

ORDINANCE NO. 334

An Ordinance relating to the regulation, location and use of modular and mobile homes, trailers and motor homes, and repealing Coupeville Ordinance No. 324.

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

WHEREAS, the residentially developed areas of Coupeville are primarily conventional single family units with identifiable character; and

WHEREAS, large portions of Coupeville have historic significance; and

WHEREAS, undeveloped areas of Coupeville are rural in nature, with limited services and utilities; and

WHEREAS, the Town of Coupeville wishes to promote orderly growth and development and stable uses, and wishes to preserve historic and neighborhood characteristics, and conserve property values;

THEREFORE, the Town of Coupeville hereby adopts an ordinance relating to the placement of factory built housing.

SECTION 1: Ordinance No. 324 is hereby repealed.

SECTION 2: DEFINITIONS of terms used in this ordinance.

Applicant - person or persons applying for a mobile home permit.

Approved - means approved by the State Department of Labor &

Industries (for factory built housing or commercial structures)

and/or approved by the Department of Housing & Urban Development (for mobile homes).

Building Inspector - the person designated as the Building Inspector for the Town of Coupeville.

Building Site - means any tract, parcel or subdivision of land upon which (a mobile home) or factory built housing unit or factory built commercial structure is installed or is to be installed.

Commercial Structure - means a structure designed or used for human habitation or human occupancy for industrial, educational, assembly, professional, commercial, or public purposes.

Factory Built Housing or Factory Built Commercial Structure - means

any structure designed primarily for human occupancy other than a mobile home, the structure or any room of which is either entirely or substantially prefabricated or assembled at a place other than a building site.

Install - means the assembly of factory built housing or factory built commercial structures at a building site.

Mobile Home (Manufactured Housing) - an approved structure, designed to be transportable after fabrication in one or more sections which is 8 body feet (2.4 meters) or more in width and is 32 body feet (9.75 meters) or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein, except as herein after specifically excluded and excluding modular homes.

Mobile Home Park - a lot, parcel or tract of land, improved or unimproved, upon which two or more mobile homes occupied for dwelling or sleeping purposes are located or are to be located.

Modular Home - any factory built housing designed primarily for residential occupancy by human beings which does not contain a permanent frame and must be mounted on a permanent foundation, meeting all standards and requirements of RCW 43.22.450-490 and WAC 296-150.

Motor Home - means motor vehicles originally designed, reconstructed, or permanently altered to provide facilities for human habitation and which does not qualify as a mobile home or trailer.

Shall - is intended to indicate mandatory requirements.

Should - is intended to indicate recommendations or that which is advised but not mandatory.

Skirting - installation of fire resistant material to enclose all areas between the lower edge of the outside walls of a mobile home and the ground.

Tie Down - two anchors on opposite sides of the mobile home coach, each of which is attached to the frame of the mobile home via a suitable cable or strap either internally during manufacturing or externally over the coach and connecting the two anchors.

Trailer - includes every vehicle without motive power designed for being

drawn by or used in conjunction with a motor vehicle constructed so that no appreciable part of its weight rests upon or is carried by such motor vehicle but does not include a municipal transient vehicle or any portion thereof, but does include structures which meet all criteria for mobile homes except size.

Town - meaning the Town of Coupeville.

SECTION 3.00: GENERAL PROVISIONS

3.01: LOCATION

3.011: Mobile Homes shall be located within mobile home parks unless a permit has been issued in accordance with Section 3.02 "Temporary Permits".

3.012: Trailers used as a residence shall be located within a mobile home park unless a permit has been issued in accordance with Section 3.02 "Temporary Permits".

3.013: Modular Homes used as a residence may be located in any zone which allows single family residences if it meets all local requirements applicable to those residences and applicable state and federal standards.

3.014: Modular Homes used as commercial structures may be located in commercial zones if it meets all local requirements applicable to commercial structures and all applicable state and federal standards.

3.015: Motor Homes and Trailers may be located on private property outside of mobile home parks providing it is not used for occupancy of any type unless a permit has been issued in accordance with Section 3.02 "Temporary Permits".

3.016: Location of Factory Built Housing, Trailers, or Motor Homes on Public Streets. No factory built housing or commercial structure or trailer or motor home may be parked within the public right-of-way or within setback areas except for emergency situations determined and approved by the Town Marshal.

3.017: No factory built housing or commercial structure shall be placed on the same lot as another such unit or residential structure unless approved by Council.

3.02: TEMPORARY PERMITS

3.021: Temporary Permits may be issued by the Building Inspector for a period of not more than forty-eight (48) hours for temporary occupation of a factory built housing unit or commercial structure, trailer or motor home.

