

ORDINANCE NO. 118-91

MOBILE HOME AND RECREATIONAL VEHICLE PARKS

ARTICLE I. GENERAL PROVISIONS.

Section 1.01.010. Title. This ordinance shall be known as the "Mason County Mobile Home and Recreational Vehicle Park Ordinance."

Section 1.01.020. Purpose. The purpose of this ordinance is to regulate mobile home and recreational vehicle (RV) parks in the unincorporated areas of Mason County to insure the development and maintenance of well-planned parks.

Section 1.01.030. Application of these Regulations.

A. The requirements of this ordinance shall apply to any tract of land developed under the ownership or management of any person, firm or corporation for the purpose of locating two or more mobile homes or RV's. This includes establishing new parks or expanding existing parks. Mobile home and RV parks shall be separate parks, needing separate permits.

B. The rules and regulations of this ordinance shall not apply to mobile homes and RV's maintained for personal and immediate family use; provided, that all requirements of the Building, Planning and Health Departments can be met; provided further, this exemption applies only to the placement of up to four mobile homes on any one lot, placement of additional units will require compliance with this ordinance.

ARTICLE II. DEFINITIONS AND INTERPRETATIONS

Section 2.01.010. Interpretations. For the purpose of this ordinance, certain words and terms are to be interpreted as follows:

- A. The inclusion of "shall" in a regulation indicates the requirement is mandatory.
- B. Unless otherwise specified, all distances shall be measured horizontally and at right angles to the line from which the distance is specified.

C. The requirements in this ordinance shall in no way nullify, but shall compliment, the requirements and guidelines from other regulations and plans such as the Shoreline Master Program, Comprehensive Plan, Environmental Policy Ordinance, etc..

Section 2.01.020. Administrator. Shall mean the Director of the Department of Community Development or the appointed designee.

Section 2.01.030. Board. Shall mean the Board of Mason County Commissioners.

Section 2.01.040. Campground. See Recreational Vehicle Park.

Section 2.01.050. Centerline. A line lying midway between the sidelines of a street right-of-way.

Section 2.01.060. Cul-de-sac. An area for vehicle turnabout, usually circular, located at the closed end of a dead end road. The minimum dimensions of which shall be 60 feet in diameter.

Section 2.01.070. Floodplain. Any area that would be inundated by a flood of such magnitude that it would occur theoretically at least once in one hundred (100) years. For the purpose of this ordinance the most recent Flood Insurance Rate Maps issued by the Federal Emergency Management Agency shall be used to delineate the one hundred (100) year floodplain.

Section 2.01.080. Health Department. Shall mean the Mason County Health Services Department.

Section 2.01.090. Land. "Land" shall mean all property or parcels of property in a single or unified ownership regardless of the type or time of acquisition (excluding acquisition by easement) that are contiguous or abutting upon each other and which may be in different sections or different government lots that are not separated from each other by public roads. Provided, that land in an approved subdivision, each containing only one mobile home per parcel, will not be considered a mobile home park, even if under the ownership of the same owner.

Section 2.01.100. Mobile Home. Means a structure, transportable in one or more sections, that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, and electrical systems contained therein.

Section 2.01.110. Mobile Home Park. A tract of land that is occupied or designed for occupancy by two (2) or more mobile homes in accordance with this ordinance.

Section 2.01.120. Mobile Home Space or Site. A parcel of land within a mobile home park used for placement of a mobile home, appurtenant structures or additions.

Section 2.01.130. Modular home. A factory fabricated transportable building normally made of wood designed to be used by itself or to be incorporated with similar units at a building site into a modular structure that will be a finished building in a fixed location on a permanent foundation. For the purposes of this ordinance, a modular home shall not be considered to be a mobile home. Modular home regulations shall be considered under the current applicable Building Codes.

Section 2.01.140. Open Space. Land having value for the following: (1) parks and recreation purposes; (2) conservation of land and other natural resource purposes; and (3) scenic and historical purposes.

Section 2.01.150. Parking Lot. An area where motor vehicles may be stored for the purpose of temporary, daily or overnight off-Street parking.

Section 2.01.160. Parking Space(s). Designated areas which are available and useable for motor vehicles, and which shall have a minimum width of nine (9) feet, and a minimum length of twenty (20) feet, exclusive of access drives.

Section 2.01.170. Public Works Department. Shall mean the Mason County Public Works Department.

Section 2.01.180. Recreational Activities. Leisure activities which often require equipment and that take place at prescribed places, sites or fields.

