

SPECIAL ORDINANCE NO. 320

AN ORDINANCE REGULATING MOBILE HOME PARKS,, PROHIBITING THE LOCATION OF MOBILE HOMES WITHIN THE CORPORATE LIMITS OF THE TOWN OF GRANITE FALLS EXCEPT IN MOBILE HOME PARKS AND EXCEPT WHEN TEMPORARY PERMITS THEREFORE HAVE BEEN GRANTED, AND PROVIDING PENALTIES FOR VIOLATIONS AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Be it ordained by the Council of the Town of Granite Falls, Washington, as follows:

Section 1: Definitions: For the purpose of this Ordinance:

(a) "Person" means any person, firm, trust, partnership association, or corporation.

(b) "Mobile Home" means any vehicle or structure so designed and constructed with wheels (whether or not such wheels have been removed) and having no foundation other than wheels, jacks or skirting and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

(c) "Mobile Home Park" means any park, trailer park, trailer court, campsite, lot, parcel or tract of land designed, maintained or intended for the purpose of supplying locations or accommodations for any mobile home or mobile homes and upon which any mobile home is parked and shall include all buildings and structures used or intended for use as part of the equipment thereof, whether a charge is made for use of the mobile home park and its facilities or not. "Mobile Home Park" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

(d) "Code" means Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Washington Administrative Code and the American National Standards Institute Rules and Regulations.

(e) "Nonconforming Mobile Home Park" means any mobile home park constructed and in use prior to the adoption of this Ordinance.

(f) "Nonconforming 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 2: Parking:

(a) It shall be unlawful within the limits of 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.

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

(c) A temporary permit may be issued by the Town Council for the temporary installation of a mobile home within the boundaries of the Town of Granite Falls in the case of an emergency or a hardship. Said permit would be for a period of thirty (30) or ninety (90) days and may be renewed at the request of the involved parties.

Section 3: Permitted Parking:

(a) A mobile home, while attached to the vehicle providing motive power therefore, may be parked on any street, alley or highway within the Town of Granite Falls for a period of fortyeight (48) hours only, subject to any other regulations or restrictions for that street, alley or highway.

(b) 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.

(c) Unoccupied mobile homes may be parked for inspection and sale only on private property or within the boundary established as a manufacturing plant for such mobile homes or trailers and in licensed storage facilities.

(d) Occupied mobile homes may be parked only in mobile home parks except for those mobile homes that have been granted non-conforming status and those mobile homes that have been issued temporary permits for parking.

Section 4: Mobile Home Parks:

(a) It shall be unlawful for any person or corporation to operate, maintain or conduct a mobile home park in the Town of Granite Falls, Washington, unless in possession of a valid unrevoked permit as issued by the Snohomish County Health Department, pursuant to the Rules and Regulations adopted by the State Board of Health for sanitation of mobile home parks.

(b) It shall be unlawful for any person to construct, build or locate a mobile home park within the corporate limits of the Town of Granite Falls, Washington, without first presenting to the Town Council of the Town of Granite Falls, Washington, a complete set of plans and specifications as are required by Washington administrative Code 248-76, at least thirty (30) days prior to any construction, for their approval and for issuance of a license.

(c) No mobile home shall be permanently installed in a mobile home park that does not meet and have proof of certification of conforming to the American National Standards Institute rules and regulations standards A 119.1 regulating safety of body and frame design, and installation of plumbing, heating and electrical equipment within the mobile home as required in RCW 43.22.240.

(d) Temporary installations of mobile homes such as in the case of recreational or short time migrant type do not have to conform to part (c) of Section 4 of this Ordinance.

(e) A green belt or other form of separation must be obtained between temporary and permanent sections of a mobile home park thus requiring that if a park is to accommodate both types of installations that this be clearly defined in the park plans as an added safety factor in preventing serious fire hazards.

(f) Mobile home parks must be planned, constructed and managed in accordance with the Washington Administrative Code 248-76, RCW 19.48.020 and RCW 43.22.340-43.22.410.

(g) Mobile home parks that maintain permanent installation of mobile homes must provide foundations for said mobile homes that will affix the mobile home to the ground in such a manner so as to prevent bounce, sway or movement of said mobile home, consisting of a concrete pad eight inches thick by a minimum of six feet wide and the length to be equal to the length of the mobile home, with concrete or masonry pillars between the slab and the mobile home frame at six foot intervals. A minimum of twenty-four inches must be maintained beneath the mobile home, which must be skirted with non-deteriorating material to encompass the entire perimeter.

Section 5: Nonconforming Status:

(a) All mobile home parks now existing within the limits of the Town of Granite Falls, Washington, are, upon adoption of this revised ordinance, granted nonconforming status until which time as any additions or improvements are to be made to said mobile parks those additions or improvements must be made in accordance with the provisions of this ordinance.

(b) All single mobile home installations now existing within the Town of Granite Falls, Washington, are, upon adoption of this revised ordinance, granted nonconforming status until which time 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 legal litigation.

Section 6: Permits Required:

(a) It shall be unlawful for any person to build, conduct or operate a Mobile Home Park within the Town of Granite Falls, Washington, without obtaining a business license from the Town of Granite Falls, as well as permits for construction from the State Department of Labor and Industries, The Snohomish County Building Department, Plumbing Department, and Health Department with the aforementioned Departments acting on behalf of the Town of Granite Falls.

Section 7: Violations and Penalties:

(a) Any person who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of this ordinance or its provisions shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not in excess of Three Hundred Dollars (\$300).

(b) Every violation of this ordinance shall be a separate and distinct offense, and in case of continuing violation, every day's continuance thereof shall be deemed to be a separate and distinct offense. The existence of a criminal remedy, or the pendency of a criminal proceeding, under the provisions of the ordinance shall not be construed to affect the right of the Town of Granite Falls to proceed through its proper officers with the enforcement of the provisions thereof by civil provisions thereof by civil proceedings either at law or equity in any court of competent jurisdiction.

Section 8: Severability:

(a) If any section, subsection, paragraph, sentence, clause or phrase of the ordinance codified herein is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not offend the validity or constitutionality of the remaining portion of the ordinance codified herein.

THIS ORDINANCE IS HEREBY ADOPTED by the Town of Granite Falls this 24 th day of June, 1981.

CERTIFICATE

I, Mildred Allen, being first duly elected, qualified and acting Clerk of the Town of Granite Falls, Washington, a Municipal Corporation, do hereby certify that the foregoing Special Ordinance No. 320 is a full, true and correct copy of the original Ordinance passed on 24 th day of June 1981 as said Ordinance appears in the Ordinance book of the Town and said Ordinance became effective on this 26th day of June 1981, and that the same was duly posted on 25th day of June 1981 at the following three public places of said Town.

1. U.S. Post Office , 2. Town Hall , 3. Konnerups Grocery

ATTEST:

Mildred M. Allen

Town Clerk

Howard Hughes

Mayor