

An Ordinance defining mobile homes, mobile home parks, mobile home space, health officer and persons requiring permits for the operation of mobile home parks and establishing fees and methods of collecting, regulating the operation of mobile home parks under prescribed rules and regulations, and prescribing penalties for violations thereof and repealing Ordinance No. 4.

Sec. 1. Definitions.

The following definitions shall apply in the interpretation and the enforcement of this Ordinance.

(a) Mobile Home Park. "Mobile home park" shall mean any plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located.

(b) Mobile Home Space. The term "space" shall mean a plainly marked plot of ground for the placing of a mobile home.

(c) Mobile Home. The term "mobile home" shall mean any vehicle used, or so constructed as to permit its being used, as a vehicle, upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place.

(d) Dependent Mobile Home. The term "dependent mobile home" shall mean a mobile home dependent upon the sanitary facilities as provided in a service building.

(e) Independent Mobile Home. The term "independent mobile home" shall mean a mobile home independent of those facilities provided in a service building.

(f) Health Officer. The term "health officer" shall mean the health authority of the City or County of Walla Walla or his authorized representative.

(g) Permit. The word "permit" shall mean a written permit issued by the health officer allowing the mobile home park to operate under this Ordinance.

(h) Person. The word "person" shall mean a person, firm, corporation, partnership, or association.

(i) Service Building. The term "service building" shall mean a building having toilet facilities for men and women, with laundry and bathing accommodations.

Sec. 2 Requirements for parking mobil homes outside of mobile home parks.

No mobile home shall be parked and occupied outside of an approved mobile home park unless adequate sanitary facilities are provided and is approved by the Walla Walla County-City Health Officer and it does not violate General Zoning Resolution for Walla Walla County.

Sec. 3. Permits for mobile home parks.

It shall be unlawful for any person to operate a mobile home park in Walla Walla County who does not possess an unrevoked permit as issued annually,

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by Walla Walla County-City Health Department in the name of such person for the specific mobile home park.

Fee

The annual fee for a mobile home park permit shall be:

Two to ten units \$15.00.

All trailer spaces over ten. \$1.00 per year per unit.

At the time of making such application, applicant shall deposit with the Walla Walla County Auditor the sum of the first annual fee. If said application shall be rejected, the fee deposited shall be returned.

Applications for initial permits shall be made at the County Auditor's office and shall include the name and address of the applicant and a legal description and complete plan of the proposed park, containing the following information:

- (a) The area and dimensions of the tract of land;
- (b) The number, location, and size of all mobile home spaces, or lots - dependent and independent;
- (c) The number, location, and size of all automobile parking lots;
- (d) The location and width of roadways and walkways;
- (e) The location of service buildings and any other proposed structures;
- (f) Method and plan of water supply;
- (g) Method and plan of sewage disposal;
- (h) Method of garbage disposal;
- (i) Plan of electrical service;
- (j) Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park; and
- (k) Size and location of the play area (1,000 square feet minimum).
- (l) Certification that it meets all requirements of the Walla Walla County Planning Commission.

No major changes or alterations shall be made to any part of the mobile home park, as outlined in the court plan, without approval of the Walla Walla County-City Health Officer.

Only persons who comply with the requirements of this Ordinance shall be entitles to receive and retain such a permit. Any permit issued under this Ordinance may be suspended or revoked by the health officer for cause and the mobile home park ordered closed, after ten (10) days' notice and hearing.

Permits for mobile home parks must be conspicuously displayed in the office for such mobile home parks at all times.

Permits for individual mobile homes parking outside mobile home parks must be readily available for inspection by request by the the Health Officer.

A building permit must be obtained from the Walla Walla Planning Commission before any construction begins.

Permits for mobile home parks shall be valid for one year from date of issuance unless suspended or revoked for cause by the the Health Officer. Applications for renewal of permits must be made within ten (10) days prior to the expiration date.

Sec. 4. Location, space and general layout.

