

MOBILE HOME AND TRAVEL TRAILER PARKS

#604

ARTICLE 1. GENERAL PROVISIONS

Section 1.01 Title. This ordinance shall be known as and may be cited as the "Mason County Mobile Home and Travel Trailer Park Ordinance."

Section 1.02 Purpose. This ordinance establishes minimum standards for Mobile Home and Travel Trailer Parks, requirements for design, and the procedure for obtaining a permit to operate a park.

Section 1.03 Application of these regulations.

A. No person, company or corporation shall establish a new park or enlarge an existing Mobile Home or Travel Trailer Park within Mason County without first obtaining a permit in writing from the Mason County Planning Department.

B. No person, company or corporation shall operate a Mobile Home or Travel Trailer Park in Mason County who does not possess an unrevoked permit issued annually by the Health Officer in the name of the person, company or corporation for the specific Mobile Home or Travel Trailer Park.

ARTICLE 11. DEFINITIONS

Section 2.01 Travel Trailer. A trailer, pick-up camper, converted bus, tent trailer, tent, or other camping vehicle used for portable housing, travel, vacation or recreational purposes.

Section 2.02 Mobile Home or Travel Trailer Park. Means a plot of ground under the ownership or management of a person for the purpose of locating two or more mobile homes or travel trailers for transient or permanent dwelling purposes.

Section 2.03 Travel trailer space. The term "travel trailer space" shall mean a plainly marked plot of ground for the placing of a travel trailer.

Section 2.04 Health Officer. The term "Health Officer" shall mean the Thurston-Mason District Health Officer or his authorized representative.

Section 2.05 Sanitary stations. Means a facility used for removing and disposing of wastes from camping vehicle holding tanks.

Section 2.06 Service building. The term "service building" shall mean a building provided to house sanitary facilities.

Section 2.07 Mobile Home. A detached, single-family dwelling unit, or a dwelling unit for use as a component in a two-family or multi-family structure with all of the following characteristics:

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A. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

B. Designed to be transported after fabrication on its own wheels, or on a flatbed or other trailers or detachable wheels.

C. Arriving at the site where it is to be occupied as a dwelling complete, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, integration into the prepared structure and the like.

Section 2.08 Mobile Home space or site. A parcel of land within a Mobile Home Park for the placement of a single mobile home and the exclusive use of its occupants.

Section 2.09 Mobile Home Stand or Pad. Part of an individual lot which has been reserved for placement of the mobile home, appurtenant structures or additions.

Section 2.10 Parking space. Each individual parking space shall have a minimum dimension of nine (9) feet, and a minimum area of two hundred (200) square feet, exclusive of access drives.

Section 2.11 Watering stations. Means a facility for supplying water storage tanks of camping vehicles with potable water. The water system must be approved by the Thurston-Mason Health District.

Section 2.12 Public Street. Shall mean any established Federal, State, County or City highway or street. It shall also mean any recorded public right-of-way. In cases of doubt, the burden of proof shall be on the applicant.

Section 2.13 Mobile Home Park. Shall mean any lot, parcel or plot of ground in a single ownership where two or more mobile homes, occupied for dwelling or sleeping purposes, are located; provided, however, that these rules and regulations shall not apply to mobile homes maintained for personal and immediate family use.

ARTICLE III. MOBILE HOME PARK PERMIT

Section 3.01 Procedure.

A. The applicant shall make application for a Mobile Home Park permit on forms provided by the Mason County Planning Department at least 21 days prior to the Planning Commission meeting at which action is desired. With the application the applicant will also submit four (4) copies of the site plan and other information described herein. The fee of \$25.00 or \$1.00 per mobile home site, whichever is greater, shall accompany the application for a Mobile Home Park permit.

B. The Planning Department shall give notice of a Public Hearing by the Planning Commission. The notice of Public Hearing shall be given by publication of at least one notice not less than ten (10) days prior to the hearing in a newspaper of general circulation within the county.

C. The Commission shall consider the application at the next regular meeting and shall render a decision. The Commission may recommend approval of the application outright or conditionally.