Section 2.01.190. Recreational Vehicle. Means a vehicular type unit primarily designed for temporary occupation such as recreational camping, travel, or seasonal use which has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles set up in a permanent fashion, as defined by the building code, shall be permitted as residences.

Section 2.01.200. Recreational Vehicle Park. A tract of land that is occupied or designed for occupancy by two (2) or more recreational vehicles for transient dwelling purposes in accordance with this ordinance (including campgrounds); provided that landowners using their land for personal recreational purposes may have their recreational vehicle and three (3) guest recreational vehicles and not be considered a recreational vehicle park; provided further that at no time shall guest recreational vehicles be occupied for any longer than three (3) weeks in any sixty (60) day period on the premises; provided further that landowners using their land for family re-unions and other personal gatherings where

more than 3 R.V.'s are involved shall not be considered a recreational vehicle park, as long as the gathering lasts no longer than five (5) days, and that no health problems, litter problems, etc.. develop; provided further that recreational vehicles set up in a permanent fashion, as defined by the building code, shall be permitted as permanent residences.

Section 2.01.210. RV Space or Site. A parcel of land within an RV park used for placement of an RV, appurtenant structures or additions.

Section 2.01.220. Sanitary Dump Station. Means a facility used for disposing of wastes from recreational vehicle holding tanks.

Section 2.01.230. Small Mobile Home Park. A mobile home park designed to be occupied by four (4) or fewer mobile homes.

Section 2.01.240. Street. A public or private right-of-way which affords the principal means of access to abutting property.

Section 2.01.250. Unit. Shall mean an RV or mobile home.

### ARTICLE III. PRELIMINARY CONSULTATION.

Section 3.01.010. Preliminary Consultation. Prior to making application for a mobile home or R.V. park, prospective applicants are encouraged to discuss the site plan review process, mobile home and R.V. park requirements and their proposal with the Planning Department, Building Department, Public Works Department and the Environmental Health Department. At this time, all pertinent information that may be on file relating to the proposed park location shall be made available. It is the purpose of this preliminary consultation to eliminate as many potential problems as possible in order for the application to be processed without delay. The consultation should take place prior to a survey or detailed work by an engineer or surveyor. There is no fee for pre-application consultation and administrative assistance. However, this free service shall not include extensive field inspection or extensive correspondence.

ARTICLE IV. MOBILE HOME PARKS.

Section 4.01.010. Procedure.

A. The applicant shall apply for a mobile home park permit on forms provided by the Mason County Planning Department, and shall include the information specified in Appendix 1 and 2, along with a State Environmental Policy Act (SEPA) Checklist (if applicable). The application shall be submitted at least thirty (30) days prior to any Planning Commission hearing on the application. The applicant shall submit up to sixteen (16) copies of the application and site plan (for distribution indicated in section 4.01.020.) and other information described herein. Incomplete applications and site plans will not be considered. The Administrator and/or Planning Commission may require the applicant to submit any additional information or material which is deemed necessary for an adequate review of the application.

B. When four (4) or fewer mobile homes are to be located on an applicants land, the applicant shall submit a site plan as indicated in Appendix 1. This type of mobile home park shall be known as a small mobile home park, and may not have to go through the hearing process [section 4.01.010.(D)], but will need permit approval from the Administrator, and shall meet all requirements of this ordinance excluding those indicated.

C. When five (5) or more mobile homes are to be located on an applicants land, the applicant shall submit an application and site plan as indicated in Appendix 2. Mobile home parks of this nature shall comply with all regulations and requirements of this ordinance, unless otherwise specified.

D. The Planning Department shall give notice of a public hearing by the Planning Commission. The notice of public hearing shall be given by publication of at least one notice not less than ten (10) days prior to the hearing in a newspaper of general circulation within the County. All property owners within three hundred (300) feet of the proposed project will also be sent notifications; provided, all small mobile home parks are exempt from this notification.

The Planning Commission shall consider the application at its next public hearing and shall render a recommendation, or continue the hearing to obtain further information. The Planning Commission may recommend denial, approval or conditional approval of the application.

Recommendations shall be submitted to the Board no later than fourteen days following action by the Planning Commission. Upon receipt of the recommendations on any mobile home park permit, the Board shall at its next public meeting set a date for the public

hearing where it may adopt or reject the recommendations of the Planning Commission.

