

ORDINANCE NO. 293

AN ORDINANCE REGULATING THE LOCATION OF MOBILE HOMES AND ESTABLISHING MINIMUM STANDARDS AND REQUIREMENTS FOR THE CONSTRUCTION AND OPERATION OF MOBILE HOME PARKS AND REPEALING ORDINANCE NO. 224 AND THE AMENDMENTS THERETO.

BE IT ORDAINED by the Town Council of the Town of Granite Falls, Washington, as follows:

Article I

GENERAL PROVISIONS

Section 1. The purpose of this title is to regulate the location of mobile homes and to establish minimum standards and requirements for the construction and operation of mobile home parks. It is the intent of this title to recognize the changing trends of mobile home development and to provide regulations which allow a certain degree of flexibility in construction and design. This title shall be referred to as the "Mobile Home Ordinance" of the city.

Section 2. All trailer camps, trailer courts and trailer parks located within the city limits shall be subject to all fire, health, sanitary, safety and other police regulations of the city and all other laws applicable to the city. Any police or fire officer, or other officer of the city may patrol and enter upon the streets and ways of any such trailer camp, trailer court and trailer park in the reasonable exercise of the duties of his office.

Section 3. In any case where a provision of this title is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of this city existing on the effective date of the ordinance codified herein, the provision which, in the judgment of the health officer, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case where a provision of this title is found to be in conflict with a provision of any other ordinance or code of this city existing on the effective date of this ordinance which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this title shall be deemed to prevail, and such other ordinances or codes are declared to be repealed to the extent that they may be found in conflict with this title.

Article II

DEFINITIONS

Section 1. For the purpose of this title, certain terms and words are defined as follows: Words used in the present tense include the future tense. Words used in the singular number include

the plural and words in the plural number include the singular except where natural construction of the writing indicates otherwise. The word "shall" is mandatory. The word "may" is permissive.

Section 2. "Accessory use" is a use customarily incidental and subordinate to the principal use and located on the same lot with the principal use.

Section 3. "Awning" means any structure erected for shade or shelter and which is completely open on at least two sides. A side may be interpreted to be an end. "Awning" does ~~not~~ include a window awning.

Section 4. "Building" means any permanent structure having a roof supported by columns or walls for the shelter, housing or enclosure of persons, animals, chattels, or property of any kind. "Building" does not include a mobile home or other accessory awnings, cabanas, carports and ramadas which are portable and are designed to be readily assembled and disassembled and adapted to transportation.

Section 5. "Building code" means Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Washington Administrative Code, American National Standards Institute Rules and Regulations, and the National Mobile Home Construction and Safety Standard.

Section 6. "Building inspector" means the officer charged with the administration and enforcement of the building code or the regularly authorized deputy.

Section 7. "Cabana" means any portable, demountable or permanent cabin, small house, room, enclosure or other building erected, constructed, or placed on any mobile home site within six feet of any mobile home on the same site and used for human habitation. Cabanas shall be used for living purposes only. Permanent plumbing and cooking facilities within cabanas shall not be permitted. A cabana may be enclosed on three sides and may be temporarily attached to a mobile home. All cabanas shall be accessory to mobile homes.

Section 8. "Carport" means an awning or shade structure for an automobile, which is completely open on at least two sides. All carports shall be accessory to mobile homes.

Section 9. A "conditional use" is an activity specified by this title as a principal or an accessory use and is permitted only when authorized and approved by the planning commission and is subject to certain stated conditions in the title.

Section 10. "Driveway" means a private mobile home park service road providing vehicular access and egress between individual mobile home lots and an adjoining public right-of-way.

Section 11. "Fence" means any protective wall, shield or structure seventy-two inches or less in height and whose vertical surface is more than fifty percent open.

Section 12. "Health officer" means the designated representative of the Snohomish Health District.

Section 13. "Mobile home" means a vehicle equipped as a dwelling place.

Section 14. "Mobile home, dependent" means a mobile home dependent upon toilet and/or bathing or washing facilities provided in a service building.

Section 15. "Mobile home, independent" means a mobile home independent of toilet and/or bathing or washing facilities in a service building.

Section 16. "Mobile home lot" means a plot of ground plainly marked by corner stakes, fences, shrubbery or other devices and designed to accommodate one occupied mobile home and accessory building or uses.

Section 17. "Mobile home park" means any plot of ground upon which three or more mobile homes, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation.

Section 18. "Non-conforming mobile home" means any and all mobile homes installed within the corporate limits of the Town of Granite Falls prior to the adoption of this Ordinance.

Section 19. "Non-conforming mobile home park" means any mobile home park constructed and in use prior to the adoption of this Ordinance.

Section 20. "Nuisance" in a mobile home park includes any of the following:

- A. Any public nuisance known at common law or in equity jurisprudence;
- B. Whatever is dangerous to human life or is detrimental to health;
- C. The overcrowding of any room with occupants;
- D. Insufficient ventilation or illumination of any room;
- E. Inadequate or insanitary sewage or plumbing facilities;
- F. Whatever renders a food or drink unwholesome or detrimental to the health of human beings.

