot with an area not to exceed 500 square feet per lot;

(B) At least seventy-five percent by value of the products sold must be grown or raised in Snohomish County;

(C) The stand shall be located no closer than 20 feet to any road right-of-way;

(D) Stands must obtain all required permits from Snohomish County.

(8) Pasturing and grazing,

(9) Signs as follows:

A. One unlighted identification sign not exceeding two square feet in area containing the name of the occupant of the premises;

B. One sign not exceeding twelve square feet in area for identification of premises, or advertising products sold upon the premises,

C. Signs shall conform to the regulations as stated in Section 18.76.120.

(10) Accessory uses and buildings normally incidental to the uses permitted in Section 18.34.020;

(11) Mobile homes;

(12) Accessory dwellings for family members and farm workers integral to the farm operation provided that;

(A) At least one person residing in each accessory dwelling unit shall be employed full time in the farm operation;

(B) An agricultural accessory dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;

(C) The number of accessory dwellings shall be limited to one per each forty acres under single contiguous ownership to a maximum of six total dwelling units including preexisting units, principal and accessory dwellings, with forty acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided;

(D) All accessory dwellings must be clustered on the farm within a 10-acre farmstead which includes the principal use dwelling. The farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Accessory dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions;

(E) Accessory dwelling must comply with all relevant county and state regulations other than subdivision;

(13) Travel trailers, subject to the conditions set forth in Section 18.32.020(9).

Affidavit

Agricultural Accessory Dwellings

The permit to allow one single family dwelling (or a combination of single family dwelling units) to be placed on the property legally described on the attached building permit shall be issued under the following conditions:

- 1) Dwelling unit as used in this affidavit includes a single family residence, mobile home certified by the State of Washington, factory built housing meeting Snohomish County Building Code standards, and duplexes.
- 2) The dwelling unit is an accessory building necessary to the continuance of the agricultural operation presently being conducted on the subject property.
- 3) The construction or placement of this dwelling unit does not constitute a subdivision and its existence will not be used by the property owner in justifying a variance from prerequisite standards for subdivision.
- 4) The dwelling unit(s) shall not be sold separately from the entire farm unit at any time without first complying with all applicable subdivision and health regulations.
- 5) Sale of the entire farm or parcels thereof shall not invalidate the provisions of this affidavit.
- 6) This covenant shall be a covenant that runs with the land and shall be binding on all successors, heirs and assigns, and other persons taking interests to the land legally described within.

I (we) _____ say that I (we) am the owner(s) of the property involved and have familiarized myself (ourselves) with the rules and regulations regarding this statement.

Signature

State of Washington)
County of Snhomish)

On this day personally appeared before me _____ to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that _____ signed the same as _____ free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 19 ____.

Notary Public in and for the
State of Washington, residing

in

Section 13. Snohomish County Code, Title 18, Subsection 18.36.020, last amended by Ord. 80-118 adopted December 29, 1980, is amended as follows:

18.36.020 Permitted uses. (1) Any use permitted by Section 18.18.020 upon the same terms and conditions as set forth in that section, except that duplexes shall be permitted on the minimum lot area for a principal use; (Sec. 8 of Ord. 80-118 adopted December 29, 1980)

(2) Mobile homes;

(3) The raising of livestock, poultry and small animals for private or commercial purposes; PROVIDED that no building, case or pen housing or feeding such animals shall be located closer than thirty (30) feet to any boundary property line;

(4) Stands for the sale of agricultural products and products manufactured on the site, plus materials commonly incidental to the sale of such products, provided they don't exceed ten percent (10%) of the total sales volume, subject to the provision of adequate off-street parking;

(5) Fish farms;

(6) Greenhouses, lath houses, and nurseries for the raising and sale of plants, shrubs, flowers and other horticultural crops, including the sale of soil, bark, fertilizers, plant nutrients, rocks and similar plant husbandry materials when such sales are incidental to the greenhouse, lath house, or nursery. The sale of garden tools and other similar equipment shall be allowed. There shall be no on-site advertising other than the principal use;

(7) Day care center, subject to the conditions set forth in Section 18.25.030(7);

(8) Community clubs and churches; PROVIDED that one (1) single or double-faced sign shall be permitted which shall not exceed fifty (50) square feet of surface area per side or one hundred (100) square feet per sign, and which shall not be more than twenty-five (25) feet in height. Such sign shall conform to the provisions of Section 18.76.120;

(9) Off-street parking and private garages;

(10) The following signs:

A. One lighted identification sign not exceeding four (4) square feet in area containing the name of the occupant of the premises;

B. One lighted sign not exceeding thirty (30) square feet in area per side not to exceed two (2) sides for identification of premises, or advertising products sold upon the premises;

C. Signs shall conform to the regulations as set forth in Section 18.76.120;

(11) Cemeteries, subject to the provisions of Section 18.18.030(10);

ADOPTION OF ORDINANCE

(12) Commercial kennels on five (5) or more acres; PROVIDED that any building primarily devoted to such use and any animal runs shall not be closer than thirty (30) feet to any boundary property line on the premises;