Approval of the application shall be effective for two years from the date of the approval by the Board. An applicant who files a written request with the Department of Community Development at least thirty (30) days before the expiration of the two (2) year period, shall be granted one one-year extension upon showing that the applicant has attempted in good faith to make substantial progress on the mobile home park within the two (2) year period. Requests for additional one (1) year extensions must be approved by the Board. Requests must be made in writing and submitted to the Department of Community Development at least thirty (30) days before the expiration of the previously granted extension. Knowledge of the expiration date and initiation of a request for extension of approval time is the responsibility of the applicant.

E. In cases of extraordinary hardship, resulting from the strict compliance with these regulations, the regulations may be varied so that substantial justice may be done and the public interest served; provided the Board approves the varied regulations. The Administrator and/or Planning Commission, in addition to these requirements of this ordinance, may stipulate any additional requirements necessary to meet the purpose or general objectives of this ordinance; provided, that such modification will not have the effect of nullifying the intent and purpose of the comprehensive plan or this ordinance; and provided further, that the Board shall have final approval for all such modifications.

F. If the improvements noted in the site plan and those required by this ordinance are not complete at the time the park application is approved, the park owner may be required to furnish Mason County with a performance bond or letter of credit, satisfactory to the Prosecuting Attorney, in which assurance is given to the County that the installation of these improvements shall be carried out as required herein. Bonds may be separate for different types of improvements.

Section 4.01.020. Site Plan Distribution. The Administrator shall distribute the required copies as follows:

- A. General Services (1)
- B. Public Works (2)
- C. The Department of Transportation when the proposal may affect a state highway (1).
- D. The appropriate Fire District (1)
- E. The appropriate official of a city or town when the land for which application has been made is within one mile of the municipal boundaries or contemplates the use of any city or town utilities (1).

- F. Planning Commission (9)
- G. Community Development (1)

Section 4.01.030. Compliance with Site Plan. Where the Board approves a mobile home park permit, the development of the area to which the permit pertains shall be in conformity to the site plan as approved. Any development, use, density, or land division which fails to conform to the site plan as approved by the Board constitutes a violation of this title, punishable under the provisions of section 6.01.020..

The requirements of conformity to the approved site plan contained in this section shall apply to all subsequent owners, heirs, successors, and assigns of the property owner receiving permit approval.

Section 4.01.040. Fees. Fees shall be paid according to a schedule established by the Board.

Section 4.01.050. Occupation Restrictions. The occupation restrictions and other requirements set forth by the Building Department shall be followed.

Section 4.01.060. Minimum Mobile Home Park Size. No mobile home park shall contain less than three (3) acres.

Section 4.01.070. Mobile Home Space or Site Size. Mobile home lot size shall be sufficient to meet setback requirements, density requirements and other applicable regulations contained in this ordinance.

Section 4.01.080. Setbacks. All mobile homes, together with their additions, and appurtenant structures, accessory structures, and other structures on the site (excluding fences) shall observe the following setback requirements (excluding any hitch or towing fixture).

- A. Mobile Home Park Interior Roads - a minimum five (5) feet from any right-of-way.
- B. Exterior Site Boundary - a minimum fifteen (15) feet setback from any property line or right of way.
- C. Mobile Home Separations - a minimum fifteen (15) feet setback between Mobile homes; provided, that mobiles placed end-to-end may have clearance of ten (10) feet where opposing rear walls are staggered.
- D. Community or Service Buildings - a minimum fifteen (15) feet setback between mobile homes and community or service buildings.

E. Accessory structures - a minimum fifteen (15) feet setback between mobile homes and neighboring accessory structures.

Section 4.01.090. Density. The average maximum density for the entire mobile home park shall not exceed seven (7) mobile homes per acre; nor shall it be less than three (3) acres as delineated in 4.01.060.

Section 4.01.100. Revegetation. Lawns or other suitable living ground covers shall be planted and maintained on all areas except those covered by structures, by paved or surfaced areas, or by planting beds. Undisturbed areas such as ravines and streams shall be preserved in their natural state. Proposed revegetation shall be reviewed and approved by the Planning Department to ensure compliance with this ordinance.

Section 4.01.110. Park Administration. The owner or operator of a mobile home park shall be responsible for ensuring the maintenance of all roads, recreational facilities, landscaping, common areas and facilities, and mobile home sites.

Section 4.01.120. Road Standards.

