

SENATE BILL 5186

State of Washington

52nd Legislature

1991 Regular Session

By Senators Moore, Matson and Anderson.

Read first time January 23, 1991. Referred to Committee on Commerce & Labor.

1 AN ACT Relating to land use requirements for mobile home parks;
2 adding new sections to chapter 35.63 RCW; adding new sections to
3 chapter 35A.63 RCW; adding new sections to chapter 36.70 RCW; adding
4 new sections to chapter 36.70A RCW; creating a new section; providing
5 an effective date; and declaring an emergency.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 NEW SECTION. **Sec. 1.** The legislature declares it is in the
8 public interest that communities and local governments provide a
9 realistic and favorable climate for the private sector to provide
10 additional affordable mobile home spaces that would be available to low
11 and moderate-income tenants. These parks may also provide spaces for
12 tenants who must relocate. Providing such support helps preserve and
13 maintain low and moderate-income housing for many tenants who are
14 seniors on fixed incomes, first-time family home buyers, or lower-

1 income residents. Without such assistance tenants risk the loss of a
2 self-sufficient lifestyle.

3 NEW SECTION. **Sec. 2.** (1) A city, town, or municipal
4 corporation requiring that existing mobile home parks be downzoned from
5 their current underlying zone, shall one year prior to any downzoning
6 implementation be in compliance with section 3 of this act.

7 (2) A city, town, or municipal corporation requiring relocation
8 expenses to be paid under chapter 59.21 RCW, shall one year prior to
9 the implementation of the relocation expense requirement be in
10 compliance with section 3 of this act.

11 (3) A city, town, or municipal corporation providing low-income
12 affordable housing as part of any land use document shall be in
13 compliance with section 3 of this act.

14 NEW SECTION. **Sec. 3.** A city, town, or municipal corporation
15 subject to section 2 of this act shall meet the following requirements.
16 In providing higher density for more affordable mobile home parks, a
17 mobile home park shall:

18 (1) Have a density up to seventeen units per gross acre;

19 (2) Be permitted in any zone where single-family residences are
20 permitted;

21 (3) Be a minimum of one acre and may not be more than twenty acres
22 in size;

23 (4) Have a minimum of four percent of the area as recreational or
24 open space;

25 (5) Have a sanitary sewer system connected with a public system, if
26 available. If an on-site system is used, it shall conform with all
27 health and safety requirements of the local jurisdiction;

1 (6) Provide permanent electrical, water, and sewage disposal
2 connections to each lot in accordance with applicable federal, state,
3 and local laws;

4 (7) Provide access to the mobile home park over a publicly
5 maintained street or road;

6 (8) Have streets with a minimum width of twenty feet, except one
7 way streets shall have a minimum width of twelve feet;

8 (9) Have lots with a minimum size of fifteen hundred square feet;

9 (10) Have access and service streets constructed of gravel,
10 bituminous surfacing, or better materials at a surface depth in
11 compliance with local jurisdiction residential building codes;

12 (11) Provide internal streets which are privately owned;

13 (12) Provide and maintain at least two car parking spaces per
14 mobile home lot;

15 (13) Have landscaping to serve as visual screening in buffer areas.
16 Landscaping may consist of suitable groundcover, shrubs, and trees.
17 The perimeter buffer area shall be a maximum of ten feet in width.
18 Landscaping shall not obstruct safe sight distances at any street
19 intersection;

20 (14) Have rules that govern the conduct of the residents in the
21 mobile home park. The rules shall enhance the livability of the
22 community and make the affordable housing mobile home park a more
23 desirable place to live.

24 NEW SECTION. **Sec. 4.** All applicable city, town, or municipal
25 corporation comprehensive plans, community plans, zoning codes, and
26 other land use documents shall be amended to comply with section 3 of
27 this act.

1 NEW SECTION. **Sec. 5.** If a city, town, or municipal
2 corporation is unable to provide adequate land areas for low-cost,
3 affordable mobile home parks, then it shall enter into an interlocal
4 agreement with an adjacent city, town, or municipal corporation to
5 provide adequate land areas to comply with section 3 of this act.

6 NEW SECTION. **Sec. 6.** (1) A city requiring that existing
7 mobile home parks be downzoned from their current underlying zone,
8 shall one year prior to any downzoning implementation be in compliance
9 with section 7 of this act.

10 (2) A city requiring relocation expenses to be paid under chapter
11 59.21 RCW, shall one year prior to the implementation of the relocation
12 expense requirement be in compliance with section 7 of this act.