(13) The growing and harvesting of forest products, together with sawmills, shake mills, log sorting, logging companies and other primary processing of primarily locally grown timber where the intent of the processing is initial reduction in bulk and/or to facilitate transport to secondary processing centers, subject to the following conditions:

A. Such uses shall not include the manufacture of finished wood products such as furniture and plywood, but shall include lumber manufacturing;

B. Forest products processing operations located adjacent to a designated state highway shall be required to provide a sight-obscuring forested buffer zone a minimum of twenty-five (25) feet in depth adjacent to the highway right-of-way;

C. A forested buffer zone a minimum of fifteen (15) feet in depth sufficient to screen all forest industries (with the exception of harvesting) from the view from adjoining properties shall be provided and maintained adjacent to all property line boundaries;

D. The number of employees shall not exceed twenty-five (25) during any eight (8) hour work shift;

E. All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity;

(14) Rural industries as defined, unless classified as a conditional use in Section 18.36.030 of this chapter, subject to the following conditions:

A. All buildings and structures, storage areas or other activities (except sales stands) occurring outside of a residential structure shall be located not less than twenty (20) feet from any boundary property line;

B. All employee parking, outdoor storage, loading and service areas shall be screened with evergreen vegetation a minimum of fifteen (15) feet in depth from view of adjoining State or County primary or secondary arterial highways, and where necessary to protect adjoining property values;

C. The number of employees shall not exceed ten (10);

D. All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage, sewage, water pollution, or other emissions which are unduly or unreasonably offensive or injurious to properties, residents or improvements in the vicinity;

E. The owner of the rural industry must reside on the same premises as the rural industry and, for the purpose of this zone, the residence shall be considered as a caretaker's house as defined in Section 18.08.150;

(15) Animal hospitals, PROVIDED that no building shall be closer than fifty (50) feet to the external boundaries of the property;

(16) Riding academies, subject to the conditions set forth in Section 18.33.030(16);

(17) Travel trailers, subject to the conditions set forth in Section 18.32.020(9).

Section 14. Snohomish County Code, Title 18, Subsection 18.38.030, last amended by Ord. 81-023 adopted March 23, 1981, is amended as follows:

ADOPTION OF ORDINANCE

18.38.030 Required conditions. Before approval of the plans by the hearing examiner, it shall be determined that the following conditions shall be met: (Sec. 9 of Ord. 81-023 adopted March 23, 1981)

(1) The maximum number of dwelling units permissible in a planned residential development shall be one hundred twenty percent of the maximum computed density of the underlying zone, derived as follows:

(A) Determine Gross Development Land Area. Subtract from gross area (i) unbuildable land, (ii) publicly owned community facility land, and (iii) commercial or industrial land area,

(B) Determine Net Development Area. Subtract from gross development area the actual percentage of gross development area devoted to circulation system; except that whenever the circulation system accounts for more than twenty percent of the gross development area, the net development area shall be eighty percent of the gross development area,

(C) Divide net development area by the minimum lot area per dwelling unit permitted in the underlying zone,

(D) Multiply the resulting number of units by 1.20;

(2) Twenty percent (20%) of the net development area shall be established as open space and community recreational facilities. Upon approval of the hearing examiner, some unbuildable land may be included in the open space land upon a showing that such land can and will be utilized in a specific recreational use;

(3) Unless specifically modified by this chapter, all requirements of the underlying residential zone shall apply within the planned residential development;

(4) Except for townhouse lots, the minimum lot width shall be sixty (60) feet and corner lots shall not be less than sixty-five (65) feet. There shall be no minimum lot width for townhouse lots;

(5) The minimum lot size for single family detached and duplex residences shall be six thousand square feet;

(A) The minimum front yard building setback of single family detached and duplex residences shall be one-half the width of planned rights-of-way or easements as measured from the centerline of the right-of-way plus fifteen feet,

(B) The sum of side yards of single family detached and duplex residences shall be not less than ten (10) feet. If the side yard adjoins public open space, these yard requirements may be reduced by an amount equal to the distance from the property line to the centerline of the open space. A modified setback shall be endorsed upon the approved site plan. No portion of a building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than five (5) feet to any structure on an adjacent lot;

(C) Rear yards of single family detached and duplex residences shall be a minimum of five (5) feet. If the rear yard adjoins public open space, the minimum rear yard requirements may be reduced by an amount equal to the distance from the rear lot line to the centerline of the open space. Such modified setback shall be endorsed upon the approved site plan. No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space.

(6) The minimum lot size of a townhouse shall be two thousand square feet per unit:

(A) Each townhouse unit shall have a minimum of four hundred twenty-five compact contiguous square feet of usable outdoor living space, wholly located within one of the yards, front, back or side,

(B) Access from indoor living areas to the outdoor living space shall be at ground level,

(C) Front yard, rear yard, and, if applicable, side yard requirements for single family detached units shall apply to townhouses.