A. All interior mobile home park roads shall be private roads, owned and maintained by the owner or operator of the park. All roads shall be open for access at all times to police and other emergency vehicle access, and shall meet fire code construction minimums or an approved modification thereof.

B. Small mobile home park roads shall be surfaced with crushed rock, blacktop or other suitable material approved by the Public Works Department.

C. Mobile home parks with five (5) or more mobile homes shall have roads paved with asphalt or concrete. Provided, that mobile home parks with an average density of two (2) or fewer units per acre may be surfaced with crushed rock or other suitable material as approved by the Public Works Department.

D. All interior mobile home park roads shall be constructed within a right-of-way which shall be at least forty (40) feet in width.

E. The minimum width of mobile home park roads shall be:  
(1). One-way roads shall have a minimum twelve (12) foot travel lane, and if used, a ten (10) foot parking lane.  
(2). Two-way roads shall have a minimum of two (2) ten (10) foot travel lanes and may have ten (10) foot parking lane(s).



F. Approaches and other points of ingress and egress with County right-of-way shall be in compliance with the county road standards, and be acceptable to the Public Works Department. Points of ingress and egress located on state highways shall be in compliance with Washington State Department of Transportation regulations.

Section 4.01.130. Parking.

A. A minimum of two (2) parking spaces, located adjacent to each mobile home site, shall be provided for each mobile home space and shall be surfaced in the same manner as the mobile home park road. All parking areas shall be in accordance with this Ordinance or the Mason County Parking standards Ordinance which ever is stricter.

B. Additional guest parking at the ratio of one (1) parking space for each four (4) mobile home sites shall be provided in separate parking areas. Clubhouse and community building parking facilities may account for up to fifty (50) percent of this requirement. Provided, that Section 4.01.130 (B) does not apply to small mobile home parks.

C. All off-street parking areas shall have a minimum dimension of nine (9) by twenty (20) feet per space.

Section 4.01.140. Bridges. The design and construction of vehicular bridges in a mobile home park shall be in accordance with the Washington State Department of Highway Standards, and any standards set forth by the Mason County Public Works Department.

Section 4.01.150. Water Supply. The water supply of all mobile home parks shall be in accordance with all applicable laws, and any standards set forth by the Mason County Health Department.

Section 4.01.160. Lighting. Adequate lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of pedestrians and vehicles.

Section 4.01.170. Utilities. All water, sewer, electrical and communication service lines shall be located underground when possible and shall be in accordance with all applicable laws, and any standards set forth by the Mason County Health Department.

Section 4.01.180. Buffers, Recreation and Open Space Requirements.

A. This section shall not be applicable to small mobile home parks.

B. Buffering and screening shall be required if the mobile home park is not compatible with the surrounding uses, as determined by the Administrator and/or Planning Commission and approved or modified by the Board. The purpose of buffering and screening is to create an area providing landscape screening and fencing which is used to reduce visual, noise, light, and incompatibility impacts. The Administrator and/or Planning Commission will determine on a case by case basis the need and extent of landscape screening or fencing necessary to mitigate these impacts; provided the Board has final approval. Buffering or screening may be achieved by installing walls or fences. All plantings shall be maintained in a healthy living condition for the life of the mobile home park. All buffering or screening walls and fences shall be a minimum of six (6) feet in height and shall be approved by the Administrator (final approval by Board). When adequate, natural buffers should be encouraged.

C. All mobile home parks shall include a minimum of five (5) percent of the gross area within the mobile home park for open space and recreational use if the park equals or exceeds two units per acre. Provided, however, that at least one outdoor recreation area within the park shall contain at least 2,500 square feet. Roads, parking areas, drainage ways, sites, required buffers, and required set backs shall not be counted as open space or recreational areas for the purposes of calculating compliance with this section.

#### Section 4.01.190. Drainage and Storm Water Requirements.

Mobile home parks shall make adequate provisions for storm water or flood water runoff to prevent erosion, flooding, sedimentation and flooding of ditches or streams, destruction of natural drainage channels, flooding of adjacent and downstream properties and other public hazards. These provisions apply to both the mobile home parks in the construction phase and to fully developed parks.

A. General requirements: Drainage facilities adequate to prevent erosion, flooding or hazards to the use of the roads, mobile home sites, or facilities within the park and to adjacent and downstream private or public property, shall be installed according to an approved drainage plan. Natural drainage ways shall be utilized wherever feasible, be buffered from roadways, and should not be altered unless the drainage plan shows that alternative drainage facilities are needed and provided.