Section 21. "Person" means any person, firm, corporation, partnership or association.

Section 22. "Playground" means a play lot or other area which has been landscaped and developed for the use of mobile home occupants.

Section 23. "Principal uses permitted outright" means those uses allowed as a matter of right within certain land use districts without public hearing, special permit, or variance; provided that such use is in accordance with the requirements of the particular district and general conditions stated elsewhere in this ordinance.

Section 24. "Private access road" means a private mobile home park service road providing vehicular access and egress between individual mobile home lots and an adjoining public right-of-way.

Section 25. "Ramada" means any structure which serves as a roof or shade structure, is erected over a mobile home or mobile home lot within the mobile home lot setbacks and which is designed to be constructed in conformance with standards of the building code or sections inclusive of this ordinance, whichever standards are greater.

Section 26. "Service building" means a building housing community toilets, laundry, and other sanitary facilities necessary for the health and convenience of mobile home occupants.

Section 27. "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Section 28. "Unfit for human habitation or occupancy as applied to cabana or other structures" means any cabana or structure which is dangerous to human life or detrimental to health through either lack of maintenance or repair generally, or because of unsafe or improper construction or installation, and includes but is not limited to cabanas or structures in which any one or more of the following conditions exists:

Exterior walls, supporting structure, doors, windows, floors, roof, appliances, or equipment are so deteriorated, broken or damaged as to be hazardous to the occupants; or the walls, roof, floor, doors or windows are in such condition as not to adequately protect the occupants from the elements.

Section 29. "Windbreak" means any protective fence, wall, structure, or shelter from the wind which exceeds seventy-two inches in height and whose vertical surface is less than fifty percent open.

Section 30. "Window awning" means any awning which does not project more than forty-eight inches from the body of the trailer and which does not extend more than twelve inches on either side of the window it is designed to serve.

Article III

REQUIRED PLANS

Section 1. Prior to any construction or installation of any buildings or utilities in a new or proposed mobile home park, or additions, extensions, and enlargement of any existing mobile home park, the applicant shall provide to the city council five identical copies of the general plan for the mobile home park which shall contain the following minimum information:

- A. Name and address of the owner and/or operator;
- B. Address, location and legal description of the mobile home park;
- C. Extent of the area and dimensions of the site;
- D. Size, location and number of mobile home lots;
- E. Location and number of service buildings;
- F. Vicinity sketch showing generally the existing use of adjoining tracts and the location of improvements existing thereon;
- G. Entrances, exits, driveways and walkways;
- H. Number, size and location of automobile parking accommodations;
- I. Location and size of recreation area;
- J. Detailed plans for greenbelt plantings and sight screening.

Such plans and specifications shall be examined by such person as the mayor may designate and thereafter considered by the planning commission. The planning commission shall make recommendations to the city council regarding all phases of the preliminary plans. The city council shall have authority to require installation or improvements, sight screening and other structures as indicated above in such a manner as to be harmonious with and not injurious to the adjoining properties and to the greatest benefit to the community.

Section 2. After approval of the city council of the preliminary plans, the owner or agent shall deliver to the city council a final plan which shall be drawn to scale and completely dimensioned. In addition to information required by the preliminary plans, final plans shall clearly set forth the following information:

- A. Number, location and area of all service building and other proposed structures, including accessory buildings;
- B. Plan of water system;
- C. Method and plan of sewage disposal and site drainage;
- D. Method of garbage disposal and plan of storage areas;
- E. Lighting plan of outside areas and service outlets;
- F. Method and plan of service building heating;
- G. Location and type of fire extinguishers, fire fighting and fire prevention facilities;
- H. Detailed plans of recreation areas and structures.

Section 3. Such person as the mayor and council may have designated to examine the plans and may have the option to determine if said plans are complete, intelligible and definite drawings.

Section 4. Only after approval of the final plans by the city council may building permission be issued, provided that such plans do not violate the building code.

#### Article IV

#### GENERAL USE REGULATIONS

Section 1. A mobile home park shall not accommodate any occupied mobile home for which there is no available site conforming to the provisions of this title.

Section 2. It is unlawful to camp overnight, or to park an occupied mobile home overnight upon a mobile home park driveway of city street. This provision shall not apply in cases where a mobile home is parked for the purpose of making emergency repairs.

Section 3. It is unlawful to occupy or offer for occupancy a trailer, tent or any other structure of similar nature, or site therefore, for living or sleeping purposes in a mobile home park.

Section 4. The owner or operator of every mobile home park shall maintain in a conspicuous location in or adjacent to the mobile home park office, a copy of an approved plot plan of the mobile home park, a copy of the conditions of city approval, and a copy of the latest ordinances and regulations pertaining to such mobile home park.