Recommendations shall be submitted to the Board of County Commissioners not later than fourteen days following action by the commission. Upon receipt of the recommendation on any Mobile Home Park permit the board shall at its next public meeting set the date for the public meeting where it may adopt or reject the recommendations of the commission. If, after considering the matter at a public meeting, the board deems a change in the planning commission's recommendation approving or disapproving any Mobile Home Park permit is necessary, the change of the recommendation shall not be made until the board shall conduct a public hearing and thereupon adopt its own recommendations and approve or disapprove the Mobile Home Park.

Approval of the application shall be effective for one year from the date of approval by the board.

D. Where the Planning Commission finds that extraordinary hardship may result from the strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured. The Planning Commission, in addition to the requirements of this ordinance, may stipulate any additional requirements necessary to meet the purpose of general objectives of this ordinance: Provided, that such modification will not have the effect of nullifying the intent and purpose of the comprehensive plan or this ordinance.

E. If the improvements noted in the site plan and those required by this ordinance are not complete at the time the park permit is issued, the park owner shall furnish Mason County with a performance bond, satisfactory to the Prosecuting Attorney in which assurance is given to the county that the installation of these improvements shall be carried out as required herein. Bonds may be separate for different types of improvements.

Section 3.02 General requirements.

A. Legal description of premises (or portion of the premises upon which the Mobile Home Park is proposed).

B. Address of the property involved.

C. Gross area (in acres) of Mobile Home Park.

D. Number of mobile home sites proposed.

E. Names and addresses of owners of record of all property within a radius of 300 feet of the exterior boundaries of subject property.

Section 3.03 General information - site plan. The site plan which accompanies the application will be used as a basis for determining the granting of a permit. It is extremely important that plans be clearly drawn and show all the required information. The plans should be drawn in a workmanlike manner at a suitable scale, either presented as an original drawing, blueprint or photostat. Site plans will be distributed by the Planning Department to:

- A. The Thurston-Mason Health Department.
- B. The Mason County Engineer's Office
- C. Two copies retained by the Planning Department.

Section 3.04 Specific information required on all plans:

- A. Name of the Mobile Home Park and its location
- B. Name of the owner and operator, with address and phone numbers
- C. Name of persons who prepared the plans
- D. Scale (not less than 1" = 40 ft; north arrow)
- E. Vicinity map (scale of 1" = 400 ft.)
- F. Property lines, both existing and proposed
- G. In each mobile home space show location and size
- H. Sufficient information must be shown to indicate the grades, either by elevation points, contours, or other suitable method
- I. Map of affected area within 300 ft. of the proposed Mobile Home Park, which shows the following:
 - a. Property lines
 - b. Location of each building on lots
 - c. Dimensions of each yard to accurately locate each building;
(These distances should be within approximately one (1) foot of being true, unless greater accuracy is required)
 - d. Principal buildings on each property.
- J. Designated area for travel trailer units, if any
- K. Location of each building or structure and other improvements constructed or to be constructed within the mobile home park
- L. Driveways and sidewalks - widths, connections to public highways, streets or alleys. Indicate type of surfacing of the driveways and walkways within the park
- M. Proposed surface drainage plan showing the location and type of catch basin, size and location of each storm drainage line, and method of disposing of the collected surface water,

N. If private sewage disposal system is used, show location and size of each septic tank, location and details of disposal fields, cesspools or other relevant sewage disposal provisions

O. If public water supply or sewerage system is used, indicate location where each mobile home park utility system connects to the public system

P. Show each domestic water supply outlet

Q. Show the location of each mobile home sewer connection

R. Show location of each electrical service outlet

S. Show location of each outside lighting standard and fixture for lighting trailer spaces and grounds and central plan of electrical distribution

T. Show existing and proposed fire hydrants

U. Show location of public telephone for Mobile Home Park residents

V. Any plan matter involving the practice of engineering - i.e., sanitary sewers, surface water or storm drainage, street design, provision of potable water supply shall be done by a registered professional engineer

W. Show the location and dimension of play areas, if the Mobile Home Park is designed for children under fourteen (14) years of age

X. Show location of mailboxes, both incoming and outgoing, if separate

Y. Show the location, size, marking and surfacing of all automobile parking areas

Z. Show the method of garbage disposal

REQUIREMENTS

Section 3.05 General requirements. Conditions of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. Exposed ground surface in all parts of every Mobile Home Park shall be protected by a vegetative growth, stone, pavement or other solid materials capable of preventing soil erosion and of eliminating objectionable dust. No part of any Mobile Home Park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of the park residents and for the management and the maintenance of the park.