B. Drainage plan: all persons applying for mobile home park approval shall provide a drainage plan for surface and pertinent subsurface water flows entering, flowing within, and leaving the park property. The drainage plan shall provide information outlined in Appendix 3 of this ordinance, and be approved by the Public Works Department.

C. Drainage system: The storm water drainage system shall be separate and independent of any sanitary sewer system. The drainage system and facilities shall conform to standards outlined in Appendix 4 and have approval from the Public Works Department.

D. Drainage easements:

(1) Where a mobile home park is traversed by a watercourse, drainage channel, or stream necessary for upstream or upland drainage, provisions shall be made for a drainage easement conforming substantially with the alignment of the watercourse and of an adequate width for maintenance and erosion control purposes. This requirement shall not entail any responsibilities for watercourse maintenance on the part of the county and arrangements for maintenance may be required to the satisfaction of the Public Works Department.

E. Requirements reduced or modified: Drainage plans and system requirements may be reduced or modified if in the opinion of the Public Works Director such reduction or modification is necessary or appropriate to carry out the purpose and intent of this section. If the applicant can demonstrate to the Public Works Department that (1) peak storm water discharge from the site during the design storm will not be significantly increased, (2) existing drainage ways will be protected and placed within easements, and (3) no properties will be impacted by storm water runoff during the design storm, then a drainage plan will not be required and only those drainage facilities necessary to accommodate runoff from roads and runoff flowing through the mobile home park will be required.

Section 4.01.200. Sensitive Areas/Unstable Lands.

A. No mobile home park shall be approved for location within any part of a 100 year floodplain of the County as delineated by the Flood Insurance rate Maps issued by the Federal Emergency Management Agency [except as provided in Section 4.01.200 (D)]; provided, this does not apply to small mobile home parks which contain a minimum of ten (10) acres, and can meet or exceed any requirements for development in the 100 year floodplain.

B. No mobile home park shall be approved for location in any wetlands including those delineated by the National Wetlands Inventory Maps issued by the U.S. Department of Interior Fish and Wildlife Service [except as provided in Section 4.01.200 (D)].

C. No mobile home park shall be approved for location on any unsuitable land having unstable soils, geologic hazards or other features which may create hazards to the property or the health and safety of the occupants as determined by the Administrator [except as provided in Section 4.01.200 (D)].

D. When it is found that any of the above listed lands are unsuitable for development within the mobile home park, the unsuitable land shall be set aside as a community area, recreation area, or other open space.

Section 4.01.210. Fire Protection.

A. All mobile home park proposals shall be reviewed by the Mason County Fire Marshal and the local Fire District to determine what fire protection measures are necessary for the park. This includes adequate ingress and egress and internal circulation for emergency vehicles.

B. In the absence of adequate on-site water sources, as determined by the mason County Fire Marshal and local Fire District, such as reservoirs, swimming pools, lakes, rivers, streams, the provisions of the uniform Fire Code currently adopted by Mason County shall apply for purposes of satisfying the required fire flow.

C. Final determination on all fire related issues shall be the responsibility of the Fire Marshal.

Section 4.01.220. Surveys. A boundary survey shall be filed with the site plan. The boundary survey shall be in accordance with WAC 332-130, other established regulatory standards and any amendments thereto. All roads shall be monumented as directed by the Public Works Department.

ARTICLE V. RECREATIONAL VEHICLE PARKS.

Section 5.01.010. Procedure.

A. The applicant shall apply for a recreational vehicle park permit on forms provided by the Planning Department, and shall include information specified in Appendix 2, along with a SEPA checklist (if applicable). The application shall be submitted at least thirty (30) days prior to any Planning Commission hearing on the application. The applicant shall also submit up to sixteen (16) copies of the site plan (for distribution indicated in Section 4.01.020), and other information described herein. Incomplete applications and site plans will not be considered. The Administrator and/or Planning Commission may require the applicant to submit any additional information or material which is deemed necessary for an adequate review of the application.

B. The procedures in section 4.01.010. (D-F) shall be followed when applying for an RV park permit.

Section 5.01.020. Compliance with Site Plan. See Section 4.01.030.

Section 5.01.030. Fees. Fees shall be paid according to a schedule established by the Board.

Section 5.01.040. RV Park Size. No R.V. park shall contain less than two (2) acres. Provided that RV parks can be established below two (2) acres if the average density is less than or equal to 5 spaces per acre.