The mobile home park shall be located on a well-drained site, and shall be so situated and maintained so as to not create a public health hazard or nuisance and shall be in an area zoned and approved by the Walla Walla County Planning Commission.

The area of the mobile home park shall be adequate to accommodate:

- (a) The designated number of mobile home spaces, independent and dependent;
- (b) Necessary streets and roadways;
- (c) Parking areas for motor vehicles; and
- (d) Service areas and playgrounds.

Each dependent or independent mobile home space shall be at least 25 feet wide, and shall abut on a driveway or other clear area with unobstructed access to a public street. Such spaces shall be clearly defined, and mobile homes shall be parked in such spaces so that there will be a minimum of 10 feet between mobile homes and so that no mobile home will be less than 5 feet from the exterior boundary of the mobile home park. Such mobile home space shall be exclusive of the area provided for automobile parking. In new construction, each mobile home space shall contain a minimum of 1,250 square feet.

No mobile home shall park less than 25 feet from any street or highway, or so that any part of such mobile home will obstruct any roadway or walkway.

No occupied mobile home shall remain in a mobile home park unless a mobile home space is available.

Surfaced access roads shall be provided to each mobile home space. Each access road shall connect with a street or highway, have a minimum width of twenty (20) feet, and shall be well marked in the daytime and adequately lighted at night.

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

Adequate clothes drying facilities adjacent to the service building shall be provided.

Sec. 5. Supervision.

The permit holder shall be responsible for maintaining the park and its facilities and equipment in a clean and sanitary condition.

Sec. 6 Service Buildings.

Every mobile home park 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.

(a) Location: Service buildings shall be conveniently located not more than 200 feet from any dependent mobile home lot and not less than 8 feet from any mobile home lot.

(b) Construction and Maintenance.

1. Service buildings shall be of permanent construction, with an

- interior finish of light colored moisture-resistant material which will stand frequent washing and cleaning.
2. The floors 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.
 3. The buildings shall be well-ventilated, and all exterior openings shall be covered with 16-mesh screen, or equal, and provided with self-closing doors at all times.
 4. Toilet, shower, and laundry rooms shall be well-lighted at all times. Window area shall be provided equivalent to at least 12% of the floor area.
 5. During periods of use, service buildings shall be maintained at a temperature of 70° F.
 6. Hot water shall be provided for lavatory, bathing and laundry room fixtures, with facilities of sufficient capacity to supply three (3) gallons per hour per mobile home space.

(c) Toilet, lavatory, shower, and laundry facilities. Service buildings shall have toilet, shower and lavatory facilities separate for each sex, with a minimum of two toilets for females, one toilet for males, one urinal for males, one lavatory and shower for each sex, and one laundry facility.

1. For those mobile home parks that have a capacity of more than twenty (20) dependent mobile homes, additional fixtures shall be provided. One additional toilet for each sex should be provided for every 10 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 10 additional dependent mobile homes, and 1 additional shower for each sex for every 20 additional dependent mobile homes. There shall be one laundry facility for every 20 mobile home spaces.
2. The room containing the laundry facilities shall be separate from the toilet rooms, and should have an exterior entrance.
3. Toilet rooms shall be provided with toilet paper.
4. Those mobile home parks that cater to independent mobile homes, or those mobile home parks having a designated area for independent mobile homes, shall have available a minimum of one (1) toilet, and one (1) lavatory for each sex.

Sec. 7. Water Supply.

(a) An accessible and adequate supply of safe and potable water under pressure shall be provided in each mobile home park, capable of furnishing a minimum of 125 gallons per day per mobile home space.

(b) The development of an independent water supply to serve the mobile home park shall be made only after expressed approval has been granted by the health officer.

(c) Approved vacuum breakers shall be installed at water outlets to mobile homes so as to protect the water supply from contamination by back siphonage.

Sec. 8. Sewage Disposal

(a) All plumbing in the mobile home park shall comply with State and Local plumbing laws and regulations.