(7) Multi-family dwelling unit structures other than townhouse structures shall also be allowed in any planned residential unit development, provided the following requirements are met:

- (A) The maximum lot coverage shall be thirty-five percent,
- (B) There will be no minimum lot size,
- (C) There will be no maximum height,
- (D) Front yards and side yards facing streets shall be set back not less than one-half of the width of planned rights-of-way or easements as measured from the centerline of the right-of-way plus twenty-five feet,
- (E) The sum of the side yards shall be not less than ten (10) feet with one side yard not less than five (5) feet for single story structures,
- (F) The rear yard shall be not less than twenty-five feet from single-story structures,
- (G) The side and rear yard setbacks of paragraphs (E) and (F) of this subsection may be modified as follows:

- (i) If the yard adjoins a public open space, then each applicable minimum yard requirement may be reduced by an amount equal to the distance from the property line to the centerline of the open space

- (ii) The resultant requirement shall then be endorsed upon the approved site plan as a base yard requirement

- (iii) In the case of multi-story structures, the base yard requirement of subsection (ii) above for such structures is thereby increased for each story or fraction thereof by an amount equal to four feet for the sum of the side yards and two feet each for the minimum width side yard, designated rear yard and designated front yard,

- (H) No portion of any building or appurtenance shall be constructed as to project into any commonly owned open space,

(8) Mobile homes, single or multi-sectioned, shall be allowed in a planned residential development zone ~~with the suffix designation-(mobile)-which-indicates-only-mobile-homes-are permitted.~~

Section 15. Snohomish County Code, Title 18, Subsection 18.46.025, last amended March 31, 1980, is amended as follows:

18.46.025 Conditional uses. Because of their size or impact upon surrounding properties, the following uses may be located only where authorized by a conditional use permit, issuable only after due consideration has been given to the proposed use in relation to the purposes of the comprehensive plan and the welfare of the community. The purpose of this provision is to better protect the higher uses of land and to assist the stabilization of property values and to further the purposes as set forth in Section 18.04.010, statement of purpose:

(1) Commercial and noncommercial boat launch facilities, subject to the conditions set forth in Section 18.18.030(21);

(2) Group care facility, subject to the conditions set forth in Section 18.25.030(10);

(3) Mobile home parks, subject to the provisions of Chapter 18.80;

(4) Hospitals, subject to the conditions set forth in Section 18.26.030(4). (Res. adopted July 12, 1976).

(5) Sanitary landfills or any landfill operations for disposal of garbage under the same terms and conditions as Section 18.18.030 (18);

(6) Travel trailer courts.

Section 16. Snohomish County Code, Title 18, Subsection 18.48.025, last amended March 31, 1980, is amended as follows:

18.48.025 Conditional uses. Because of their size or impact upon surrounding properties, the following uses may be located only where authorized by a conditional use permit, issuable only after due consideration has been given to the proposed use in relation to the purposes of the comprehensive plan and the welfare of the community. The purpose of this provision is to better protect the higher uses of land and to assist the stabilization of property values and to further the purposes as set forth in Section 18.04.010 of this title:

- (1) Commercial and noncommercial boat launch facilities, subject to the conditions set forth in Section 18.18.030(21);
- (2) Mobile home parks, subject to the provisions of Chapter 18.80;
- (3) Group care facility, subject to the conditions set forth in Section 18.25.030(10);
- (4) Hospitals, subject to the conditions set forth in Section 18.26.030(4). (Res. adopted July 12, 1976).
- (5) Sanitary landfills or any landfill operations for disposal of garbage under the same terms and conditions as Section 18.18.030(18);
- (6) Travel trailer courts.

Section 17. Snohomish County Code, Title 18, Subsection 18.64.020, last amended by Ord. 80-118 adopted December 29, 1980, is amended as follows:

18.64.020 Permitted uses. ~~All uses~~ Any use permitted by Sections 18.18.020, 18.18.030 and 18.32.020 shall be permitted hereunder except that those permitted by Section 18.18.020(15) (mobile homes) may be permitted only upon parcels of land held in single ownership or lots described in a final plat or subdivision or dedication, approved and recorded by applicable county authority, provided that no such parcel or lot shall have an area of less than twenty thousand (20,000) square feet, and further, except that upon the same terms and conditions as set forth in those sections, except as set forth in 18.64.030 and EXCEPT THAT:

(1) Duplexes shall be permitted on the minimum lot area for a principal use as designated by the comprehensive plan when said minimum is 20,000 square feet or greater, or on a lot having not less than 1.5 times the minimum lot area for a principal use as designated on the comprehensive plan when said minimum is less than 20,000 square feet; ~~All uses permitted by Section 18.18.030 shall be permitted outright except as provided in Section 18.64.030 and except that:~~

~~(a) -- Those uses contained in Section 18.18.030(2) (Signs advertising new subdivisions other than on the site of the new subdivision), Section 18.18.030(8) (Public utilities and governmental buildings and structures), Section 18.18.030(10) (Cemeteries), Section 18.18.030(11) (Railroad rights-of-way), Section 18.18.030(16) (Airports), Section 18.18.030(17) (Excavations), and Section 18.18.030(18) (Sanitary landfills) shall be permitted only upon the issuance of a conditional use permit issued upon the criteria, terms and conditions as set forth in Section 18.18.030, and in furtherance of the purposes of this chapter as set forth in Section 18.64.010.~~

(2) Mobile homes, subject to the conditions of Section 18.18.020(14);

(3) Travel trailers shall be permitted on the minimum lot area for a principal use as designated by the comprehensive plan when said minimum is one (1) acre or greater, subject to the conditions of Section 18.32.020(9).