Section 5. In a mobile home park, all signs and advertising devices shall be prohibited except:

- A. One illuminated non-flashing identification sign, whose maximum area shall be forty-eight square feet and whose maximum height shall be twelve feet, may be erected in the landscaped setback of the mobile home court;
- B. Illuminated non-flashing identification or directional signs not exceeding two square feet in area when placed on such structures as "office building," "laundry," "hobby shop," etc.

Section 6. It is unlawful for any person in a mobile home park to use for occupancy:

- A. Any mobile home which is not legally licensed by the state;
- B. Any mobile home not meeting the requirements of the Washington State Board of Health and the health officer.

#### Article V

#### SITE AREA--LOT SIZE REQUIREMENTS

Section 1. Every mobile home lot shall be of a size and shape which will provide reasonable area for private use and development and for convenient placement of one occupied mobile home and shall be identified with an individual site number in logical numerical sequence, and shall be so shown on the official plot plan for the mobile home park.

Section 2. In no case shall the area of a mobile home and cabana, awning, carport, ramada or other accessory structure or combination thereof exceed fifty percent of the total lot area.

Section 3. In new park construction or additional construction in existing parks, the minimum size of lots shall be three thousand two hundred fifty square feet.

Section 4. In new park construction or additional construction in existing parks, the maximum density of units shall be eight units to an acre.

Section 5. Every new mobile home park shall contain at least one acre of land with direct access to a standard public street.

Section 6. Each mobile home park shall provide a minimum of ten percent of the total site area as park, recreation and open space area for the use of the mobile home park occupants, exclusive of roads and parking .

#### Article VI            SITE IMPROVEMENTS--ACCESSORY USES

Section 1. Ground preparation and/or surfacing under mobile homes, and foundations, shall be provided subject to the approval of the building inspector.

Section 2. Each mobile home shall be placed on a pad at least large enough to cover the entire area underneath any mobile home parked thereon.

Section 3. Each mobile home pad shall be surfaced with at least three inches of gravel or hard surfaced with asphaltic concrete of minimum thickness of two inches or better.

Section 4. There shall be provided on each mobile home site a concrete or bituminous asphalt patio of at least one hundred sixty square feet in area. The minimum width of such patio shall be eight feet.

Section 5. All accessory uses such as carports, cabanas, ramadas, awnings, and other such structures, including those that are portable, demountable, or prefabricated, as well as those that are permanent, shall be approved by the building inspector.

#### Section 6.

A. A solid wall or view-obscuring fence or hedge, not less than five feet nor more than six feet in height, shall be established and maintained across the full width of the site; and such wall, fence, or hedge shall be located on, or to the rear of, the rear line of the required front yard; on corner lots and reverse corner lots such as a wall, fence or hedge shall also be installed and maintained along the side street side of the site, and shall observe the required yard on such side street side.

B. A solid wall or view-obscuring fence or hedge, not less than five feet nor more than six feet in height, shall be established and maintained on any exterior boundary line which is a common property line with "r" classified property.

Section 7. A windbreak shall be designed, erected, and maintained as a free-standing structure, no portion of which shall be attached to or become a part of any mobile home or cabana.

Section 8. No windbreak shall be erected in such a manner that will diminish provision of light, air and spaciousness as established by the setbacks required in this chapter.

Section 9. No windbreak shall be erected, placed or maintained less than three feet in horizontal distance from any portion of any cabana, awning, ramada, carport, structure or combination of structures.

Section 10. Windbreaks in excess of seventy-two inches in height shall be designed to withstand vertical live and dead loads imposed upon them and to withstand a horizontal force from any direction of fifteen pounds per square foot wind pressure on the vertical projection of exposed surface of the structure.

Section 11. A windbreak shall be erected and maintained so that neither of the ends nor any other portion shall be returned to form an enclosure or cabana. No windbreak shall support a roof or awning.

Section 12. Every mobile home park with 18 or more mobile homes shall be provided with one or more service buildings adequately equipped with flush-type toilet fixtures, lavatories, showers, and laundry facilities, for the use of dependent mobile homes.

Section 13. Service buildings shall be conveniently located not more than two hundred feet from any dependent mobile home space and not less than twenty-feet from any mobile home lot.

Section 14. Service buildings shall be of permanent construction with an interior finish of light colored moisture-resistant material which will stand frequent washing and cleaning.

Section 15. The floor shall be of water-impervious material, easily cleanable, and sloped to floor drains connected to the sewage system. The service building shall be maintained in a clean condition at all times.

Section 16. The buildings shall be well ventilated; all exterior openings for toilet rooms shall be covered with sixteen-mesh screens during the fly seasons. Toilet rooms shall be provided with self-closing doors.

Section 17. Toilet, shower and laundry rooms shall be well lighted at all times. Window area shall be provided equivalent to at least twelve percent of the floor area.

Section 18. During periods of use, service buildings shall be maintained at a comfortable degree of Fahrenheit conforming to all applicable laws.

Section 19. Hot water shall be provided for lavatory, bathing and laundry room fixtures, with facilities of sufficient capacity to supply three gallons per hour per dependent mobile home space.

