

ORDINANCE NO. 324

1 An Ordinance relating to the regulation, location and use of
2 mobile home parks and repealing Coupeville Ordinance No. 245.

3 BE IT ORDAINED by the Council of the Town of Coupeville, as
4 follows:

5 SECTION 1: Ordinance No. 245 is hereby repealed.

6 SECTION 2: DEFINITIONS OF TERMINOLOGY:

7 Words and terms appearing in this Ordinance are defined as
8 follows:

9 (a) Mobile Home: A vehicle or structure, transportable
10 in one or more sections, which is 24 body feet or more in length
11 and is 6 body feet or more in width, and which is built on a
12 permanent chassis, and designed to be used as a dwelling and/or
13 for commerce, with or without a permanent foundation when con-
14 nected with the required utilities, and includes the plumbing,
15 air conditioning, heating and electrical systems contained there-
16 in, and excluding modular homes.

17 (b) Modular Homes: Any factory-built housing designed
18 primarily for residential occupation by human beings which does
19 not contain a permanent frame and must be mounted on a permanent
20 foundation; a modular home used for commercial purposes shall be
21 classified by this Ordinance as a "mobile home".

22 (c) Mobile Home Park: Any real property used for the place-
23 ment of two or more mobile homes, regardless of whether or not
24 a rental charge is made for the use of the said real property.

25 (d) Mobile Home Lot: A portion of a mobile home park de-
26 signed as the location of one mobile home and its accessory
27 buildings, and intended for the exclusive use as a primary resi-
28 dence by the occupants of that mobile home.

29 SECTION 3: GENERAL USE REGULATIONS:

30 (a) Parking on Street: No mobile home shall be parked
31 on the public streets of the Town of Coupeville except for
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1 emergency conditions and any mobile home parks under emergency
2 conditions shall comply with all laws regulating motor vehicles
3 upon public thoroughfares.

4 (b) Use of Mobile Homes: Mobile homes within the Town
5 of Coupeville, whether within or without a mobile home park,
6 shall only be used for dwelling purposes, provided, however, a
7 mobile home may be used for any business or commercial use of
8 a temporary purpose and nature upon application and approval
9 by the Coupeville Town Council of a temporary use permit.

10 (c) Set-Back Requirements for Mobile Homes: The set-back
11 requirements from boundary lines for mobile homes, whether located
12 within or without a mobile home park, are as follows:
13 1. Five feet from any boundary or lot line.
14 2. If a mobile home lot fronts upon a mobile home
15 park exterior lot line and any portion of said lot line abutts
16 upon a public or non-public street, the mobile home shall be
17 located thirty (30) feet from the lot or boundary line, or sixty
18 (60) feet from the center of the said road, whichever distance
19 is greater.

20 (d) Minimum Mobile Home Park Size Standards:

- 21 1. Minimum Mobile Home Park Area: three (3) acres.
22 2. Minimum Area of Mobile Home Lot: 2400 square feet.
23 3. Minimum Lot Width: Thirty (30) feet measured at
24 set-back line.

25 SECTION 4: PERMIT AND INSPECTION FOR PERMANENT PLACEMENT
26 OF MOBILE HOME:

27 No mobile home, either within or without a mobile home
28 park, shall be permanently placed in the Town of Coupeville with-
29 out the owner having filed an application with the Town for the
30 placement of the said mobile home. The application shall state
31 the name and address of the owner, the type of mobile home, its
32 proposed location, the type of foundation, and the nature and
location of all utilities being connected to the mobile home.

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1 The Town shall charge a fee of \$20.00 for the application, said
2 fee to cover the costs of inspection of the mobile home by the
3 Town Building Inspector. Upon application, and after the payment
4 of the \$20.00 fee, the Town Building Inspector shall inspect the
5 permanent placement of the mobile home for compliance with this
6 Ordinance. When the placement of the mobilehome has complied
7 with this Ordinance, the Town Building Inspector shall issue a
8 permit providing for the permanent placement of the mobile home.
9 In the event that the inspection reveals that the mobile home
10 placement does not comply with this Ordinance, the Town Building
11 Inspector shall issue a written notice to the owner stating areas
12 of non-compliance and providing for a reasonable period of time
13 for the owner to comply with the provisions of this Ordinance;
14 in the event that the owner will not comply with the provisions
15 of this Ordinance after written warning, the Building Inspector
16 shall report all such non-compliance to the Town Marshall for
17 investigation with regard to criminal prosecution.

18 SECTION 5: SUPPORT AND SKIRTING OF MOBILE HOMES:

19 (a) Any permanently placed mobile home within the
20 Town of Coupeville shall be supported by not less than one row
21 of concrete piers for each ten feet of box length, plus one
22 additional row.

23 (b) Any permanently placed mobile home within the
24 Town of Coupeville shall be skirted underneath with permanently
25 attached material so that the chassis of the mobile home and
26 the rows of concrete piers are not visible, and said skirting
27 shall be installed within 60 days of the placement of the mobile
28 home upon the concrete piers and no permit for the permanent
29 placement of the mobile home shall be issued by the Building
30 Inspector until the said skirting has been installed.

31 SECTION 6: OFF-STREET PARKING IN MOBILE HOME PARK:

32 There shall be provided in each mobile home park
off-street parking suitable to park two motor vehicles for each

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1 mobile home lot and said parking area shall be paved with a
2 concrete or asphalt material.

3 SECTION 7: RECREATION AREAS IN MOBILE HOME PARKS:

4 A mobile home park shall contain recreation areas for
5 the use and benefit of the occupants of the mobile homes therein
6 in a minimum size of 2,000 square feet per every ten mobile home
7 lots, plus an additional 200 square feet for every additional
8 mobile home lot over ten mobile home lots, and the said recreation
9 areas shall be maintained by the mobile home park.

10 SECTION 8: SCREENING AROUND MOBILE HOME PARKS:

11 The mobile home park shall be screened from the
12 general public, and the said screening shall be maintained around
13 the perimeter of each mobile home park, with the screening to be
14 a minimum of six feet in height, and to be built of a material
15 compatible with the surrounding environment.

16 SECTION 9: UTILITIES WITHIN MOBILE HOME PARKS:

17 All utilities installed in mobile home parks shall
18 be underground. All wiring shall be placed in compliance with
19 the state electrical code and all outlets shall be of the exterior
20 type, and grounded. There shall be installed a minimum of one
21 approach light per mobile home lot. No mobile home lot shall be
22 more than 600 feet of road footage from a six-inch fire hydrant.

23 SECTION 10: STREETS AND IMPROVEMENTS WITHIN MOBILE HOME
24 PARKS:

25 All streets or roadways within a mobile home park
26 shall be bituminous surfaced, or of a better grade of surfacing,
27 and the width of all roadways shall be a minimum of twenty feet.

28 SECTION 11: CRIMINAL VIOLATION AND PENALTY:

29 It shall be unlawful for any person or corporation to
30 violate any of the provisions of this Ordinance and every viola-
31 tion thereof shall be a misdemeanor punishable by fine of not more
32 than \$500.00, or imprisonment of not more than 90 days, or both
such fine and imprisonment.

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SECTION 12: EFFECTIVE DATE:

This Ordinance shall be in full force and effect after its passage and posting as required by law.

PASSED by the town Council and approved by its Mayor
this 14th day of October, 1980.

THE TOWN OF COUPEVILLE, BY:

Len Mcaddy
MAYOR

ATTEST:

Dennis G. Ward
TOWN CLERK

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