Section 18. Snohomish County Code, Title 18, Subsection 18.64.030, last amended by Ord. 81-023 adopted March 23, 1981, is amended as follows:

18.64.030 Conditional uses. Some uses of land, because of their size or impact upon the surrounding property require a close investigation by the hearing examiner of the interrelationship in the area. Therefore, in order to better protect the higher use of land and assist the stabilization of property values, the following uses shall require the issuance of a conditional use permit: (Sec. 25 of Ord. 81-023 adopted March 23, 1981)

~~2~~ (1) Golf courses (public and private);
~~3~~ (2) Cemeteries, crematoriums, and columbariums, subject to conditions outlined in Section 18.18.030;

~~4~~ (3) The incineration or reduction of garbage, offal, dead animals, and all refuse, to include sanitary land fills;

~~5~~ (4) Race tracks subject to:
(A) A view obscuring fence a minimum of six feet in height must be constructed around the periphery of the establishment,

(B) Parking shall be established at the rate of one parking space for each eight feet of bleacher bench,

(C) A plot plan showing access and exit points shall be submitted for approval with the application for a conditional use permit.

(D) The track shall be no closer than fifty feet to any external property boundaries;

~~7~~ (5) Schools (public, private, and parochial) subject to conditions outlined in Section 18.18.030;

~~8~~ (6) Slaughter houses, stockyards, rendering works provided they are established on a minimum of ten acres;

~~9~~ (7) Excavations and processing of minerals or materials together with necessary temporary structures in undeveloped areas where not unduly detrimental to the existing, developing or projected use of the surrounding land and provided that such operations comply with the provisions of Chapter 18.70, mineral conservation (MC) zone;

~~11~~ (8) Processing and packing of seasonally grown agricultural products, not including their conversion to manufactured products, provided that:

(A) Such a facility must be on a minimum of ten (10) acres,

(B) Retail sales of products processed on the premises for off-site consumption may be allowed when incidental to the primary use, and

(C) Processing of the following products is expressly prohibited: Grain and other staple crops; poultry and poultry products; dairy products; and meat and meat products;

~~12~~ (9) Airports subject to conditions of Section 18.18.030;

~~13~~ (10) Sawmills;

~~14~~ (11) Bulk storage of petroleum products under the conditions as outlined under Section 18.48.020;

~~15~~ (12) Day care center, subject to the conditions set forth in Section 18.25.030(7);

~~16~~ (13) Rifle and pistol ranges and trap and skeet grounds, both indoor and outdoor, when designed to control noise, nuisance and safety hazards;

~~17~~ (14) Hospitals, provided they are of a nature compatible with the character of the surrounding area, and provided further that:

(A) No building shall be located closer than thirty (30) feet from the external boundaries of the property,

(B) Greenbelts shall be provided consistent with achieving the goal of compatibility with the surrounding area;

~~18~~ (15) Noncommercial boat launch facilities, as defined, providing they meet requirements contained in Section 18.18.030(21);

~~(19)~~ (16) Signs for community clubs, subject to the same terms and conditions set forth in Section 18.18.030(6)(D);

~~(20)~~ (17) Antique sales, when established as a home occupation; provided the following conditions are met:

(A) The use is conducted entirely within a normal dwelling complex,

(B) Not more than one person outside the family shall be engaged in the same;

(C) The occupation is secondary to the use of the dwelling for dwelling purposes;

(D) There is no external display of merchandise. All merchandise sold or offered for sale shall be predominantly "antique", as defined in Section 18.08.047, and antique-related objects.

(E) The occupation does not employ the use of mechanical equipment with a cumulative horsepower greater than five (5) horsepower,

(F) A sign in connection with the use shall be permitted provided it shall be unlighted and not exceed two (2) square feet,

(G) The home occupation shall in no way affect the appearance of the principal building as a residence, and

(H) Any other conditions as may be deemed necessary by the zoning adjustor or board of adjustment

~~(21)~~ (18) The storage of explosives, subject to the following conditions:

(A) All bunkers, powder magazines and structures devoted to the storage of explosives shall be constructed according to all local, state and federal regulations concerning same,

(B) Distances required by Chapter 70.74.030 RCW for separation from inhabited buildings (Column 2 of Quantity and Distance Table) shall be met;

~~(22)~~ (19) Family rehabilitative home, subject to the conditions set forth in Section 18.18.030(22);

~~(23)~~ (20) Group care facility, subject to the conditions set forth in Section 18.25.030(10);

~~(24)~~ (21) Social services center, subject to the conditions set forth in Section 18.25.030(11);

~~(25)~~ (22) Accessory buildings normally incidental to uses permitted in Section 18.64.020 exceeding one thousand (1,000) square feet in gross building area and located on a parcel of land less than one (1) acre in size, subject to the following condition:

A. The building shall be sited and designed so that its height, size, appearance and proposed use shall not unduly detract from the value of surrounding properties or alter the character of the neighborhood in which it is located;

(23) Signs advertising new subdivisions other than on the site of the new subdivision;

(24) Public utility and governmental buildings or structures;

(25) Railroad rights-of-way.