3.022: Temporary Permits for placement and occupancy of factory built housing

unit or commercial structure, trailer or motor home may also be issued for a specific purpose such as the duration of a construction project and length of time not to exceed one year upon review and approval of the Coupeville Town Council.

3.023: Conditions may be set for health, safety or public welfare reasons prior to approval and issuance of a temporary permit.

3.03: OCCUPANCY PERMITS AND INSPECTIONS

3.031: Occupancy permits will be issued only after inspection and approval of the Town of Coupeville Building Inspector in accordance with this ordinance and other applicable local, state, and federal regulations.

3.032: No mobile home or trailer, either within or without a mobile home park, shall be placed in the Town of Coupeville without the owner having filed an application with the Town for the placement of the said mobile home or trailer. The application shall state the name and address of the owner, the type of unit, its proposed location on a plot plan, the type of foundation, tie-down and skirting, and the nature and location of all utilities being connected to the mobile home or trailer. The Town shall charge a twenty-dollar (\$20.00) fee for the application, said fee to cover the costs of inspection of the mobile home or trailer by the Town Building Inspector.

Upon

application, and after the payment of the fee, the Town Building Inspector shall inspect the permanent placement of the mobile home or trailer for compliance with this Ordinance. When the placement of the mobile home or trailer has complied with this Ordinance, the Town Building Inspector shall issue a permit providing for the permanent placement of the mobile home. In the event that the inspection reveals that the mobile home placement does not comply with this Ordinance, the Town Building Inspector shall issue a written notice to the owner stating areas of non-compliance and providing for a reasonable period of time for the owner to comply with the provisions of this Ordinance; in the event that the owner will not comply with the provisions of this Ordinance after

written warning, the Building Inspector shall report all such non-compliance to the Mayor of the Town of Coupeville for investigation with regard to criminal prosecution.

3.033: All factory built housing or commercial structures manufactured after July 1, 1968, that have been leased, sold or offered for sale in the State of Washington, shall bear state insignia from the Department of Labor and Industries showing compliance with the State Mobile Home Code or the Federal Mobile Home Construction and Safety Standards Act of 1974.

3.034: Any factory built housing or commercial structure manufactured prior to July 1, 1968, or any mobile homes manufactured after July 1, 1968, which were not leased, sold or offered for sale in the State of Washington, shall contain an approved detector of products of combustion other than heat, which shall be mounted on the ceiling or wall, at a point located in the corridor or area accessible to rooms used for sleeping.

3.035: No previously occupied factory built housing or commercial structures will be allowed into Coupeville without first being approved by the Building Inspector who must determine whether through misuse, neglect, or accident the unit has fallen below safety and liveability standards set by the State of Washington.

3.04: SITE REQUIREMENTS FOR PERMANENT OCCUPANCY PERMITS. Each factory built housing or commercial structure shall:

3.041: Be placed on a parcel according to a pre-submitted and approved plot plan as described in the permit;

3.042: Be placed on a permanent foundation or footings and piers as stated on the permit and meet all manufacturer's specifications for support;

3.043: Be securely tied down as stated on the permit;

3.044: Have the tongue removed;

3.045: Maintain a minimum of eighteen inches (18") of crawl space under the entire unit;

3.046: Have permanent steps affixed to all exits;

3.047: Have all seals affixed to the outer skin as required by the Department of Labor and Industries;

- 3.048: Have all running gear including axles removed when placed on a full foundation with a basement;
- 3.049: Have a securely attached skirting material that extends around the entire unit between the ground and the outer bottom portion of the dwelling. This exterior material shall consist of concrete, masonry, or exterior wood paneling suitable for the outer portion of a finished residence;
- 3.0410: Be served by a Town water supply and sewage disposal system meeting Town requirements;
- 3.0411: Be in accordance with all Town zoning requirements.
- SECTION 4: CRIMINAL VIOLATION AND PENALTY:
- 4.01: It shall be unlawful for any person or corporation to violate any of the provisions of this Ordinance and every violation thereof shall be a misdemeanor punishable by fine or not more than \$500.00, or imprisonment of not more than 90 days, or both such fine and imprisonment.

SECTION 5: EFFECTIVE DATE

- 5.01: This Ordinance shall be in full force and effect after its passage and publication as required by law.

Passed by the Town Council and signed by the Mayor this 23rd day of March, 1981.

ATTEST:

Lew J. Haddy
Mayor

Davis A. Ward
Treasurer-Clerk