13 (3) A city providing low-income affordable housing as part of any
14 land use document shall be in compliance with section 7 of this act.

15 NEW SECTION. **Sec. 7.** A city subject to section 6 of this act
16 shall meet the following requirements. In providing higher density for
17 more affordable mobile home parks, a mobile home park shall:

18 (1) Have a density up to seventeen units per gross acre;

19 (2) Be permitted in any zone where single-family residences are
20 permitted;

21 (3) Be a minimum of one acre and may not be more than twenty acres
22 in size;

23 (4) Have a minimum of four percent of the area as recreational or
24 open space;

25 (5) Have a sanitary sewer system connected with a public system, if
26 available. If an on-site system is used, it shall conform with all
27 health and safety requirements of the local jurisdiction;

1 (6) Provide permanent electrical, water, and sewage disposal
2 connections to each lot in accordance with applicable federal, state,
3 and local laws;

4 (7) Provide access to the mobile home park over a publicly
5 maintained street or road;

6 (8) Have streets with a minimum width of twenty feet, except one
7 way streets shall have a minimum width of twelve feet;

8 (9) Have lots with a minimum size of fifteen hundred square feet;

9 (10) Have access and service streets constructed of gravel,
10 bituminous surfacing, or better materials at a surface depth in
11 compliance with local jurisdiction residential building codes;

12 (11) Provide internal streets which are privately owned;

13 (12) Provide and maintain at least two car parking spaces per
14 mobile home lot;

15 (13) Have landscaping to serve as visual screening in buffer areas.
16 Landscaping may consist of suitable groundcover, shrubs, and trees.
17 The perimeter buffer area shall be a maximum of ten feet in width.
18 Landscaping shall not obstruct safe sight distances at any street
19 intersection;

20 (14) Have rules that govern the conduct of the residents in the
21 mobile home park. The rules shall enhance the livability of the
22 community and make the affordable housing mobile home park a more
23 desirable place to live.

24 NEW SECTION. **Sec. 8.** All applicable city comprehensive plans,
25 community plans, zoning codes, and other land use documents shall be
26 amended to comply with section 7 of this act.

27 NEW SECTION. **Sec. 9.** If a city is unable to provide adequate
28 land areas for low-cost, affordable mobile home parks, then it shall

1 enter into an interlocal agreement with an adjacent city, town, or
2 municipal corporation to provide adequate land areas to comply with
3 section 7 of this act.

4 NEW SECTION. **Sec. 10.** (1) A county requiring that existing mobile
5 home parks be downzoned from their current underlying zone, shall one
6 year prior to any downzoning implementation be in compliance with
7 section 11 of this act.

8 (2) A county requiring relocation expenses to be paid under chapter
9 59.21 RCW, shall one year prior to the implementation of the relocation
10 expense requirement be in compliance with section 11 of this act.

11 (3) A county providing low-income affordable housing as part of any
12 land use document shall be in compliance with section 11 of this act.

13 NEW SECTION. **Sec. 11.** A county subject to section 10 of this
14 act shall meet the following requirements. In providing higher density
15 for more affordable mobile home parks, a mobile home park shall:

16 (1) Have a density up to seventeen units per gross acre;

17 (2) Be permitted in any zone where single-family residences are
18 permitted;

19 (3) Be a minimum of one acre and may not be more than twenty acres
20 in size;

21 (4) Have a minimum of four percent of the area as recreational or
22 open space;

23 (5) Have a sanitary sewer system connected with a public system, if
24 available. If an on-site system is used, it shall conform with all
25 health and safety requirements of the local jurisdiction;

26 (6) Provide permanent electrical, water, and sewage disposal
27 connections to each lot in accordance with applicable federal, state,
28 and local laws;

1 (7) Provide access to the mobile home park over a publicly
2 maintained street or road;

3 (8) Have streets with a minimum width of twenty feet, except one
4 way streets shall have a minimum width of twelve feet;

5 (9) Have lots with a minimum size of fifteen hundred square feet;

6 (10) Have access and service streets constructed of gravel,
7 bituminous surfacing, or better materials at a surface depth in
8 compliance with local jurisdiction residential building codes;

9 (11) Provide internal streets which are privately owned;

10 (12) Provide and maintain at least two car parking spaces per
11 mobile home lot;

12 (13) Have landscaping to serve as visual screening in buffer areas.
13 Landscaping may consist of suitable groundcover, shrubs, and trees.
14 The perimeter buffer area shall be a maximum of ten feet in width.
15 Landscaping shall not obstruct safe sight distances at any street
16 intersection;

17 (14) Have rules that govern the conduct of the residents in the
18 mobile home park. The rules shall enhance the livability of the
19 community and make the affordable housing mobile home park a more
20 desirable place to live.