Section 19. Snohomish County Code, Title 18, Subsection 18.66.020, last amended by Resolution May 22, 1972, is amended as follows:

18.66.020 Permitted uses. The following uses shall be permitted subject to the conditions of this chapter, all other uses shall be prohibited:

(1) The growing and harvesting of forest products and all operations associated with such uses such as, but not limited to, sawmills;

(2) Grazing;

(3) Private summer places of abode on individual lots;

(4) The harvesting of wild crops;

(5) Dams and power plants and their associated uses;

(6) Watershed;

ADOPTION OF ORDINANCE

- (7) Fish and game management;
- (8) Riding academies and boat rentals (and recreational pursuits);
- (9) Agriculture and husbandry pursuits with associated dwellings;
- (10) Mobile homes;
- (11) Single family dwellings;
- (12) Private, noncommercial piers, wharves and boathouses on lots bordering bodies of water, streams or rivers subject to the same terms and conditions set forth in Section 18.18.020(16).
- (13) Travel trailers, subject to the conditions set forth in Section 18.32.020(9).

Section 20. Snohomish County Code, Title 18, Subsection 18.72.040, last amended by Ord. 085-80 adopted October 16, 1980, is amended as follows:

18.72.040 Spaces required. The required number of off-street parking spaces shall be as follows:

<u>Use Classification</u>	<u>Number of Parking Spaces Required</u>
(1) <u>Single family and two-family dwellings, duplexes, and mobile homes.</u>	Two (2) per dwelling; driveways may be counted as one (1) parking space.
(2) Multiple-family dwellings, except retirement housing	Two (2) per dwelling unit up to 50 units. 1.5 per dwelling unit each additional unit over 50.
(3) Retirement housing	One and one-fourth (1.25) per dwelling unit.
(4) Mobile home parks	As required by Chapter 18.80 of this Title.
(5) Fraternity, rooming or boarding houses	One (1) per accommodation.
(6) Hospitals, convalescent homes, sanitariums, institutions for the aged and children, welfare or correctional institutions.	One (1) per two (2) beds.
(7) Medical and dental clinics	One (1) per two hundred (200) square feet of gross floor area.
(8) Banks, office buildings, public utility and governmental buildings, including real estate offices, but excluding medical and dental.	Three (3) per one thousand (1,000) square feet of gross floor area, minimum five (5).
(9) Retail stores and personal service shops	Five and one-half (5-1/2) per one thousand (1,000) square feet of gross leasable area.
(10) Barber and beauty shops	Three (3) per operator.
(11) Launderettes and self-service laundries	One (1) per each two (2) washing and/or drying machines.
(12) Motor vehicle sales and service	One (1) per one thousand (1,000) square feet of gross floor area, plus one (1) per one thousand five hundred (1,500) square feet of outdoor display area.
(13) Motor vehicle or machinery repair, without sales	One (1) per two hundred (200) square feet of gross floor area.
(14) Mobile home and recreational vehicle sales	One (1) per three thousand (3,000) square feet of outdoor display area.
(15) Motels and hotels	One (1) per unit or room, plus additional parking in accordance with this schedule for restaurants, conference or convention facilities, and other businesses or facilities associated with the motel or hotel.

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|--|---|
| (16) Restaurants, taverns or bars for on premise consumption | One (1) per one hundred (100) square feet of gross floor area, minimum five (5). |
| (17) Drive-in restaurants and similar establishments, primarily for auto-borne customers | One (1) per fifteen (15) square feet of gross floor area. |
| (18) Stadiums, churches, theaters, sports arenas, auditoriums, and clubs and lodges and all assembly places with fixed seats | One (1) per four (4) seats or eight (8) feet of bench or pew. |
| (19) Dance halls and places of assembly without fixed seats | One (1) per seventy-five (75) square feet of gross floor area. |
| (20) Bowling alleys | Five (5) per lane. |
| (21) Skating rinks | One (1) per seventy-five (75) square feet of gross floor area. |
| (22) Tennis courts, racquet clubs, handball courts and other similar commercial recreation | One (1) per forty (40) square feet of gross floor area used for assembly, plus two (2) per court. |
| (23) Swimming pools (indoor and outdoor) | One (1) per ten (10) swimmers, based on pool capacity as defined by the Washington State Department of Health. |
| (24) Passenger terminals (bus, rail, air) | One (1) space per one hundred (100) square feet of gross floor area used for passenger waiting area. |
| (25) Funeral parlors, mortuaries and cemetaries | One (1) per four (4) seats or eight (8) feet or bench or pew or one (1) per forty (40) square feet of assembly room used for services if no fixed seating provided. |
| (26) Libraries, art galleries, museums | One (1) per two hundred and fifty (250) square feet of gross floor area. |
| (27) Schools, elementary, junior high and senior high, public and private | One (1) space for each twelve (12) seat in the auditorium or assembly room plus one (1) space for each employee, plus sufficient off-street space for safe loading and unloading of students from school buses. |
| (28) Colleges or commercial schools for adults | One (1) per four (4) seats in classroom plus one (1) per employee. |
| (29) Manufacturing and industrial uses of all types, except a building used exclusively for warehouse purposes. | One (1) per employee or one (1) per four hundred (400) square feet of gross floor area, whichever is greater. |
| (30) Warehouses, storage buildings or structures used exclusively for storage purposes, except mini-self-storage. | One (1) per employee or one (1) per two thousand (2,000) square feet of gross floor area, whichever is greater. |
| (31) Mini-self-storage | One (1) space per each ten (10) storage cubicles equally distributed in close proximity to storage buildings, plus one (1) space for each fifty (50) storage cubicles to be located at the project office. |
| (32) Auto wrecking yards | Fifteen (15) spaces for yards less than ten (10) acres in size and twenty-five (25) spaces for yards ten (10) acres and larger in size. |
| (33) Utility and communication establishments without regular employment | One (1) space. |