Section 5.01.050. RV Space Size. The minimum area of an R.V. space shall be one thousand (1,000) square feet; provided, tent areas shall have no minimum space size.

Section 5.01.060. Setbacks. All RVs, together with their additions, and appurtenant structures, accessory structures, and other structures on the site (excluding fences) shall observe the following setback requirements (excluding any hitch or towing fixture):

A. A minimum twenty-five (25) foot wide buffer yard shall be established along that portion of the RV park which adjoins a public road right-of-way. A minimum twenty (20) foot wide buffer yard shall be established along all other property lines. The buffer yards shall be in accordance with those specified in section 5.01.180..

B. There shall be a minimum distance of five (5) feet between an individual RV unit and an adjoining interior RV park street.

C. There shall be a minimum distance of five (5) feet between an RV unit and the interior line of a perimeter buffer.

D. There shall be a minimum distance of ten (10) feet between RV units, and between an RV unit and unattached structures. Provided, this does not apply to unattached structures used as storage or accessory structures for individual sites.

Section 5.01.070. Site Occupancy. RV sites shall be occupied by no more than one (1) RV or RV combination and appurtenances (boat, awning, etc.) at any one time.

Section 5.01.080. Sewage Disposal. Utility buildings providing flush toilets and showers for each sex shall be provided at convenient intervals throughout the RV park. Where RV spaces are not provided with individual sewer connections, utility buildings shall be located within three hundred (300) feet of those spaces. The number of toilets and showers shall be determined by

the Health Department. All sewage from RVs and RV park buildings shall be discharged into a sewage disposal system approved by the appropriate agency.

Section 5.01.090. Sanitary Dump Stations.

A. A conveniently located dump station for the disposal of self-contained sewage shall be provided in RV parks with any spaces designated for self contained units. Additional dump stations may be required in RV parks having one hundred (100) or more RV spaces. All dump stations shall be designed and developed to the standards of the Health Department and the Washington State Department of Health.

B. Sanitary dump stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any RV space by a distance of at least fifty (50) feet.

Section 5.01.100. Solid Waste.

A. The storage, collection, and disposal of solid waste in an RV park shall be accomplished so as to prevent fire and health hazards, rodent harborage, insect breeding, accidents and odor. Upon the recommendation of the Health Department, the operator of an RV park may be required to enter into a contract for regular collection with an approved hauler.

B. Approved solid waste containers shall be located not more than two hundred (200) feet from any RV space.

C. Solid waste containers shall be screened from other activities by visual barriers such as fences, walls or natural growth, and should be identified.

Section 5.01.110. Revegetation. All RV parks shall comply with section 4.01.100 of this ordinance.

Section 5.01.120. Road Standards.

A. All interior RV park roads shall be private roads, owned and maintained by the owner or operator of the RV park. All roads shall be open for access at all times to police and other emergency vehicle access.

B. RV park roads shall be surfaced with suitable material approved by the Public Works Department or with crushed rock or blacktop.

C. Approaches and other points of ingress and egress with County right-of-way shall be in compliance with the County road standards, and be acceptable to the Public Works Department. Points of

ingress and egress located on state highways shall be in accordance with the Washington State Department of Transportation regulations.

D. Interior RV park roads shall have the following minimum widths:

<u>no on-street parking</u>	<u>on-street parking- one side only</u>
one-way streets: 12 feet	one-way streets: 22 feet
two-way streets: 22 feet	two-way streets: 32 feet

E. Road termini shall be provided with a cul-de-sac to permit relative ease of turning as approved by the Public Works Department.

F. Additional ingress/egress routes for emergency access to a public road may be required for RV parks designed for one hundred (100) or more RV spaces as determined by the Fire Marshal and approved by the Board.

Section 5.01.130. Parking.

A. Off-street parking shall be provided at the rate of one space for each RV site. The Administrator may require additional off-street parking spaces as deemed appropriate to accommodate the parking needs of the RV park. All parking area shall be in accordance with this ordinance and the Mason County Parking Standards Ordinance, which ever is more restrictive.

B. There shall be at least four off-street parking spaces provided for the RV park office, together with one additional parking space for each twenty-five (25) RV sites above one hundred (100) in the park.

C. Each parking space shall be a minimum of nine (9) feet by twenty (20) feet in size.

Section 5.01.140. Bridges. Any vehicle bridge within an RV park shall be designed and constructed under the supervision of a professional engineer who shall stamp the plans and certify that the bridge is adequately designed for the estimated maximum loads which shall include fire and emergency vehicles. The proposed bridge plans shall be reviewed and if adequate, approved by the Public Works Department.

