



SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

AMENDED ORDINANCE NO. 95-114

AMENDING SNOHOMISH COUNTY CODE  
CHAPTER 18.55  
REGARDING MOBILE HOME PARK PERFORMANCE STANDARDS

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

Section 1. Snohomish County Code Section 18.55.020, added by Ord. no. 86-037 on May 7, 1986, is amended to read:

**18.55.020 Mobile home parks - Performance regulations.**

In granting conditional use permits for mobile home parks, the following regulations shall apply, except when more restrictive conditions are imposed by the hearing examiner:

(1) Evidence of Water and Sewer Facilities. The developer shall present evidence to indicate the following:

(a) That the proposed development will meet the water requirements as outlined in WAC ((248-75-030)) 246-378-030,

(b) That the proposed mobile home park will be served by a fire protection system meeting the requirements of the Snohomish county fire marshal, and

(c) That the proposed mobile home park will be immediately served by a sanitary sewer system and that connection to such sewers is feasible. Alternate devices or methods may be used if they have received prior approval from the state department of social and health services and the Snohomish health district in accordance with the procedure established in WAC ((248-96-046)) 246-272-04001;

(2) Flood Hazard. Mobile home park sites shall not be approved if the site is located within a designated ((50-year-er)) 100-year flood plain;

**(3) Circulation System.**

(a) All interior mobile home park roads shall be private roads,

(b) All interior mobile home park roads shall be constructed within a right-of-way which shall extend at least two feet beyond the paved surface but which shall, in no case, be less than 30 feet in width,

(c) Park roads shall have widths and surfacing as follows:

(i) Park roads shall have a minimum paved width of 20 feet. One-way roads shall have a minimum 12-foot travel lane and an eight foot parking lane. Two-way roads shall have minimum of two 10-foot travel lanes and may have eight-foot parking lane(s), and

(ii) Park roads shall have surfacing depths as proposed by a licensed engineer and approved by the director~~((of public works))~~; and,

(d) Cul-de-sac turnarounds shall have a minimum pavement width of 20 feet and a minimum diameter of 70 feet, exclusive of any parking lanes or areas, ~~((and))~~

~~((e) Points of ingress and egress with county rights-of-way shall be in accordance with the director of public works standards for "intersection control for plat road intersecting arterial highway";))~~

**(4) Bulk Requirements.**

(a) Setbacks. All mobile homes, together with their additions and appurtenant structures, accessory structures and other structures on the site (excluding fences), shall observe the following setbacks (excluding any hitch or towing fixture):

(i) Park roads - 15 feet from centerline of right-of-way, but in no case less than five feet from the paved surfaced edge,

(ii) Exterior site boundary, not abutting an off-site public ~~((right-of-way))~~ or ~~((abutting a))~~ private right-of-way ~~((less than 60 feet in width))~~ - 15 feet from property line,

(iii) Exterior site boundary, abutting an off-site public or private right-of-way less than 60 feet in width - 50 feet from centerline of right-of-way, and

(iv) Exterior site boundary, abutting an off-site public or private right-of-way 60 feet or more in width - one-half right-of-way plus 20 feet measured from centerline;

(b) Structure Separations. A minimum 10-foot separation shall be maintained between all mobile homes, together with their habitable additions, and other mobile homes. One-hour fire resistant structures shall maintain a minimum three foot separation from adjacent mobile homes. Other structures shall maintain a minimum six foot separation between themselves and from mobile homes, except that carports may abut the unit they use;

**(5) Parking Requirements.**

(a) Two off-street parking spaces, located adjacent to each respective mobile home pad, shall be provided for each unit and shall be surfaced,

(b) Off-street guest parking shall be provided at the ratio of one parking space for each four mobile home pads and shall be distributed for convenient access to all pads and may be provided by a parking lane and/or separate parking areas. Clubhouse and community building parking facilities may account for up to 50 percent of this requirement, and

(c) All off-street parking spaces shall ~~((have a))~~ meet the minimum dimension requirements of ((eight and one-half feet by 20 feet)) chapter 18.45 SCC Figures I and II;

**(6) Storage Facilities.**

(a) Outside storage of household items and equipment shall not be permitted within the mobile home park. It shall be the responsibility of the park management to ensure compliance with this requirement,

(b) A bulk storage and parking area for boats, campers, travel trailers, etc., shall be provided within the mobile home park. A minimum of 300 square feet of space, exclusive of driveways, shall be provided for every 10 mobile home pads. Bulk storage and parking areas shall be separated from all other parking facilities and shall be provided with some means of security. The requirements of this subsection may be waived by the hearing examiner when the mobile home park developer/owner agrees to prohibit the storage of such items within the park, and

(c) Bulk storage and parking areas shall be screened from abutting public or private rights-of-way and abutting property owners by a ~~((greenbelt))~~ sight-obscuring landscape buffer meeting the requirements of subsection (7)(d)(i) below;

(7) Landscaping and Buffering. Landscaping and buffering shall conform to the following requirements:

(a) Landscaping materials shall conform to, and be installed in accordance with, the overall site development plan. Landscaping, to meet the requirements stated herein, shall be installed within six months of the first occupancy. ~~((Trees shall be of such species and size at planting as would normally attain a minimum height of 20 feet in five years)),~~

(b) Landscaping materials, as per landscape plans, shall be maintained,

(c) The hearing examiner may require landscaping in combination with berms for noise screening, and

(d) Detailed landscape plans shall show the following:

(i) Along the exterior site boundary, a minimum 10-foot wide planting strip of evergreen trees and shrubs,

(ii) Where abutting a ~~((major))~~ county arterial, the planting strip shall be a minimum of ~~((20))~~ 10 feet wide; PROVIDED That a ~~((minimum 10-foot strip))~~ planting strip of up to 20 feet wide may be ~~((considered sufficient))~~ required when it can be demonstrated to the hearing examiner that ~~((, with earth sculpturing and recontouring, the development is buffered))~~ a wider planting strip is necessary to buffer the development sufficiently, and,

~~((iii))~~ ~~Interior proposed plantings of major trees, and~~  
~~((iv))~~ (iii) Those areas to be preserved in their natural state, site development shall be sensitive to the preservation of existing vegetation;

(8) Open Space. All mobile home parks shall include a minimum of 20 percent of the site area for common, ~~((functional))~~ open space. The following areas shall not be included as open space:

(a) Surfaced widths of park roads,

(b) Bulk storage, guest ~~((and unit))~~ parking areas, and

(c) A minimum ground area factor unit:

(i) Single wide - 3,200 square feet,

(ii) Double wide - 4,300 square feet,

(iii) Triple wide - 5,400 square feet.

Open space acreage may include community recreational areas and facilities such as playgrounds, swimming pools, hobby and craft shops; PROVIDED That planting strips required by SCC 18.55.020(7)(d)(i) and (d)(ii) may account for no more than 50 percent of the required open space;

(9) Lighting. Adequate lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of pedestrians and vehicles;

(10) Utilities. All water, sewer, electrical and communication service lines shall be underground.

Section 2. The effective date of this ordinance shall be July 31, 1996.

PASSED this 24<sup>th</sup> day of June, 1996

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

RC Johnson  
Chairperson

ATTEST:

Kathryn J. Bratcher  
Clerk of the Council

- APPROVED  
 VETOED  
 EMERGENCY

DATE 6/14/96  
[Signature]  
County Executive  
ROBERT J. DREWEL  
County Executive

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