AMENDMENTS TO CHAPTER 17.28,
SNOHOMISH COUNTY CODE
MOBILE HOME PERMITS

Section 21. Snohomish County Code, Chapter 17, Subsection 17.28.020, amended by Ord. 81-014 adopted March 9, 1981, is amended to read as follows:

17.28.020 Definitions.

(1) "Mobile home" means ~~any trailer of the type designed as a facility for human habitation and which by original design is capable of being moved upon the public streets and highways, and which~~

~~(1) -- Is more than thirty-two (32) feet in length as measured from the center of the ball coupler to the rear of the main body, exclusive of lights, awning rail, drip caps, door knobs and other appendages, or~~

~~(2) -- Is more than eight (8) feet wide, or~~

~~(3) -- Is used or to be so used for human habitation upon a single site for more than thirty (30) continuous days, or~~

~~(4) -- Is used as a principal dwelling on a site or lot, or used for human habitation.~~

~~The term shall not include any unoccupied mobile home when it is part of an inventory of mobile homes held for sale by a manufacturer or dealer in the course of business, nor shall it include any prefabricated housing units which have been approved by the State Department of Labor and Industries as factory-built housing. a single family dwelling constructed in accordance with the requirements prescribed under RCW 43.22.340, as amended, or Federal Department of Housing and Urban Development standards, promulgated under the National Mobile Home Construction & Safety Standards Act of 1974, as amended, and all rules and regulations promulgated thereto, or if constructed prior to July 1, 1968, meets the requirements of Section 17.28.025, Snohomish County Code, and which is designed for transportation after fabrication on public streets and highways on its own chassis and wheels, and which, when erected on site, is designed to be permanently connected to required utilities;~~

~~(2) Mobile home skirting. "Mobile home skirting" shall mean material used around the exterior of the mobile home covering the entire space between the exterior wall and the ground except for any required access for crawl hole or required ventilation, between the bottom most point of the permanent exterior walls and the surrounding grade level of the lot.~~

~~(3) Approved skirting material. "Approved skirting material" shall mean material not adversely affected by the elements (i.e., brick, stone, rigid plastic, rigid fiberglass, approved wood, asbestos cement board, metal, concrete, etc.) and securely anchored by an approved method to the mobile home.~~

Section 22. Snohomish County Code, Chapter 17, Subsection 17.28.025 is added as follows:

17.28.025 Pre-state insignia mobile homes. All individual mobile homes to be located or relocated within Snohomish County that do not have an insignia of approval from the Washington State Department of Labor and Industries, or the U.S. Department of Housing and Urban Development, or Snohomish County or were constructed prior to July 1, 1968 are subject to the following minimum livability requirements and pre-inspection before being moved to a new location. The Snohomish County Office of Community Development shall establish inspection procedures to ensure to the extent feasible that prior to movement of such mobile homes to a new location, the following minimum livability requirements are met:

(1) The unit shall have a safe operable heating facility capable of maintaining a room temperature of 70 degrees F at three feet above the floor in all habitable rooms.

(2) The unit shall be equipped with a water closet, lavatory, bathtub or shower, kitchen sink and hot and cold running water. All facilities shall be installed and maintained in a safe and sanitary condition.

(3) The unit shall be weather protected to provide shelter and exclude dampness.

(4) All electrical service-entrance conductors, service equipment, switches, lighting outlets, power outlets and appliances shall be maintained in a safe manner. If the inspector requests, you must present evidence that Washington State Labor and Industries Electrical Inspection Division approves your unit.

(5) All openable windows and doors shall be in an operable condition to provide for adequate natural ventilation and provide emergency exits, as per requirements of Chapter 8 of the Housing Code of Snohomish County.

(6) An operable smoke detector shall be installed within the unit in a hallway adjacent to the bedroom area.

(7) The unit shall be structurally sound with no apparent hazardous conditions in floors, walls, ceilings and roofs.

(8) The unit shall have been well maintained, free of debris and infestation of insects, vermin or rodents.

(9) Applicant shall pay an inspection fee pursuant to Section 17.04.160 SCC in addition to the fees set forth in Section 17.28.050.