Section 5.01.150. Water Supply. The water supply of all RV parks shall be in accordance with the Health Departments and other established guidelines.

Section 5.01.160. Lighting. Adequate lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of pedestrians and vehicles.

Section 5.01.170. Utilities. All water, sewer, electric and communication lines shall be located underground when practical, and shall be in accordance with all applicable laws, Health Department standards and other applicable regulations.

Section 5.01.180. Buffers, Recreation and Open Space.

A. Buffering and screening shall be required if the RV park is not compatible with the surrounding uses, as determined by the Administrator and/or Planning Commission and approved or modified by the Board. The purpose of a buffer yard is to create an area providing landscape screening and fencing which is used to reduce visual, noise, light, and incompatibility impacts. The Administrator and/or Planning Commission will determine, on a case by case basis, the need and extent of screening and fencing necessary to mitigate these impacts; provided the Board has final approval. Buffering or screening may be achieved by installing walls or fences. All plantings shall be maintained in a healthy living condition for the life of the RV park. All buffering or screening walls and fences shall be a minimum of six (6) feet in height and shall be approved by the Administrator (Board has final approval). Natural screening and buffering should be encouraged when it is adequate.

B. All RV parks shall include a minimum of ten (10) percent of the gross area within the RV park for open space and recreational use. Provided, that at least one outdoor recreational area within the RV park shall contain at least 2,500 square feet. Roads, parking, sites, and required setbacks shall not be counted as open space and recreational areas for the purpose of calculating compliance with this section.

Section 5.01.190. Drainage and Stormwater. RV parks and all expansions of RV parks on the same land beyond four (4) sites, shall conform to the drainage and stormwater standards, requirements, and provisions as specified in section 4.01.190. of this ordinance.

Section 5.01.200. Sensitive Areas/Unstable Lands. All RV parks shall conform to the sensitive areas/unstable lands regulations specified in section 4.01.200. of this ordinance.

Section 5.01.210. Fire Protection.

A. RV parks shall conform to Section 4.01.210.



B. Fires shall not be permitted except where pits or bases are constructed of a non combustible material. Vegetation or other combustible materials shall be kept a safe distance from the pit.

Section 5.01.220. Surveys. RV parks shall conform to the survey requirements and provisions as specified in section 4.01.220 of this ordinance.

#### ARTICLE VI. ADMINISTRATION.

Section 6.01.010. Enforcement. This ordinance shall be administered and enforced by the Administrator, who shall have all necessary authority on behalf of the County Commissioners to administer and enforce the provisions of this ordinance. The authority shall include the ability to order in writing, the remedy of any condition found in violation of this ordinance and the ability to institute legal action with the Prosecuting Attorney's office to insure compliance with the provisions, including injunction, abatement or other appropriate action or proceeding.

#### Section 6.01.020. Violation and Penalties.

A. Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who establishes or uses any park in violation of any detailed statement of plan submitted by him and approved under the provisions of this ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to punishment as provided by law.

B. Any park established, expanded or improved contrary to any of the provisions of this ordinance and any use of any park in terms of operation and maintenance contrary to any of the provisions of this ordinance or permits issued pursuant thereto shall be and is hereby declared to be unlawful. The Prosecuting Attorney is authorized to bring actions by any appropriate means to prevent the violation of this ordinance and enforce its provisions.

C. The Administrator or assigned designee may, in writing, suspend or revoke a permit or approval required by this ordinance whenever the permit is issued in error or on the basis of incorrect information, or in violation of any ordinance or regulation or any provision of this ordinance, or where a park is being maintained in a manner contrary to the terms of the permit or approval.

Section 6.01.030. Validity. If any section or other portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section or other portion shall be deemed a separate portion of this ordinance and such holding shall not affect the validity of the remaining sections of this ordinance.

Section 6.01.040. Future Separation of Park. The issuance of a park permit does not provide for future separation of the sites. If the sites are to be separated they shall go through the normal subdivision process as delineated in Mason County Code Title 16, or other adopted regulations.

Section 6.01.050. Expansion of Park. The expansion of existing parks shall require new park permits and shall be in accordance with all requirements and provisions of this ordinance.

Section 6.01.060. Appeals. Appeals to additional requirements specified by the Administrator and/or Planning Commission may be appealed to the Board.