The applicant shall submit to the Planning Department and to the potential members a statement of ownership and all encumbrances and liens.

Section 3.06 Street system

A. Access: Each mobile home site shall have access only to an interior street which shall have an unobstructed access to a public street.

B. Streets: Park streets shall be surfaced with crushed rock, blacktop, concrete or other suitable material. A park street shall have a minimum width of thirty feet, and shall be well marked in the daytime and adequately lighted at night.

C. Walkways: A Mobile Home Park shall contain walkways to and from all community service and recreational facilities. Such walkways shall be adequately surfaced and lighted

D. Parking: Off-street parking shall be provided for each mobile home. Required occupant parking shall be so located that no occupant's designated parking space be located more than 200 feet from his mobile home space.

In addition to required occupant parking space, each mobile home park shall provide one additional parking space for every three mobile homes.

Section 3.07 Mobile home stands and pads. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home.

Section 3.08 Yards. Adjacent to any property line, other than along a street, there shall be a yard of at least ten (10) feet between the property line and any building of one story, and an additional three (3) feet of yard shall be allowed for each additional story of building.

Section 3.09 Occupation. A mobile home shall not be occupied unless it is connected to water, sewage system and electrical utilities. Within the Mobile Home Park, the mobile home shall be placed in a designated place where utility connections are provided so as not to obstruct driveways, walkways, parking facilities, etc.

Section 3.10 Special and distance requirements

A. Density.

a. The average density for the entire Mobile Home Park shall not exceed seven (7) mobile homes per acre.

b. No one acre shall contain more than eight (8) mobile homes.

B. Separation between mobile homes.

a. Mobile homes shall be parked on mobile home lots so that there will be a minimum of fifteen (15) feet between mobile homes; provided that mobile homes placed end-to-end may have clearance of ten (10) feet where opposing rear walls are staggered.

b. An accessory structure used for human habitation, shall, for purposes of all separation requirements, be considered to be part of the mobile home. An accessory structure such as an awning, storage cabinet, carport, windbreak and porch, shall not be considered as a part of the mobile home.

C. Separation between Service Buildings and Mobile Homes: Service buildings, when provided, shall be located not less than fifteen (15) feet from any mobile home site offered for rent or lease.

D. Minimum site size: No Mobile Home Park shall contain less than five (5) acres.

Section 3.11 Required recreation areas

A. If the Mobile Home Park accomodates children under 14 years of age, then there shall be a recreational area restricted to that use. At least 100 square feet of play area for each mobile home shall be provided.

B. No recreation area shall contain less than 2,500 square feet.

C. The recreation area provided for children shall be protected by fences or the equivalent, at least thirty inches (30") in height from all public streets and adjacent properties.

ARTICLE IV TRAVEL TRAILER PARK PERMIT

Section 4.01 Procedure

A. The applicant shall make application at least 21 days prior to a Planning Commission meeting for a Travel Trailer Park permit on forms provided by the Mason County Planning Department. With the application the applicant will also submit four (4) copies of the site plan and other information described herein. The fee of \$25.00 or \$1.00 per travel trailer site, whichever is greater, shall accompany the application for a Travel Trailer Park permit.

B. The Planning Department shall give notice of a Public Hearing by the Planning Commission. The notice of Public Hearing shall be given by publication of at least one notice not less than ten (10) days prior to the hearing in a newspaper of general circulation within the county.

C. The Commission shall consider the application at the next regular meeting and shall render a decision. The Commission may recommend approval of the application outright or conditionally.

Recommendations shall be submitted to the Board of County Commissioners not later than fourteen days following action by the commission. Upon receipt of the recommendation on any Travel Trailer Park permit the board shall at its next public meeting set the date for the public meeting where it may adopt or reject the recommendation of the commission. If, after considering the matter at a public meeting, the board deems a change in the planning commission's recommendation approving or disapproving any Travel Trailer Park permit is necessary, the change of the recommendation shall not be made until the board shall conduct a public hearing and thereupon adopt its own recommendations and approve or disapprove the Travel Trailer Park.

