

DRAFT MOBILE/MANUFACTURED HOME PARK CODE (NEW CHAPTER)

CHAPTER 17.24 – DEVELOPMENT STANDARDS – MOBILE/MANUFACTURED HOME PARKS

17.24.010 Purpose.

This Section establishes standards and criteria for development and expansion of mobile/manufactured home parks within Walla Walla County. These standards are provided to ensure uniform, coordinated development of mobile/manufactured home parks and to ensure the general health, welfare and safety of the occupants of mobile/manufactured homes that may be located within a park developed under these standards.

17.24.020 Locations Permitted.

Mobile/Manufactured home parks are permitted as shown in Chapter 17.16, Permitted Uses.

17.24.020 Procedure for approval.

A manufactured home park development requires Type 3 permit review, as established in Chapter 14.09 - Project Permit Classification and Review Processes.

17.24.030 Density Requirements.

The density of a park or park expansion shall not exceed the density of the underlying zoning district, with the exception of mobile home parks proposed within the Burbank UGA and that meet additional conditions as noted in Chapter 17.xx. All required site improvements shall be installed prior to placement of units in the park. Additional site improvements may be required by the Community Development Department.

Commented [LP1]: This is an optional provision which could be considered if amendments were adopted that limited single-family residential development

17.24.040 Siting Criteria.

The following minimum criteria apply to the siting of mobile/manufactured home parks.

- A. Minimum site development area: five acres
- B. Minimum perimeter buffer: 30 feet of dense vegetated screen
- C. Minimum unit site area: 4,200 square feet
- D. Minimum separation between units: 20 feet
- E. Minimum common open space area^{1, 2}: 30 percent of gross site area
- F. Maximum density³: Subject to underlying zoning district. See Table 17.18.020
- G. Maximum height: dependent upon the zoning district standard

17.24.040 Application Requirements.

A. Each application shall contain detailed plans including the following:

1. Scale and north arrow of plan.
2. Boundaries and dimensions of the manufactured home park and number of acres included.
3. Vicinity map showing the relationship of the development to adjacent properties.
4. Location and dimensions of each space with such spaces designated by number or other designation.
5. Location and dimension of each existing or proposed building.
6. Location and width of roadways and pedestrian/bike ways.
7. Location of each lighting fixture for exterior lighting.
8. Location of recreational and other common areas.
9. Location and type of landscaping, retained trees, newly planted trees, fences, walls, and other screening structures.
10. Location, arrangement, and design of all parking facilities.
11. Location of fire hydrants.
12. Enlarged site plan of typical space showing location of foundation, base, storage space, parking, utility connections, and other improvements.
13. Topography of the park site with contours indicated and a drainage plan.
14. Proposed public or private water and sanitary sewer systems.
15. Solid waste disposal system and structures.
16. Deed or preliminary title report certifying ownership.
17. A stormwater report for medium and large projects which includes a site plan, erosion and sediment control plan, and other information required by Title 11 - Stormwater.

17.24.050 Development standards for manufactured home parks and manufactured home placement.

The following standards and requirements shall govern the development of manufactured home parks and placement of manufactured homes:

A. Manufactured Home Class Designation.

1. All manufactured homes placed in a manufactured home park shall be designated Class C or better.

B. Development Standards.

1. Internal Roads.

- a. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.
 - b. All drives within a park shall be constructed to private road standards as specific in Chapter 12.06, County Roads.
 - c. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.
 - d. Curbs and gutters may be required as part of an overall site plan.
2. Utilities. All utilities, including irrigation and domestic water and sewer, shall be installed prior to placement of units in the park. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground. The internal water system shall include fire hydrants located at the direction of the Fire Marshal.
3. Stormwater Drainage. All stormwater drainage shall be retained on site, and a drainage plan shall be approved by the County.
4. Fire Flow. All mobile/manufactured home parks and subdivisions shall provide the minimum fire flow as required by IFC standards.
5. Wetlands/Critical Areas. All developments proceeding under this title shall comply with the requirements of Chapter 18.08 WWCC.
6. Parking. Two paved off-street parking spaces shall be provided for each unit under this Title and Chapter 17.20, Development Standards – Off Street Parking and Loading Areas, if provided shall be setback a minimum of 18 feet from the edge of the street or back of structure, sidewalks or pedestrian walkways. Additional parking for guest or service parking shall be grass-crete or asphalt parking surface.
7. Street Lighting. A streetlight shall be provided at each intersection within the park.
8. Street Signs and Internal Directional Signs. All streets within the park shall be named utilizing street signs consistent with Walla Walla County standards, Chapter 12.38 – Addressing Standards and Guidelines. Internal directional signs indicating unit/space numbers shall be placed on all street intersections within the park.
9. Right-of-Way Dedication and Frontage Improvements. Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the park shall be made, including street paving, sidewalks, curbs, gutters, and street lighting. Improvements shall be installed prior to placement of units in the park, unless an appropriate bond or instrument acceptable to the County is provided to guarantee installation of improvements. All other development standards of this Title or regulations adopted by County, City or State, when applicable, (e.g. Title 12 – Streets, Sidewalks, and Public Space) shall be met, except when installation of permanent improvements would likely result in unnecessary future public cost; in which case the developer may be required to place a proportional share of funds in escrow to be applied to the future improvements.
10. Perimeter Site-Screening and Landscaping. The perimeter of a park shall be site-screened consistent with Walla Walla County standards. The community development director may require a higher screening and landscaping standard as needed to resolve land-use compatibility questions or issues of record. Trees shall be planted no more than thirty feet apart.

11. Interior Landscaping Requirement. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.

12. Dumpsters/Solid Waste Containers. Dumpsters and solid waste containers shall be provided for common use.

¹ Common open space consists of either an active or passive recreational area accessible and usable to all tenants within the park, including bike lanes. Common open space is exclusive of the required perimeter buffers, parking lots, dumpster areas drive lanes of roads

² Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas. All common areas and facilities, including streets, walkways, utilities, landscaping, storage areas, open space and recreational areas, shall be continuously maintained in good condition by the park owner or designated homeowner's association. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas that would normally require irrigation.

³ MHP within Burbank Urban Growth Area (UGA). Density higher than the maximum allowed density for mobile/manufactured home parks within the Burbank Urban Growth Area may be accomplished subject to subject to additional conditions at noted in Chapter 17.xx.xx.

17.24.060 Final manufactured home park plan approval.

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

A. The plan shall also include all items 1 through 16 of Section 17.24.040 of this Chapter.

B. The plan shall provide certification of approval of the community development director and the county engineer.

17.24.070 Issuance of an installation permit.

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other county ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate development permit nor prior to completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

17.24.080 Adjustments.

No major changes such as rearrangement of spaces, blocks, or drives may be made to an approved manufactured home park plan without again going through the procedures provided under this Chapter for original manufactured home park approval.

17.24.090 Expiration of manufactured home park approval.

A. If construction has not been started within one (1) year from the date of approval of the manufactured home park, or if construction has been commenced but work has been abandoned for a period of one (1) year or more, and if no extension has been granted as provided in subsection B of this Section, authorization granted for the park and all permits related thereto shall expire and be null and void.

B. The community development director may approve a twelve (12) month extension provided:

1. That termination of the manufactured home park approval would result in an unreasonable hardship to the developer of the land involved; and
2. That unforeseen conditions and circumstances have caused the delay in development; and
3. That an extension of time will not be adverse to neighboring property owners or the community.

Add the following use to the Table 14-1

14.09.025 Table of types of review for project permits.

Mobile/Manufactured home park Type 3