10) The inspection form shall include a statement that inspection does not constitute a warranty that the unit is safe or livable.

Section 23. Snohomish County Code, Chapter 17, Subsection 17.28.030 , last amended by Ord. 81-014 adopted March 9, 1981, is amended as follows:

17.28.030 Mobile home permit required. It shall hereafter be unlawful, except in any mobile home park (as defined in Snohomish County Code, Chapter 18.08.630 457), for any person to move, or locate or thereafter maintain, occupy or inhabit a mobile home on any lot, tract, or parcel in Snohomish County unless first a mobile home site-and-skirt permit has been issued therefore, approval granted thereunder, final inspection and occupancy approval given, and the mobile home bears such insignia of approval as is required by federal, Washington State the-laws-of the-State-of-Washington or Snohomish County law.

The mobile home permit shall include the following:

- (1) Two (2) copies of site plan showing:
 - (a) North arrow and scale
 - (b) Name(s) of street(s) on which site is located
 - (c) Where mobile home will be placed and its dimensions
 - (d) Setback distances
 - (e) Location and size of any other existing and/or proposed buildings
 - (f) Location of septic tank and drainfield, if sewers not available
 - (g) Any cuts, fills or water bodies on the site.
- (2) One copy of percolation test, where applicable, which has been approved by the Snohomish Health District.
- (3) A plan showing compliance with Snohomish County Mobile Home Foundation and Skirting Requirements. A copy of the requirements may be obtained from the Snohomish County Office of Community Development.

Section 24. Snohomish County Code, Chapter 17, Subsection 17.28.040, last amended by Ord. 81-014 adopted March 9, 1981, is amended as follows:

ADOPTION OF ORDINANCE

17.28.040 Administration. The building official is hereby empowered to issue all permits authorized hereunder. Application for a ~~site-or-skirt~~ permit shall be made upon forms promulgated by the County. A permit shall be issued for the placement of the mobile home on a specific site when ~~it appears that~~:

(1) The fee has been paid; and

(2) The mobile home will comply with pertinent laws and ordinances relating to sewage disposal and to land use zoning. The building official shall have such duties of inspection and approval as are appropriate to accomplish the purpose of this resolution.

Section 25. Snohomish County Code, Chapter 17, Subsection 17.28.050, last amended by Ord. 81-014 adopted March 9, 1981, is amended as follows:

17.28.050 Fees TO READ: A fee for each mobile home site-and skirt permit in the amount of ~~one-hundred-dollars-(\$100.00)~~ one hundred fifty (150) dollars shall be paid to the building official for each placement of a mobile home within Snohomish County, except as noted in Section 17.28.030. ~~One-half-of-such-fee-shall be-held-in-trust-by-the-building-official-and-refunded-to-the applicant-upon-timely-compliance-with-the-requirements-herein-for placement-and-skirting-or-forfeited-to-the-County-upon-failure-of such-timely-compliance.~~ A premove inspection fee shall be paid prior to moving as per Section 17.04.160, SCC.

Section 26. Snohomish County Code, Chapter 17, Subsection 17.28.060, last amended by Ord. 81-014 adopted March 9, 1981, is amended as follows:

17.28.060 Inspection approval. (a)--Temporary approval.

(1) Upon location of a mobile home upon the site, the permit holder shall notify the ~~building-official~~ Office of Community Development, who shall make such inspection as is appropriate to the purpose, and shall approve the mobile home for sixty-(60)-days occupancy at the site and so note upon the records of the Snohomish County Office of Community Development, and may attach an insignia to the mobile home which, when attached, shall not be removed so long as the mobile home remains on the identical site when he finds:

(A) That the home bears such insignia of approval ~~as-is required-by-the-laws-of-the-State-of-Washington~~ as delineated in Section 17.28.030, Snohomish County Code; and

(B) that it is located in an area zoned therefor and is so positioned upon the site as to meet applicable yard or building setback requirements for the zone in which located; and

(C) that it complies with any applicable condition imposed by the provisions of the Snohomish County zoning code, including a conditional use permit or variance if applicable; and

(D) that the mobile home will comply with pertinent laws and ~~regulations resolutions~~ relating to sewage disposal; and

(E) that the mobile home is placed upon a permanent foundation in the manner as provided by applicable building codes;
or

(i) where applicable, meets the provisions of Section 18.18.020(14), S.C.C.; or

(ii) where applicable, is placed upon a temporary foundation and has completely enclosed the area under the mobile home by a skirt enclosure.

(2) In the case of mobile homes to be temporarily occupied either:

(A) During construction of a building for which a valid building permit has been issued and maintained; or

(B) As a temporary office caretaker quarters at a construction site; or

(C) In compliance with express permission of a variance, conditional use permit, or other zoning control; then the occupancy period permitted upon temporary approval may be increased to the time requested by the applicant but not more than either:

(i) one year, or

(ii) that period permitted by applicable variance, conditional use permit or other zoning control; provided, that the permit holder at the time of application submitted a bond to Snohomish County with two (2) or more sureties or with a surety company as surety and the penal sum of five hundred dollars (\$500.00), on-condition conditioned that the applicant shall promptly remove the mobile home at the expiration of said time period or upon the earlier lapse of the qualifying permit.