Section 20. Service buildings shall have toilet, shower and lavatory facilities separate for the sexes, with a minimum of two toilets for females, and one toilet for males, one urinal for males, two lavatories and one shower for each sex, and one laundry facility.

Section 21. For those mobile home parks that have a capacity of more than twenty dependent mobile homes, additional fixtures shall be provided. One additional toilet for each sex shall be provided for every ten additional dependent mobile homes. (Urinals may be substituted for one-third of the additional toilets). One additional lavatory for each sex shall be provided for every ten additional dependent mobile homes, and one additional shower for each sex for every twenty additional dependent mobile homes. There shall be one laundry facility for every twenty mobile home spaces.

Section 22. The room containing the laundry facilities shall be separate from the toilet rooms, and should have an exterior entrance.

Section 23. Toilet rooms shall be provided with toilet paper.

Section 24. Walkways to and from every service building shall be provided at least two feet six inches in width and bituminous surfaced or better. Driveways may be considered walkways.

Section 25. Those mobile home parks that cater only to independent mobile homes, or those mobile home parks having a designated area for independent mobile homes, shall have available a minimum of one toilet and one lavatory for each sex, for the independent mobile home area. Such facilities shall be housed in a building, or buildings, of comparable construction as that provided in Sections 14 to 19, inclusive.

Section 26. Adequate clothes drying facilities adjacent to, or in, the service building shall be provided.

Section 27. Surfaced and lighted walkways shall be provided to all service buildings.

Section 28. Laundry facilities, together with laundry drying facilities, shall be provided. No less than one double laundry tray or automatic washing machine shall be provided for each twenty mobile home lots in the mobile home park. Laundry facilities shall be in a room or rooms separate from the toilet facilities and such room shall have an exterior door.

Section 29. Separate toilet and shower facilities for males and females shall be plainly marked with appropriate signs and individual toilets shall be flush-type fixtures maintained in a workable and sanitary condition and located in stalls at least three feet wide in the smallest dimension and separated from other water closets.

Section 30. Shower stalls shall be not less than three feet wide in the smallest dimension, be provided with a waterproof draw curtain or door, and be maintained in a clean and sanitary condition.

Section 31. A suitable dressing area shall be provided in each shower room and the dressing area shall be maintained in a clean and sanitary condition at all times.

Section 32. An ornamental wall, fence or screen planting, acceptable to the planning department, and no less than six feet in height, shall be erected and maintained along the side and rear boundaries of a mobile home park. Where, in the opinion of the planning commission, it is unreasonable to require a wall, fence or screen planting due to the nature of the existing topography or other existing conditions that might render such wall or fence ineffective, the commission, at its discretion, may waive or modify the requirements as specified in this section.

Section 33. Ornamental planting at least six feet in depth along the full width of the front of the mobile home park property and acceptable to the planning commission shall be installed and maintained whether or not the property fronts on a public street. An ornamental wall or fence shall be erected in conjunction with, but shall not take the place of, said ornamental planting. In all cases, openings in the required wall, fence, or hedge, for driving purposes, shall not exceed thirty feet. 7

Section 34. Street trees and parkway planting shall be installed and maintained along the full width of the front of the mobile home park property. All trees and plants installed within the street right-of-way shall be approved by the park department.

## ARTICLE VII

## YARD REQUIREMENTS

Section 1. No mobile home or accessory structure shall be located closer than five feet from any side nor closer than twenty feet from the front lines abutting a private access road.

Section 2. No mobile home shall be located within fifteen feet of another mobile home measured from side to side or within ten feet of another mobile home measured end to end.

Section 3. No mobile home or accessory structure shall be located within the required front, side or rear yards of the mobile home park.

Section 4. All park or service buildings shall be located at least ten feet from any mobile home lot shown on the mobile home park plan.

## ARTICLE VIII

## PRIVATE ACCESS ROADS--PARKING AREAS

Section 1. All mobile home park private access roads shall be privately owned. The layout and general development plan for private access driveways within the mobile home park, together with the location and dimensions of access junctions with public street rights-of-way shall be so designed as to permit a free flow of traffic and easy access of all emergency vehicles and shall be approved by the Town Council before a building permit may be issued.

Section 2. All access roadways, parking areas and service drives shall be bituminous surfaced or better.

Section 3. When one off-street automobile parking space per mobile home is provided within the lot setback, the minimum private access road width shall be twenty-four feet. Parking shall not be permitted on the private access road.

Section 4. Parallel parking may be permitted in private access roads at the approval of the Town Council providing the private access road width is increased to an approved size.

Section 5. Additional areas required for roadside swales shall be in addition to the road widths required in Section 1 and minimum mobile home lot areas.

Section 6. For each mobile home lot there shall be provided and maintained at least two parking spaces. Each such parking space shall contain a minimum of two hundred square feet of dimensions at least ten feet by twenty feet.

Section 7. Individual parking spaces may be located within the required mobile home lot setbacks but shall not be located within the setbacks required for the mobile home park itself.