Approval of the application shall be effective for one year from the date of approval by the Board.

D. Where the Planning Commission finds that extraordinary hardship may result from the strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured. The Planning Commission, in addition to the requirements of this ordinance, may stipulate any additional requirements necessary to meet the purpose or general objectives of this ordinance: Provided, that such modification will not have the effect of nullifying the intent and purpose of the comprehensive plan or this ordinance.

E. If the improvements noted in the site plan and those required by this ordinance are not complete at the time the park permit is issued, the park owner shall furnish Mason County with a performance bond, satisfactory to the Prosecuting Attorney, in which assurance is given to the county that the installation of these improvements shall be carried out as required herein. Bonds may be separate for different types of improvements.

Section 4.02 Travel Trailer Park plans shall contain, but shall not necessarily be limited to the following:

- A. The name and location of the proposed park
- B. The name of the owner and operator, with address and phone numbers
- C. Scale of the drawing and north arrow.
- D. The area and dimensions of the proposed park
- E. The number, location and size of all automobile parking lots
- F. The number, location and size of all travel trailer spaces
- G. The location and width of roadways and walkways
- H. The location of service buildings and other proposed structures
- I. The size and location of play area, if provided
- J. Vicinity map
- K. Sufficient information to indicate grades
- L. Map of the affected area (within 300 feet of the proposed Travel Trailer Park) and the names of addresses of owners of record within the affected area.

Show the following:

- a. Property lines
- b. Location of each building on lots.
- c. Dimensions of each yard to accurately locate each building.
(These distances should be within approximately one (1) foot of being true, unless greater accuracy is required).
- d. Show the principal buildings on each property.

Section 4.03 The applicant shall submit to the Planning Department and to the potential members a statement of ownership and all encumbrances and liens.

Section 4.04 General requirements Conditions of soil ground water level, drainage and topography shall not create hazards to the property or the health and safety of the occupants, or affected area. Exposed ground surface in all parts of every Travel Trailer Park shall be protected by a vegetative growth, stone, pavement or other solid materials capable of preventing soil erosion and of eliminating objectionable dust. No part of any Travel Trailer Park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of the park residents and for the management and maintenance of the park.

Section 4.05 Streets Each travel trailer space shall have access only by an interior street which shall have an unobstructed access to a public street. All streets shall be properly drained and be at least ten (10) feet wide in each driving lane.

Section 4.06 Set-backs

A. Adjacent to any public street, there shall be a yard at least twenty (20) feet in depth, measured from the street right-of-way line of such street or no less than fifty (50) feet from the center line of the road.

B. Adjacent to any property line, other than along a street, there shall be a yard of at least ten (10) feet between a travel trailer and the property line. Also the Planning Commission may require an adequate fire trail or break on the perimeter of the Travel Trailer Park.

C. Travel trailers shall be separated from other travel trailers or service buildings by at least eight (8) feet.

D. Sanitary stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any trailer space by a distance of at least 50 feet.

ARTICLE V. ADMINISTRATION

Section 5.01 Exempt from platting. Compliance with the requirements of this ordinance and the issuance of a Mobile Home Park permit or a Travel Trailer Park permit precludes the necessity to plat such park; provided that said park remains completely under single ownership.

Section 5.02 Validity. If any section, subsection or other portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection or portion shall be deemed a separate portion of this ordinance and such holding shall not affect the validity of the remaining sections of this ordinance.

Section 5.03 Effective Date. This ordinance will be in full force and effective on May 10, 1976.

DATED this 10th day of May, 1976.

BOARD OF COUNTY COMMISSIONERS
OF MASON COUNTY WASHINGTON

Martin Gureth
Chairman

William O. Hunter

(Barickman absent)

ATTEST:

Ruth E. Boysen - by Jane Rodgers, Dep.
Ruth E. Boysen, Auditor & Clerk of the Board

cc: Comrs., Aud., Pros., Planner, Ek. Publ.