

Chapter 15.18MANUFACTURED HOMESSections:

- 15.18.010 Definitions.
- 15.18.020 Title for citation.
- 15.18.030 Purpose.
- 15.18.040 Installation or building permits.
- 15.18.050 Manufactured homes--General provisions.
- 15.18.060 Manufactured home park building permit.
- 15.18.070 Manufactured home park permit.
- 15.18.080 Penalties for violations.
- 15.18.090 Nonconforming uses.
- 15.18.100 Inspection.
- 15.18.110 Appeal.
- 15.18.120 Manufactured home park development standards.
- 15.18.130 Operation and maintenance of manufactured home parks.
- 15.18.140 Validity--Expressed use.
- 15.18.150 Validity--Severability.
- 15.18.160 Validity--Liability.

15.18.010 Definitions. The definitions set forth in this chapter shall apply to the terms used in this chapter and those definitions not listed shall have the meaning as defined in any recognized standard dictionary of the English language.

"Accessory building" or "accessory structure" means an additional building or structure which is an addition to or supplements the facilities provided by a manufactured home, such as awnings, cabanas, storage structures, carports, porches, fences, skirting or windbreaks. These must be constructed in accordance with the Uniform Building Code.

"Binding site plan" means a drawing to scale specified by this chapter which:

A. Identifies and shows the area and location of all streets, roads, improvements, utilities, open spaces, accessory uses, and any other matters specified by these regulations;

B. Contains inscriptions or attachments setting forth appropriate limitations and conditions for the use of the land;

C. Contains provisions requiring that development be in conformance with the site plan.

"Building" means any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels. When any portion of a structure

is completely separated from every other portion thereof by a division wall without openings, then each such portion shall be deemed to be a separate building.

"Building permit" means a written document issued by the building official or council permitting the construction, alteration, or expansion of a manufactured home park.

"Common area" means any area or space designed for joint use by the residents of manufactured home development.

"Community facility" means any building located within or adjacent to a manufactured home park which provides, but not limited to: toilet, lavatory, bathing, and/or laundry facilities for the private use of the residents or for the public in general.

"Density" means the number of manufactured homes or manufactured home stands per acre or gross acre.

"Designated manufactured home or structure" means a manufactured home or structure, constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes or structures, which:

A. Is comprised of at least two fully enclosed parallel sections each of which is not less than twelve feet wide by thirty-six feet long.

B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:2 pitch; and

C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single-family residences or nonresidential structures.

"Dwelling unit" means one or more rooms connected together, constituting a separate independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, sleeping, bathing, and toilet facilities.

"Factory-built home" means a structure constructed in a factory of factory-assembled parts and transported to the building site in whole or in units which meets the requirements of the Uniform Building Code. The completed structure is not a mobile/manufactured home.

"Installation permit" means the permit issued by the council or building official for the installation of manufactured homes within the town.

"Lot area" means the total horizontal area reserved for exclusive use of the occupants of a manufactured home within a manufactured home park.

"Lot line" means a line bounding the lot as shown on the binding site plan.

"Manufactured home lot" means a designated portion of a manufactured home subdivision or park designed for the accommodation of one manufactured home and its accessory buildings or structures for the exclusive use of the occupants.

"Manufactured home or structure" means a factory-assembled structure or structures, constructed after June 15, 1976, equipped with built-in utility and service connections, constructed with a permanent chassis which is an integral part of the house or structure, fixed on removable wheels, axles, and tongues. A manufactured home or structure is movable as a unit, requires an external source of power, and is designed to be used without a permanent foundation. A manufactured home or structure may consist of a single section, or of two or more sections, which are joined at the destination site.

"Manufactured home park" is a parcel of land or premises under unified ownership or management which has been planned, designed and constructed for the placement of owner occupied, leased, or rented homes for use as single-family detached one-story residences on individual rented or leased spaces, including any land, buildings, structures, or facilities used by occupants of the homes on such premises.

"Manufactured home stand" means that area of a manufactured home lot which has been reserved for the placement of a manufactured home.

"Manufactured home subdivision" means a subdivision designed and intended primarily for the sale of lots for residential occupancy by manufactured homes.

"Mobile home or structure" means a structure exceeding eight feet in width and twenty-eight feet and designed to be movable on its own running gear and which, when provided with and connected to power, water supply, and sewage disposal facilities, shall be considered a building suitable for residential or nonresidential occupancy. Upon manufacture for sale, such mobile home or structure is provided with axles, wheels, drawbars, or tongues.

"Mobile/manufactured home" means a residential unit on one or more chassis for towing to the point of use and designed to be used with a foundation as a dwelling unit on a year around basis, and which bears an insignia issued by a state or federal regulatory agency indicating that the mobile/manufactured home complies with all applicable construction standards of the U.S. Department of Housing and Urban Development definition of a manufactured home. A commercial coach, recreational vehicle, fifth-wheeler, or motor home is not a mobile/manufactured home.

"Modular home or structure" means any prefabricated unit (constructed off-site), intended to be a dwelling unit or to

house a nonresidential use, designed to be used with a permanent foundation, has been equipped with built-in utility and service connections, which is movable in two or more parts by a separate mode of transportation.

"Occupied area" means that portion of a manufactured home lot which is covered by a manufactured home and its accessory building(s).