Section 8. Additional parking areas for boats, campers, and other such vehicles and equipment shall be provided in the amount of one space for each ten mobile home lots.

#### Article IX

#### UTILITY REQUIREMENTS

Section 1. A supply of safe and potable water meeting the approval of the health officer for quality, and sufficient in quantity, shall be provided to all plumbing fixtures in mobile home parks and to individual water connections provided at each mobile home lot.

Section 2. The development of an independent water supply to serve the mobile home shall be made only after expressed approval has been granted by the health officer. Such supply shall meet the minimum standards as prescribed by the health officer.

#### Section 3.

A. Water connections for individual mobile homes shall be provided and located on the same side of the lot as the sewer lateral and shall consist of a riser terminating at least four inches above the ground surface with two three-quarter inch valved outlets threaded for screw-on connections. Such water connection shall be equipped with a shut-off valve placed below frost depth ( but in no case shall this valve be a stop and water cock ), shall be protected from freezing and from damage from mobile home wheels and shall have the ground surface around the riser pipe graded to divert surface drainage away from the connection.

B. Water piping may be installed in the same trench as sewer pipe provided the water pipe is laid on a shelf not less than 36 inches above the sewer pipe and the material used for the sewer pipe shall be FVC ( Polyvinyl Chloride ) Pipe; CIP ( Gray Cast Iron Pipe, ), DIP ( Ductile Iron Pipe ) with tight joints.

C. Water piping material shall meet the standards required by the building code and the Town's standards.

D. Water connections for individual mobile homes shall be provided and located as required by the health officer.

Section 4. Water connections for individual mobile homes shall be provided and located as required by the health officer.

Section 5. All sewers and waste water from toilets, urinals, sinks, bathtubs, showers, lavatories, laundries, and all other sanitary fixtures in a mobile home park, shall be connected to the Granite Falls sewage system.

Section 6. All plumbing in the mobile home park shall comply with the building code.

Section 7. Sewer connections shall be provided and located as required by the health officer. Sewer connections shall be constructed in accordance with the Town's standards.

Section 8. All electrical, telephone and communication lines within a mobile home park shall be installed underground.

Section 9. No obstruction of any kind shall be erected, placed or maintained on or about the mobile home lot which would prevent inspection of plumbing or electrical facilities.

Article X

CONSTRUCTION REGULATIONS

Section 1. One portable or demountable cabana or one permanent cabana, constructed in accordance with the building code, may be erected on a mobile home lot and for use with a mobile home on such a lot

Section 2. The height of a cabana shall not exceed one story nor thirteen feet at the highest point above the actual adjoining ground level. No architectural appurtenance shall extend more than thirty inches above or beyond the building at any point.

Section 3.. No cabana shall exceed twelve feet in width. No cabana length shall exceed twenty-five percent the length of the mobile home it serves, but in no event shall a cabana exceed a length of forty feet. No cabana shall be divided by a partition or curtain, fixed or movable, to form two rooms. Built-in storage cabinets shall be built against the three outside walls of the cabana, not to exceed twenty percent of the total cabana volume, and shall not obscure required doors or windows.

Section 4. A permanent cabana shall have a clear ceiling height of eight feet from the finished floor to the finished ceiling, or if there is no finished ceiling, to the roof; provided, however, that if the ceiling or roof is sloped, the minimum ceiling height is required in only one-half of the sloping ceiling area. At no point shall the ceiling height be less than six feet six inches in any portion of the room.

Section 5. No area or portion of the room measuring less than seven feet in width shall be included in the computation of the minimum required <sup>cabana</sup>/floor area.

Section 6. Every cabana shall be provided with one or more windows having an aggregate area of not less than one-fourth of the floor area. Windows shall be so arranged as to properly light all portions of the room; at least one-half of the required window area shall be arranged to open. No required window shall be less than six square feet in area.

Section 7. All openings shall be protected with approved open mesh, flytight screening if the health officer considers it necessary for the protection of health.

Section 8. Manufacturers or agents of portable or demountable cabanas or other prefabricated structures shall, prior to the erection or construction of such structures in any mobile home park, submit three sets of detailed plans and specifications of such structures and obtain written approval thereof from the building inspector. The building inspector shall transmit one set of such approved plans to the health officer and one set to the planning commissioner.

Section 9. Every cabana shall be designed and erected as a freestanding structure, and shall not be permanently attached to or become a permanent part of any mobile home. Mobile homes shall not be a physical part of any cabana. Cabanas may be attached to a mobile home with appropriate flashing or sealing materials to provide a weather seal. No cabana shall be constructed, placed, or maintained on more than one side of a mobile home. As used in this ordinance, side includes end.

Section 10. Every cabana shall be so constructed and maintained as to provide shelter to the occupants against the elements and to exclude dampness in inclement weather. The materials used in the construction of a cabana shall be of substantial and approved stock. Every cabana shall have an approved floor of wood, masonry or concrete. Schedules of weights of materials, safe allowable unit stresses and formulas used for computing stresses shall be in accordance with the Uniform Building Code and State, and County and Local requirements.

