Ordinance No. 3008

(Amending or Repealing Ordinances)

CFN=207 – Mobile Home Park Code
Passed – 10/15/1991
Relating to Mobile Home Parks, Amending The Home Park Code, on
Accessory Structures and Nonconforming Mobile Home Park Standards
Sections 12.08.071 And 12.08.380

Amended by Ord. 4050 (Secs. 12.05.050;12.05.260;12.05.270)

The date ["Beginning July 1, 1998"] has led to confusion. This date will be deleted from cover sheets of ordinance/resolution revision pages. This cover sheet will be deleted on electronic pages only, no other deletions or changes have been made to the document – 6/21/2012.
ORDINANCE NO. 3608

AN ORDINANCE of the City of Kent, Washington, relating to mobile home parks, amending the Mobile Home Park Code, on accessory structures and nonconforming mobile home park standards; Kent City Code Sections 12.08.071 and 12.08.380.

WHEREAS, mobile home park owners in the City of Kent met with members of the City Council to discuss the most recent amendments to the Mobile Home Park Code (Ordinance 2990); and

WHEREAS, the park owners' concerns were thereafter communicated to City staff, and it was agreed that the recent amendments would pose difficulties for park owners to observe and City staff to administer and enforce; and

WHEREAS, these concerns prompted City staff to present revisions to the recent amendments and make additional changes to the Mobile Home Park Code; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 12.08.071 of the Mobile Home Park Code, Chapter 12.08 of the Kent City Code (K.C.C.) (Ordinance 2077, as last amended by Ordinance 2990) is amended to read as follows:

12.08.071. ACCESSORY STRUCTURE -- Any structure on an interior mobile home lot or site that is appurtenant to the principally permitted mobile home or nonconforming
recreational vehicle. For purposes of non-conforming mobile home parks, carports and porches, open on three sides shall not be considered accessory structures.

Section 2. K.C.C. Section 12.08.380 of the Mobile Home Park Code is amended to read as follows:

12.08.380. NONCONFORMING MOBILE HOME PARK STANDARDS

To assure reasonable opportunity for the continued use of existing mobile home parks created prior to the adoption of the Mobile Home Park Code and therefore not in compliance with all or some of the development standards required herein, said parks shall be considered legal nonconforming uses. The following minimum standards shall apply to the placement or relocation of individual mobile homes and recreational vehicles within nonconforming mobile home parks and to the construction of accessory structures.

1) A site plan drawn to scale that shows the perimeter park boundaries, the dimensions and (of all existing mobile home lots,) the location of all existing mobile homes, accessory buildings, carports and porches, utility hookups and internal roadways shall be submitted in conjunction with permit application for placement or relocation of individual mobile homes or construction of accessory buildings.

2) The placement or relocation of individual mobile homes in nonconforming mobile home parks shall be subject to the minimum separation standards of
the National Fire Protection Association (NFPA 501A, Section 4-2.1.1 as adopted by reference in the K.C.C. (Chapter) Section 13.02.080 for required standards. Lot coverage requirements need not apply. See diagram 12.08.380-2.

(3) All new construction of accessory structures in a nonconforming park or the remodeling of existing structures shall be subject to the separation standards of the National Fire Protection Association (NFPA 501A, Section 4-4.1) as adopted by reference in the Kent Municipal Code Chapter 13.02.080 for required standards. Not more than one accessory structure shall be allowed on each mobile home lot. Lot coverage requirements need not apply—See diagram 12.08.380-3.

4) Any recreational vehicle that is not in storage as specified in this code and is currently in use as a permanent dwelling unit at the time of adoption of these nonconforming provisions shall be considered a legal nonconforming use. Such a vehicle may be replaced by a similar vehicle at the exact mobile home lot upon approval by the Building Official.)

3) Recreational vehicles shall be allowed in a nonconforming mobile home park under the following circumstances:
   a. A recreational vehicle may be relocated on an individual mobile home space that is occupied by a similar unit at the time of adoption of the nonconforming standards.
b. The existing mobile home space cannot be used for a mobile home due to the minimum setbacks specified in diagram 12.08.380-2. All recreational vehicles in nonconforming mobile home parks shall be placed in a location which complies with the separation requirements specified in Diagram 12.08.380-2.

((5)) Any mobile home lot within a nonconforming mobile home park that does not meet minimum lot size requirements shall be considered a legal nonconforming mobile home lot for purposes of relocating mobile homes or constructing accessory building.

6))4) No nonconforming mobile home park boundaries shall be expanded nor shall any additional mobile home lots be created as a result of these provisions. Any new expansion shall be subject to the provisions of the Mobile Home Park Code.

5) Appeals of any Building Official decision with regard to placement or relocation of a mobile home, recreational vehicle and/or accessory structure are subject to the appeal procedures specified in K.C.C. Chapter 14.01.

Diagram 12.08.380 - 2
Minimum NONCONFORMING Mobile Home Park Separations
The following example illustrates the minimum separation
standards for the placement of mobile homes/manufactured homes in nonconforming mobile home parks.

**MINIMUMS**

10' SIDE TO SIDE  
8' END TO SIDE  
6' END TO END  
6' DIAGONALLY

(Interior Park Driveway)

Any portion of a mobile home/manufactured home shall not be located closer than 10 feet side to side, 8 feet end to side, 6 feet end to end horizontally or 6 feet diagonally from any other mobile home/manufactured home, recreational vehicle or community building.

No portion of a mobile home/manufactured home can encroach on an internal driveway.

*Standard zoning setbacks shall be maintained on all park boundaries and nonconforming setbacks must be verified by the Kent Planning Department.*
The site plan must reflect adjacent park spaces and separations between units and accessory structures and roads.

Additional permits and review may be required by other agencies or City departments as a result of the placement of a mobile home/manufactured home.

If you have further questions, please contact the Kent Code Enforcement Division of the Fire Department at 859-3360.

NOTE: Upon approval of the Building Official construction of an approved two-hour fire resistive wall may decrease required separation distances.

Section 3. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.
Section 4. Effective Date. This ordinance shall take effect and be in force thirty (30) days from the time of its final approval and passage as provided by law.

DAN KELLEHER, MAYOR

ATTEST:

BRENDA JACOBER, DEPUTY CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY

PASSED the 15 day of October, 1991.
APPROVED the 16 day of October, 1991.
PUBLISHED the 18 day of October, 1991.

I hereby certify that this is a true and correct copy of Ordinance No. 3668, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBER, DEPUTY CITY CLERK