21 NEW SECTION. **Sec. 12.** All applicable county comprehensive
22 plans, community plans, zoning codes, and other land use documents
23 shall be amended to comply with section 11 of this act.

24 NEW SECTION. **Sec. 13.** If a county is unable to provide
25 adequate land areas for low-cost, affordable mobile home parks, then it
26 shall enter into an agreement with an adjacent city, town, or municipal
27 corporation to provide adequate land areas to comply with section 11 of
28 this act.

1 NEW SECTION. **Sec. 14.** (1) A county shall comply with
2 subsection (2) of this section if a county proposes that:

3 (a) Existing mobile home parks be downzoned from their current
4 underlying zone;

5 (b) Relocation expenses will be paid under chapter 59.21 RCW; or

6 (c) Developing low-income, affordable housing is part of any land
7 use document.

8 (2) The county shall be in compliance with section 15 of this act
9 one year prior to taking the proposed action.

10 NEW SECTION. **Sec. 15.** A county subject to section 14 of this
11 act shall meet the following requirements. In providing higher density
12 for more affordable mobile home parks, a mobile home park shall:

13 (1) Have a density up to seventeen units per gross acre;

14 (2) Be permitted in any zone where single-family residences are
15 permitted;

16 (3) Be a minimum of one acre and may not be more than twenty acres
17 in size;

18 (4) Have a minimum of four percent of the area as recreational or
19 open space;

20 (5) Have a sanitary sewer system connected with a public system, if
21 available. If an on-site system is used, it shall conform with all
22 health and safety requirements of the local jurisdiction;

23 (6) Provide permanent electrical, water, and sewage disposal
24 connections to each lot in accordance with applicable federal, state,
25 and local laws;

26 (7) Provide access to the mobile home park over a publicly
27 maintained street or road;

28 (8) Have streets with a minimum width of twenty feet, except one
29 way streets shall have a minimum width of twelve feet;

1 (9) Have lots with a minimum size of fifteen hundred square feet;

2 (10) Have access and service streets constructed of gravel,
3 bituminous surfacing, or better materials at a surface depth in
4 compliance with local jurisdiction residential building codes;

5 (11) Provide internal streets which are privately owned;

6 (12) Provide and maintain at least two car parking spaces per
7 mobile home lot;

8 (13) Have landscaping to serve as visual screening in buffer areas.
9 Landscaping may consist of suitable groundcover, shrubs, and trees.
10 The perimeter buffer area shall be a maximum of ten feet in width.
11 Landscaping shall not obstruct safe sight distances at any street
12 intersection;

13 (14) Have rules that govern the conduct of the residents in the
14 mobile home park. The rules shall enhance the livability of the
15 community and make the affordable housing mobile home park a more
16 desirable place to live.

17 NEW SECTION. **Sec. 16.** All county comprehensive plans,
18 community plans, zoning codes, and other land use documents shall be
19 amended to comply with section 15 of this act.

20 NEW SECTION. **Sec. 17.** If a county is unable to provide
21 adequate land areas for low-cost, affordable mobile home parks, then it
22 shall enter into an agreement with a city, town, or municipal
23 corporation to provide adequate land areas to comply with section 15 of
24 this act.

25 NEW SECTION. **Sec. 18.** (1) Sections 2 through 5 of this act are
26 each added to chapter 35.63 RCW.

1 (2) Sections 6 through 9 of this act are each added to chapter
2 35A.63 RCW.

3 (3) Sections 10 through 13 of this act are each added to chapter
4 36.70 RCW.

5 (4) Sections 14 through 17 of this act are each added to chapter
6 36.70A RCW.

7 NEW SECTION. **Sec. 19.** If any provision of this act or its
8 application to any person or circumstance is held invalid, the
9 remainder of the act or the application of the provision to other
10 persons or circumstances is not affected.

11 NEW SECTION. **Sec. 20.** This act is necessary for the immediate
12 preservation of the public peace, health, or safety, or support of the
13 state government and its existing public institutions, and shall take
14 effect July 1, 1991.