Section 11. Prefabricated portable or demountable cabanas deviating from standard stud frame construction or designed and constructed of materials deviating in any manner from standard stud frame construction shall admit of a rational analysis in accordance with established principles of mechanics and meet all State, County and Local requirements for construction.

Section 12. If concrete floors are used, they shall have a thickness of not less than three and one-half inches. The surface of a concrete floor shall be not less than two inches above the adjacent ground level.

Section 13. Wood studs shall be not less than two inches by four inches spaced sixteen inches on centers or equivalent to carry wall and roof loads, as per State, County and Local requirements.

Section 14. Each wooden stud wall shall be thoroughly and effectively angle-braced at each corner except that diagonal sheathing or other membrane of comparable strength and rigidity may be used for angle-bracing. Anglebracing and nailing shall meet all State, County and Local requirements.

Section 15. If wooden floor joists are used, they shall be not less than two inches by six inches material spaced at not more than sixteen inches on center and capable of supporting the live loading. Every span of wooden floor joists shall be cross-bridged with cross-bridging of not less than two inches apart. Floor joints and flooring supported off the ground shall be designed for support in accordance with State, County and Local regulations. A bearing partition, wall, girder, or other support under the joists that is blocked solid over its top between the joists with blocks not less than two inches thick, the full depth of the joists, shall take the place of cross-bridging. Wood floors supported by joists shall have a clear air space of twelve inches measured to the bottom of the joist. The area under the floor shall be kept clean and free of debris or rubbish. The area shall be enclosed and provided with sufficient screened openings to assure adequate cross ventilation. A wood floor may be laid directly on moistureproof masonry slabs.

Section 16. If concrete floors are used, they shall have a thickness of not less than three and one-half inches. The surface of a concrete floor shall not be less than two inches above the adjacent ground level. The subgrade, reinforcing, waterproofing and concrete shall be in accordance with State, County and Local requirements.

Section 17. Masonry walls shall be designed and constructed in accordance with all State, County and Local requirements. All masonry walls shall be reinforced and tied and shall be capable of withstanding dead and live vertical loads and horizontal loads on the structure in accordance with State, County and Local requirements.

Section 18. Every cabana shall be bolted or otherwise securely anchored to a continuous concrete foundation except as otherwise provided in Sections 20 and 21. Sills shall be of foundation grade redwood or pressure-treated lumber of not less than two-inch nominal thickness. All anchoring and material shall be in accordance with all State, County and Local requirements.

Section 19. Concrete or masonry foundations and footings for all cabanas shall be designed to adequately support the weight imposed on them in accordance with standard engineering practice and in accordance with all State, County and Local requirements. Concrete foundations shall be set in undisturbed soil. All concrete or masonry foundations, footings and walls shall be adequately reinforced, water proofed, braced and tied in accordance with State, County and Local requirements.

Section 20. Cabanas less than four hundred square feet in area may be set on piers and girders in lieu of continuous foundations. Piers and girders shall be designed to adequately support the weight imposed on them in accordance with standard engineering practice and State, County and Local requirements.

Section 21. Approved lightweight aluminum cabanas may be erected or constructed on concrete floor slabs meeting the requirements of this chapter.

Section 22. Awning roofs shall be made of lightweight metal or of approved plastic or fabric materials. Awning drops or side curtains shall consist solely of roll or drop curtains of fabric or other flexible materials.

Section 23. Metal roofing materials shall be of corrugated or similarly reinforced sheet metals not less than twenty-six gauge and shall be securely anchored to the framework.

Section 24. Framework for awnings shall be of standard metal pipe or tubing not less than three-quarters inch outside diameter. Uprights of framework may be of any approved material of equal or greater strength. All joints of metal pipe framework shall be securely fastened with standard screw-type or pin-connected fittings. Welded joints may be used. Awning roofs of fabric, plastic, or lightweight metal may be attached to an approved awning track on the mobile home. Awnings or shade structures constructed of heavy metal framework or of wood frame construction shall be freestanding structures and may not be permanently attached to a mobile home; provided further, that such structures shall be so designed and constructed to meet all the requirements of Section 28 through 36.

Section 25. Awnings shall have at least one side entirely open at all times. Side curtains shall hang freely and shall not be permanently fastened in place.

Section 26. No heating or cooking appliance shall be installed or used within any awning.

Section 27. No awning shall be erected or maintained over, or enclosed wholly or in part, any private toilet or bath compartment. Mobile homes are exempt from this condition.

Section 28. A ramada or roof over a trailer or any portion thereof shall be designed and erected as a free-standing self-supporting structure. The structure shall be designed and constructed to withstand live and dead vertical loads,

vertical uplift and horizontal wind loads in any direction of the vertical projections of exposed surface as per State, County and Local requirements. The structure shall be constructed of approved building materials and securely anchored and supported in accordance with local requirements.