~~(b)---Final-approval---When-the-permit-holder-shall-have within-sixty-(60)-days:~~

~~(1)---Placed-the-mobile-home-upon-a-permanent-foundation in-the-manner-as-provided-by-applicable-building-codes;-or~~

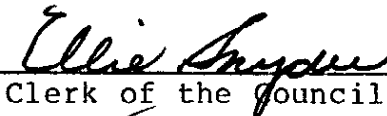
~~(2)---Placed-the-mobile-home-upon-a-temporary-foundation and-completely-enclosed-the-area-under-the-trailer-by-a-valance-or skirt-enclosure;-then-such-holder-shall-notify-the-building official-who-shall-make-such-further-inspection-as-is-appropriate to-the-purpose-and-if-he-finds-that-the-mobile-home-complies-with conditions-of-occupancy,-he-shall-so-signify-his-approval-for permanent-occupancy-at-the-site-upon-the-records-of-the-Snohomish County-building-department,-and-may-attach-an-insignia-to-the mobile-home-which,-when-attached,-shall-not-be-removed-so-long-as the-mobile-home-remains-on-the-identical-site.~~

NOW THEREFORE BE IT RESOLVED on motion of the Snohomish County Council approving Ordinance 81-076 incorporate the Findings of Fact as submitted by the Planning Commission, a copy of which is attached hereto and made a part hereof.

Dated this 29th day of July, 1981

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairman


Clerk of the Council

- () APPROVED
() EMERGENCY
() VETOED

DATE 8-3-81


County Executive

PUBLISHED 7-23-81 + 8-11-81

ADOPTION OF ORDINANCE

Findings of Fact

Mobile Home Amendments to the Snohomish County Zoning and Building Codes

June, 1981

1. Snohomish County is historically committed to providing a full range of affordable housing choices to its residents. Mobile homes constitute one such choice.
2. Important changes have occurred in recent years relative to the character of mobile homes which are now used almost exclusively as permanent, single family residences, are rarely moved once located on a lot, can be comparable in size and character to traditional site built single family residences, and have occupants indistinguishable demographically or otherwise from residents of other forms of single family housing.
3. According to the mobile home industry, only 2% of the mobile homes purchased are ever moved once initially sited, thus in practice the term "mobile" refers to the initial movement to the site rather than any transient nature of such housing.
4. Historical justification for restricting the location of mobile homes due to substandard construction and general appearance incompatible with site built housing has largely disappeared. Construction standards are established by state and federal law and are very similar to those for site built homes. Double-wide mobile homes, in particular, can be made visually indistinguishable from site built homes, particularly when they incorporate the installation techniques specified in these code amendments.
5. Experience has been favorable in other urban Puget Sound counties which have already liberalized their regulations on locations of mobile homes, with little controversy and no record of negative impact on other housing types. There has been no noticeable impact on those counties' ability to preserve property values and neighborhood character and promote orderly growth and development. Housing of comparable value has generally gravitated together due to factors such as the cost of land.
6. Liberalizing the locational alternatives for double-wide mobile home units is appropriate and in the overall public interest since this housing type is now recognizably compatible with site built housing and in high public demand.

7. In the 1981 report of the Mobile Home Task Force, sponsored by the State of Washington, sample statistics reflect that in today's market, double-wide mobile homes on individual lots are financially affordable to approximately 11% more first time home buyers than the average priced new site built home. With Snohomish County projected to grow by some 40,000 housing units over the next ten years, this will be an important element of the housing market.
8. Mobile homes on individual lots are taxed as real property in the same fashion as site built homes and thus contribute equally to their share of the tax burden.
9. These amendments are consistent with the county's growth management efforts to infill urban areas by providing more affordable housing in such areas, as opposed to current regulations which require most mobile homes to be located in rural Snohomish County.
10. These amendments have been developed in concert with the Mobile Home Manufacturers Association and dealers and are deemed equitable and appropriate by their representatives while incorporating standards and installation techniques suited to protecting the overall public health, safety and welfare.
11. Design features incorporated in these amendments relating to skirting, etc. will cause double-wide units to be visually compatible with site built housing.
12. Snohomish County will continue to permit single-wide mobile homes in all previously allowed areas including property zoned Rural Residential 20,000 and above, and mobile home parks. In addition, these amendments give more liberal allowance to both single and double-wide mobile homes in Planned Residential Developments where greater site design control can ensure compatibility with other housing types.
13. The procedural changes incorporated in these amendments will codify and simplify the permit process and treat mobile homes essentially the same as site built housing units.
14. These amendments have been endorsed by the Snohomish County Citizens/Builders Ad Hoc Advisory Committee.
15. It is recognized that these amendments are but one action which Snohomish County can take in improving the opportunities for affordable housing. Snohomish County will continue to have a large segment of its population who cannot afford to own either a site built home or mobile home. The county will continue to work with government and private sector interests who together impact the cost and availability of housing to seek additional solutions to these critical issues.