

Chapter 17.36
Mobile/Manufactured/Modular Home Parks

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17.36.010 Purpose. The purpose of this Chapter is to establish the standards for Mobile/Manufactured/Modular Home Parks.

17.36.020 General provisions. It is unlawful for any person to construct, establish, or operate a mobile/manufactured/modular home park within the City without a Commercial Site Development Plan and in accordance with the requirements of this Chapter. Applications for Mobile/Manufactured/Modular Home Park (Planned Unit Development) shall be processed as Class 3 Permits in accordance with the following provisions:

- A. It shall also be the responsibility of the park owner or manager to apply for and maintain a City business license.
- B. Any mobile/manufactured/modular home which is constructed after June 15, 1976, and which complies with the following requirements, may be sited in the same manner, and subject to the same conditions, as a site built home, any other provisions of this title to the contrary notwithstanding:
 - 1. Is a new mobile/manufactured/modular home which has not been previously titled to a retail purchaser or is not a “used mobile home” as defined;
 - 2. Is thermally equivalent to the state energy code; and
 - 3. Meets all other requirements for a designated mobile/manufactured/modular home as defined in RCW 35.63.160.”
- C. “Manufactured home” means a residential unit which is at least thirty-two feet in length and ten feet in width, having been transported to the site location on wheels or by truck, and designated to be used with an approved foundation in accordance with HUD standards as a dwelling unit on a year-round basis, which bears an insignia issued by a state or federal regulatory agency indicating that the home complies with all applicable construction standards of the U.S. Department of Housing and Urban Development’s definition of a manufactured home. In the absence of the insignia, certification must be received from the State Department of Labor and Industries that the manufactured home is in compliance with the Federal Manufactured Housing Standards

17.36.030 Site requirements. Mobile/manufactured/modular home parks shall conform to the following requirements:

- A. The density of a mobile/manufactured/modular home park shall not exceed seven dwelling units per acre;
- B. The minimum size of a mobile/manufactured/modular home lot shall be seven thousand (7,000) square feet;
- C. Setbacks:
 - 1. The setback from internal park roads shall be ten feet from the paved surfaced edge.
 - 2. The setback from a public right-of-way shall be twenty feet from the property line.
 - 3. The setback from the exterior park boundary not abutting a public right-of-way shall be ten feet. Accessory buildings or structures shall not be located closer than five feet to the exterior park boundary.
 - 4. Attached or freestanding additions, carports, awnings and storage rooms shall be considered to be part of the mobile home for setback purposes.
 - 5. Open stairs, decks or ramps no higher than floor level may encroach to within five feet of park roads or exterior park boundaries.
- D. Separations:
 - 1. Mobile/manufactured/modular homes and attached or freestanding habitable additions with sheet rock interior walls shall maintain a minimum of a fifteen-foot separation from one mobile/manufactured/modular unit to another mobile/manufactured/modular unit of similar construction. Mobile/manufactured/modular homes of lesser fire-resistive interior wall construction shall maintain a twenty-foot separation from one mobile/manufactured/modular home to another mobile/manufactured/modular home.
 - 2. Attached or freestanding non-habitable additions to a mobile/manufactured/modular home including stairs, decks, ramps, awnings, carports, storage rooms, and other structures shall maintain a six-foot separation from another mobile/manufactured/modular home, or three feet from the property space line.
- E. All streets and roads shall be designed and constructed in accordance with City Public Works Design Standards and shall be dedicated as public streets unless otherwise approved by the City;

F. Parking Requirements:

1. At least two off-street parking spaces adjacent to each mobile/manufactured/modular home space shall be provided for each unit and must be hard surfaced. Each parking space shall have a minimum width of ten feet and a minimum length of twenty feet.
2. Additional parking for guests shall be provided within the mobile/manufactured/modular home parks. There shall be one off street parking space for guests for every three mobile/manufactured/modular home lots or fraction thereof. Such parking shall be of a paved surface, reserved solely for guest, and be conveniently arranged throughout the mobile/manufactured/modular home park.

G. Utility Requirements:

1. All mobile/manufactured/modular home parks shall provide permanent electrical, telephone, water, and sewage disposal connections to each mobile/manufactured/modular home in accordance with the applicable federal, state, and local requirements.
2. All sewage and wastewater shall be discharged into a public sanitary sewer system all lots need to be connected to the city's water/sewer systems.
3. All water, sewer, electrical, telephone, cable television, irrigation, and natural gas lines (if natural gas is installed by developer) shall be installed underground except for access terminals and shall be approved by the agency or jurisdiction providing the service. Public utility shutoff valves, meters, and regulators shall not be located beneath mobile/manufactured/modular home, additions, or accessory buildings.