(b) Each mobile home space shall be provided with at least a 4-inch sewer connection. The sewer connection shall be provided with suitable fittings so that a watertight connection can be made between the mobile home drain and the sewer connection. Such individual home connections shall be so constructed that they can be closed when not linked to a home, and shall be trapped in such a manner as to maintain them in an odor-free condition. Adaptors, allowing for a tight, physical connection shall be on the mobile home, or provided by the mobile home park operator for the use of mobile homes.

(c) It shall be the mobile home park operator's responsibility to inspect each trailer coach and assure himself that no cross connection between the water supply and any source of contamination shall exist before permitting connection of such mobile home to the water supply.

(d) Sewer lines shall be constructed in accordance with the recommendations of the health officer.

(e) Where the sewer lines of the mobile home park are not connected to a public sewer, a sewage-disposal system approved by the health officer shall be provided. The disposal system shall be located and maintained where it will not create a nuisance or health hazard to the park or to the owner or occupants of any adjacent property. The approval of the health officer shall be obtained on the type of treatment proposed and on the design and construction of the disposal system.. The minimum size of a septic tank shall be 750 gallons with an additional 125 gallon capacity for each mobile home space over two.

Sec. 9. Refuse Disposal

(a) The storage, collection, and disposal of refuse in the court shall be so managed as to create no rodent harborage, insect-breeding areas, health hazards, or nuisances.

(b) All refuse shall be stored in clean fly-tight, water-tight, rodent-proof containers, of at least 20 gallons capacity, and not more than 30 gallons, which shall be located not more than 200 feet from any mobile home space. They shall be provided in sufficient number to provide at least one (1) container for every two (2) mobile homes

(c) Racks or platforms shall be provided for all refuse containers. Such racks or platforms shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, to facilitate cleaning around them, and prevent rodent harborage.

(d) All garbage and rubbish shall be collected frequently enough to prevent it from overflowing available containers. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse should be collected and transported in covered vehicles or covered containers.

(e) Where collection service is not available, the park operator shall dispose of the court refuse by transporting it to an approved disposal site, or by other methods approved by the health officer.

Sec. 10. Insect and Rodent Control.

(a) All mobile home parks shall be kept free of rodents and insects, and the park operator shall take such measures as directed by the health officer to maintain the premises in this condition.

Sec. 11. Alteration and Additions.

(a) No permanent additions of any kind shall be built onto, nor become a part of, any mobile home. Skirting of homes is permissible, but such skirting shall not attach the home permanently to the ground, provide a harborage for rodents, or create a fire hazard.

(b) The wheels of the mobile home shall not be removed, except temporarily when necessary for repairs, Jacks or stabilizers may be placed under the frame of the mobile home to prevent movement on the springs while the mobile home is parked and occupied.

Sec. 12. Electricity and Fire Protection.

Local and state electrical and fire inspection authorities shall have jurisdiction in all mobile home parks.

Sec. 13. Miscellaneous.

(a) Reporting of Communicable Disease.. Every owner, operator, attendant, or other persons operating a mobile home park shall notify the local health officer immediately of any suspected communicable or contagious disease within the mobile home park.

(b) A copy of this Ordinance shall be available to the mobile home park operator. Each operator shall be familiar with the provisions of this Ordinance.

Sec. 14. Violations.

Any mobile home owner or mobile home park operator who refuses or fails to comply with or violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine in a sum not exceeding one hundred dollars (\$100.00) or by imprisonment in the county jail for a term not exceeding thirty (30) days. Each and every violation of the provisions of this Ordinance shall constitute a separate offense.

Sec. 15. Repeal and date of effect.

All resolutions and ordinances and parts of resolutions or ordinances in conflict with this Ordinance are hereby repealed, and this Ordinance shall be in full force and effect immediately upon its adoption and its publication as provided by law.

Adopted by the Board of County Commissioners of Walla Walla County
This 30th day of January, 1956.

BOARD OF COUNTY COMMISSIONERS

Arthur E. Cox

Chairman

Preston Hanson

Commissioner

Commissioner