Section 29. A ramada or any portion thereof shall have a clearnace of not less than eighteen inches in a vertical direction above the roof of a mobile home and not less than six inches in a horizontal direction from each side of a mobile home. Cross braces, architectural appurtenances, or structural ties shall not obstruct movement of any mobile home. The supporting structural members of a ramada shall not extend more than twelve feet horizontally beyond either side of a mobile home nor shall any roof or eve projection extend more than thirty (30) inches beyond the supporting structural members.

Section 30. No portion of a ramada shall be permanently attached to any mobile home. No side or end of a ramada shall be enclosed or form a partial enclosure except that the roof of a ramada may also serve as a roof of a cabana, awning, or carport and such enclosed area conforms to the requirements set forth in this chapter.

Section 31. No cooking or heating appliance shall be installed within a ramada. No toilet or bathroom shall be installed or used within a ramada. Facilities within a mobile home are exempt from the provisions of this section.

Section 32. All vents or ducts from heating equipment projecting from a mobile home shall extend through the roof of a ramada and all vents or ducts projecting through the roof of a ramada shall be of an approved slip-joint or quick disconnect type.

Section 33. All electrical work shall be installed and maintained in accordance with the electrical requirements for dwellings, as set forth in the National Electrical Code, Pamphlet No. 70, as published by the National Board of Fire Underwriters, 1953 edition, and latest revisions thereof.

Section 34. All electrical wiring shall be enclosed within the walls of the building except that surface wiring shall be of approved types.

Section 35. Every cabana shall have not less than one light outlet and two appliance receptacles installed at convenient locations. The outlets shall be on a separate branch circuit independent of any circuit supplying a trailer, or other building or cabana. Electrical heating equipment shall be served by separate circuits.

Section 36. Only electrical outlets installed in accordance with this chapter shall be permitted within any awning or ramada.

#### ARTICLE XI

#### FIRE PROTECTION EQUIPMENT

Section 1. In every mobile home park there shall be installed and maintained approved fire hydrants in number and location as required by the fire department.

Section 2. In every mobile home park, fire extinguishers shall be installed and maintained as required by the fire department.

#### ARTICLE XII

#### OPERATION, MAINTENANCE AND REPAIR

Section 1. The owner or operator of a mobile home park shall be responsible for securing the maintenance of all structures and their sites.

Section 2. Every structure shall be maintained in an approved, safe and sanitary condition and in a state of approved repair.

Section 3. All devices, installations and safeguards required by this title shall be maintained in approved working order.

Section 4. No structure shall be erected, placed or maintained so as to obstruct a required open space on a site, or prevent inspection of electrical and sanitation facilities.

Section 5. Any mobile home which shall be found by the health officer to be so damaged, decayed, dilapidated, insanitary, or vermin-infested that it creates a nuisance or is a hazard to the health or safety of the occupants or of the public, shall be designated as unfit for human habitation as provided in applicable ordinances.

Section 6. No owner or operator of a mobile home park shall permit a mobile home to remain in the park when the mobile home has been designated by the health officer as unfit for human habitation.

Section 7. A buffer strip of ornamental screen planting, wall, fence or other screen of a material type, size, and location as recommended by such person as the mayor may designate, and acceptable to the town council, shall be erected and maintained around the perimeter of the mobile home park.

#### ARTICLE XIII

#### LICENSING--ENFORCEMENT

Section 1. It is unlawful for any person to maintain or operate an occupied mobile home in the city unless such mobile home is located within a licensed mobile home park.

Section 2. It is unlawful for any person to hereafter maintain or operate an existing mobile home park in the city unless such person holds:

A. A valid Granite Falls Business License authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the Town Council as well as such other licenses as may be required by future ordinances and amendments. Such licenses shall be procured from the town clerk; and

B. A health permit authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the Town Council.

Section 3. It is unlawful for any person to construct a new mobile home park or enlarge an existing mobile home park in the town unless such person holds:

A. A valid health permit authorizing the one named thereon to operate the mobile home park on the premises listed on the permit; and

B. A valid business license authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the Town Council, as well as such other licenses as may be required by future ordinances or amendments. Such licenses shall be procured from the town clerk; and

C. A valid Snohomish County building permit authorizing the one named thereon to construct a mobile home park on the premises listed on the permit. Such permit will be procured from the Snohomish County Building Inspector after approval by the Town Council.

Section 4. A minimum annual license fee for the operation of any mobile home park in the city shall be in accordance with the Town of Granite Falls Business License Ordinance.

Section 5. All licenses and permits shall be displayed in the office of the mobile home park or in a prominent place within the park.

Section 6. It shall be the duty of the town police officers to enforce the provisions of this title and they are authorized to make inspections for the purposes of securing enforcement and safeguarding the health and safety of the occupants and of the general public. Except in an emergency situation, the officer shall first give the owner and/or occupant of the premises to be inspected forty-eight hours written notice of his intention to inspect. In the event the owner or occupant or person in charge thereof refuses the officer entry to such premises, the officer is empowered to seek appropriate assistance from any court of competent jurisdiction to assist him in obtaining such entry.