H. All mobile/manufactured/modular home parks shall provide fire hydrants as may be required by the City;

I. A minimum of ten percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and useable by all residents of the park for passive or active recreation. Useable shall mean at a minimum mowed lawn, maintained landscaping, and space for seating, picnics, or recreation use:

1. Parking spaces, driveways, access streets, and storage areas are not considered to be useable open space.

J. Mobile/manufactured/modular home parks shall contain designated hard surface pedestrian walkways to and from all service and recreational facilities, and between locations where pedestrian traffic might interfere with vehicular traffic;

- K. Outdoor lighting shall be provided to adequately illuminate internal streets and walkways. Light poles shall be sized and directed to avoid adverse impact on adjacent properties;
- L. Mobile/manufactured/modular home parks shall be enclosed on all sides with a permanently maintained sight obscuring fence, wall, berm, or any combination thereof six feet in height:
 - 1. Along the exterior site boundary and adjacent to all external lines abutting right-of-way, a minimum ten-foot wide planting strip of trees and shrubs, including an irrigation system.
- M. All areas within the boundaries of mobile home parks shall be landscaped:
 - 1. All natural and artificial barriers, driveways, lawns, trees, landscaping buildings, occupied and unoccupied home spaces, recreational areas, and open spaces shall be continually maintained by the park management in a healthy growing condition; and
- N. Signs:
 - 1. Specific standards governing signs are referenced in Chapter 15.50 of the City of Zillah's Municipal Code.
 - 2. The signage allowed includes internal directional and informational signs for the convenience of tenants and the public relative to parking, office, traffic movement, etc.
- O. Every mobile/manufactured/modular home space shall be identified with an individual number in logical sequence which is uniformly located and clearly visible from the street and so shown on the official site plan;
- P. No building or structure shall be placed or constructed over a public easement or over dedicated rights-of-way, except that fences may be placed over a public easement;
- Q. Additions and Separate Accessory Buildings of Structures:
 - 1. Additions to mobile homes and separate buildings shall be constructed in compliance with the standards by local codes, the International Building Code, the International Residential Code, the International Mechanical Code, Washington State Energy Code the Uniform Plumbing Code, the International Fire Code, and the Department of Labor and Industries as may be applicable;
 - 2. Additions and accessory structures shall not exceed sixteen feet in height; and
 - 3. Building permits shall be required for additions and accessory structures on a mobile/manufactured/modular home lot, including awnings, porches, steps over

twenty-four inches in height, decks, storage sheds of one hundred and twenty square feet or greater, and carports.

4. A separate accessory building shall not be located closer than three feet from its attended mobile/manufactured/modular home or its additions, or closer than six feet from another mobile/manufactured/modular home unit or its additions, accessory buildings or structures and must meet all other applicable setbacks.
- R. Mobile/manufactured/modular homes shall have an approved foundation fascia around its entire perimeter that is either made of wood, metal, or concrete block. If wood fascia is used it shall be at least six inches from the ground unless it is pressure treated wood. Metal fasteners shall be galvanized, stainless steel or other corrosion-resistant material. Ferrous metal members in contact with the earth, other than those that are galvanized or stainless steel, shall be coated with an asphalt emulsion:
1. Dryer vents shall exhaust on the exterior of the structure or foundation fascia. The fascia for each section of a mobile/manufactured/modular home shall have an opening of at least eighteen inches by twenty-four inches, with a cover of metal or pressure-treated wood to allow access to the crawl space.
- S. All service buildings on the grounds of the park shall be maintained in a clean, slightly condition and kept free of any condition that will menace the health of any occupant of the public or constitute a nuisance.
- T. Per city requirements garbage cans with tight-fitting covers are required for each lot or space.

17.36.050 Responsibility/administration of park. The person receiving the permit for a mobile home park shall be responsible to develop and maintain the mobile/manufactured/modular home park in a manner consistent with the provisions hereof. Said person shall have the responsibility to keep the mobile/manufactured/modular home park, its facilities and equipment in a clean, orderly and sanitary condition. In addition, the permittee shall either be a resident of the park or shall have a resident manager who shall be the agent of the permittee with authority to communicate with City officials regarding compliance.

17.36.060 Display and transfer of permit. All required permits and licenses shall be conspicuously posted in the park office of or on the premises of the park at all times. An application for the transfer of a valid permit to operate a park in the city shall require that the new owner apply for and receive a new business license from the City.

17.36.070 Revocation of permit. The City may revoke any business license to maintain and operate a park when the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this chapter. After such conviction the license shall be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.