"Park permit" is issued by the council after all requirements have been satisfied in accordance with this chapter, enabling the owner or management to open for occupancy and conduct business.

"Park street" means a street or road system within a manufactured home park which connects individual manufactured home lots with a public road, street, or highway.

"Person" means any individual, firm, trust, partnership, public or private association, or corporation.

"Plat" means a map of a subdivision, indicating the location and boundaries of individual properties, and complying with the town's subdivision ordinance.

"Porch" means an outside walking area having the floor elevated more than eight inches above the grade.

"Ramada" means any free-standing roof or shade structure installed or erected above an occupied manufactured home or any portion thereof.

"Recreational vehicle" means a vehicular type unit designed as temporary living quarters for recreational camping or travel uses, with or without motive power. These units are not built to either the Uniform Building Code or the construction standards of mobile/manufactured homes. This definition includes vehicles such as travel trailers, truck campers, and motor homes. A recreational vehicle is not a mobile/manufactured home.

"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. (Ord. 301 §2, 2001; Ord. 228 §1, 1991)

15.18.020 Title for citation. This chapter shall hereafter be known as the Fairfield manufactured home ordinance. (Ord. 228 §2(part), 1991)

15.18.030 Purpose. The purpose of this chapter is to provide for the regulation and permits for the location and operation of factory-built homes, manufactured homes, and manufactured home parks within the town, and to provide for the administration and enforcement thereof. (Ord. 228 §2(part), 1991)

15.18.040 Installation or building permits. Building permits are required for all factory-built homes. Installation permits are required of all manufactured homes within the town.

A. Factory-Built Homes. Factory-built homes shall comply with all town codes and permit requirements.

B. Manufactured Homes. Manufactured homes to be located within the town that do not bear an insignia of approval from the Washington State Department of Labor and Industries, or the U.S. Department of Housing and Urban Development and for which the owner can demonstrate proof that the home was located within the town prior to the effective date of the ordinance codified in this chapter, shall to the extent feasible, be inspected by the building official, following payment of all applicable fees, for the following before locating or relocating within the town:

1. The home must have safe, operable heating facilities.

2. The home must be equipped with a water lavatory, bathtub or shower, and kitchen sink; all with hot and cold running water.

3. All electrical service-entrance conductors, service equipment switches, lighting outlets, power outlets, and appliances shall be maintained in a safe manner.

4. The home must be weather-protected so as to provide shelter for the occupants against the elements and to exclude dampness.

5. All windows and doors must be in operable condition to provide for adequate natural ventilation and emergency exit.

6. An operable smoke detector shall be installed within the manufactured home.

7. The home shall be structurally sound without hazardous condition in floors, walls, ceilings, or roofs.

8. The home must be well maintained and free of debris and infestation of insects, vermin, or rodents. The inspection shall not constitute a warranty or representation that the home is safe or livable by the town.

C. Mobile Homes. It shall be lawful to place a mobile home on property within the town limits, provided the requirements of this subsection have been met. The requirements of this subsection do not apply to mobile homes within designated mobile home parks.

1. Any such mobile home shall, since its manufacture date, be ten years or newer of age.

2. A mobile home shall be installed on a poured concrete foundation as per the manufacturer's specifications. The mobile home will be set with the interior floor a maximum of sixteen inches above the grade abutting the exterior of the mobile home.

3. A mobile home shall be connected to water and sewer by buried lines.

4. A mobile home shall have a facia in compliance with Washington Administrative Code (WAC) Section 296-150B-245 within thirty days after installation. The facia shall have removable panels for inspection of water and sewer connections.

5. A mobile home shall be placed on a lot that meets the lot area and street frontage standards of Section 17.08.040 of this code.

6. A mobile home shall be set back from the front and flanking street property lines in accordance with Section 17.08.040 of this code. A mobile home shall be set back at least fifteen feet from the rear yard lot line, and ten feet from the interior side yard lot lines.

7. A mobile home shall be installed and ready for occupancy within thirty days of its arrival in the town. The mobile home shall be inspected by the town's inspector for compliance with this chapter and any applicable state or federal laws or regulations.

8. A permit shall be revoked if a mobile home fails to comply with this chapter, state or federal laws or regulations, and the mobile home shall be removed from the town within ten days after a permit is revoked. (Ord. 301 §3, 2001; Ord. 228 §2(part), 1991)

15.18.050 Manufactured homes--General provisions. A. Ramada. No ramada shall be permitted within the town.

B. Recreational Vehicle as Residence. A recreational vehicle may not be used as a residence; provided, however, that this shall not be construed to prevent residences from occasionally using such recreational unit for sleeping purposes, provided:

1. The unit is not located on a town street, town park, or town property; and

2. The unit is not maintained in such a condition as to be a nuisance to other residences; and

3. The length of occupancy thereof shall not exceed fourteen consecutive days during any month of the year. After any such occupancy, at least sixteen consecutive days of non-occupancy shall occur before occupancy is again permitted.

C. Manufactured Homes Not Located in a Park. Manufactured homes within residential zones shall comply with all town codes and permit regulations.

D. Manufactured Home Placement. A manufactured home must meet the density requirements for the residential zone it occupies. The manufactured home must be aesthetically compatible with the neighborhood. The manufactured home shall be erected