Section 7. Upon the filing of the application and plans, it shall be the duty of the building inspector, the fire chief, and the health officer, or any of their duly authorized representatives, to investigate the premises and determine whether said proposed mobile home park, or the site proposed therefor, conforms with the requirements of this title, the ordinances of the town, the rules and regulations of the Snohomish County Health District and the laws of the State. No permit shall be issued unless such mobile home park, or the proposed site complies with such requirements. Any application that does not comply with all ordinances of the town and laws of the state shall be rejected.

Section 8. Any person aggrieved by the decisions of the person designated by the mayor, building inspector, health officer, fire chief or planning commission, may within ten days after mailing of notification of such decisions, appeal to the town council for a hearing as to the matters in question, whereupon a time for hearing shall be set which shall not be later than thirty days thereafter, at which time full and complete hearing shall be had before the town council, at which time the town council shall confirm, modify, or disapprove said decisions. The mobile home park shall remain open pending the decision of the town council.

Section 9. Whenever inspection by the building inspector, fire chief or health officer of any mobile home park indicates that any provision of this title or any other applicable law is being violated, the health officer, fire chief or building inspector shall notify the person in charge thereof in writing of such fact and shall set forth in said notice a description of the violation and shall further direct that such violation be remedied by commencing to remedy same within twenty-four hours of receipt of notice and to continue thereafter diligently and continuously until said violation has been abated.

Section 10. After a written notice of violation has been submitted by the fire chief, health officer, or building inspector and the violation has not been remedied within a reasonable time, or if it appears that any other violation of laws exists, it shall be the duty of the fire chief, health officer or building inspector to recommend to the town council that applicable permits and business licenses be revoked as provided in Section 11 below, together with any other penalties provided.

Section 11. No permit or license shall be revoked until after a hearing before the town council relating to such revocation. Notice of such hearing shall be given in writing and served at least five days prior to the date of the hearing thereon, such service to be upon the holder, manager or agent, of such permit, which notice shall state the grounds of complaint against the holder of such permit or against the mobile home park, and shall also state the time when, and the place where, such hearing will be had. In the event the holder of such permit cannot be found or service of such notice cannot be made in the manner herein provided, then a copy of said notice shall be mailed, postage fully prepaid, addressed to such holder, at the last known address, at least five days prior to the date of such hearing.

Section 12. In any action or proceeding to abate a nuisance in a mobile home park, proof of the following facts is sufficient for judgment or order for the abatement of the operation of the mobile home park:

A. Previous conviction of the owner as operator of the mobile home park of a violation of this title which constitutes a nuisance.

B. Failure on the part of the owner or operator to correct the violation after the conviction;

C. The violation is the basis for the proceeding.

#### ARTICLE XIV

#### NON-CONFORMING USE

Section 1. All mobile home parks now existing within the limits of the town of Granite Falls, Washington, are, upon adoption of this Ordinance, granted non-conforming status until such time as any additions or improvements are to be made to said mobile home parks. Those additions or improvements must be made in accordance with the provisions of this Ordinance.

Section 2. All single mobile home installations now existing <sup>in</sup> with the town of Granite Falls, Washington, are, upon adoption of this Ordinance, granted non-conforming status until such time as said mobile home becomes vacant for a period of 180 days, then the mobile home must be removed by the owner or will be removed and the charges for said removal will be placed in the form of a lien upon the property of said owner, with the only exception to this part being if the property or mobile home is under litigation.

#### ARTICLE XV

#### PARKING

Section 1. It shall be unlawful within the Town of Granite Falls, Washington, for any person to park or occupy any mobile home on any street, alley, highway or other public place or any lot, parcel or tract of land owned by any person, firm, or corporation except as provided in this Ordinance.

Section 2. A temporary permit may be issued by the Town Council of the Town of Granite Falls, Washington, for a temporary installation of a mobile home within the boundaries of the town for job site or construction site purposes but said installation shall be removed upon completion of such job of construction.

Section 3. Only one unoccupied mobile home up to 24 feet in length may be parked in an accessory private garage or in a yard in any district on property owned or occupied by owner of said mobile home, provided no living quarters shall be maintained nor any business conducted in said mobile home while so parked or stored.

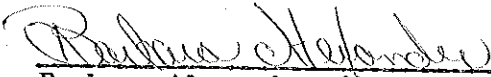
ARTICLE XVIREPEALER

Ordinance No. 224, together with all amendments thereto, is hereby repealed as are all ordinances or parts of ordinances in conflict herewith.

ARTICLE XVIIEFFECTIVE DATE

Section 1. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed in open session this 8th day of October, 1980.

  
Barbara Alexander, Mayor

H. Louise Crosby, Clerk

I certify the foregoing to be a true and correct copy of Ordinance #293.

H. Louise Crosby, Clerk