Section 6.01.070. Variances. The purpose of a variance is strictly limited to granting relief to specific bulk, dimensional or performance standards set forth by this ordinance. The Board may grant a variance only if there are extraordinary or unique circumstances relating to the property such that strict compliance with this ordinance would impose unnecessary hardships on the applicant and thwart public interest. In the granting of all variances, consideration shall be given to the cumulative impacts of additional requests for like actions in the county. A variance may be granted by the Board if extraordinary or unique circumstances exist, and if the variation will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or this ordinance.

Section 6.01.080. Effective Date. This ordinance shall be in full force and effective on October 8, 1991.

## APPENDIX 1

### SMALL MOBILE HOME PARKS

General requirements. Applicants for small mobile home parks shall submit the following:

General information.

- A. Legal description of the proposed mobile home park;
- B. Address of the property involved;
- C. Gross area (in acres) of the mobile home park;
- D. Number of spaces (sites) proposed;
- E. Landscaping plans - the method of revegetation for areas that are exposed during construction;

Mobile home park site plan. The site plan, which accompanies the application, shall be a minimum of eighteen by twenty-four (18 x 24) inches. The plan shall be drawn to scale and show all required information. It is extremely important that plans be clearly drawn and show all the required information. Incomplete or incorrect plans will not be considered for approval (until re-submitted with all applicable information). Each site map shall show the following:

- A. Name of the mobile home park and its legal description;
- B. Name of the owner and operator, with address and phone number;
- C. A vicinity map (approved by the administrator) showing sufficient area and detail to clearly locate the project in relation to arterial roads, natural features, landmarks, and section lines;
- D. Property lines and dimensions;
- E. The proposed location of all units, accessory structures, buildings and other improvements, with setback lines sufficiently accurate to ensure compliance with all applicable requirements;
- F. Existing and proposed topography at contour intervals of no more than five (5) feet;
- G. Proposed surface drainage plan as indicated in Appendix 3 and 4.

- H. If private sewage disposal system is used, show location and size of each septic tank, location and details of disposal fields, holding tanks or other relevant sewage disposal provisions;
- I. If public water supply or sewage system is used, indicate location where each units utility system connects to the public system. Delineate location of water wells and show one hundred (100) foot protective setback from wells.
- J. Each domestic water supply outlet;
- K. The location of each sewer connection;
- L. The location of each electrical service outlet;
- M. The location of each outside lighting standard and fixture for lighting grounds, and central plan for electrical distributions;
- N. Any fire protection measures to be provided;
- O. The location, size, marking and surfacing of all parking areas;
- P. The location and method of garbage disposal;
- Q. The location of natural features, waterways, permanent structures, and section lines;
- R. The location and dimensions of proposed areas to be devoted to recreation, open space and buffers;
- S. The stages to be built in progression, if any;
- T. Scale of the drawing and North arrow.
- U. Interior mobile home park roads and sidewalks - widths, connection to public roads. Indicate the type of surfacing of the roads and walkways within the mobile home park.
- V. Monuments, markers and other surveying information.

## APPENDIX 2

### MOBILE HOME AND RV PARKS

General Requirements. Applicants for mobile home and RV parks shall submit the following:

General information.

- A. Legal description of the proposed park;
- B. Address of the property involved;
- C. Gross area (in acres) of the park;
- D. Numbers of spaces (sites) proposed;
- E. Names and addresses of owners of record of all property within three hundred (300) feet of the exterior boundaries of the proposed park;
- F. Landscaping plans which include the method of revegetation for areas that are exposed during construction of the park, types of buffer vegetation to be used to ensure compliance with this ordinance (when required), and screening plans (when required) that describe the type, height, and location of proposed screens or fences.
- G. Every site plan submitted shall contain a statement signed by a licensed engineer and/or Surveyor certifying that the site plan information is complete and correct.

Park site plan. The site plan, which accompanies the application, shall be on a minimum of eighteen by twenty-four (18x24) inch mylar. All lettering and drawing shall be in permanent black ink. A margin line shall be drawn completely around each sheet, leaving an entirely blank margin of two and one-half (2 1/2) inches on the left and one-half (1/2) inch on the remaining sides. The site map shall be drawn to a scale of not greater than one hundred (100) feet per inch. It is extremely important that plans be clearly drawn and show all the required information. Incomplete or incorrect plans will not be considered. Each site map shall contain and show the following:

- A. Name of the park and its legal description;
- B. Name of the owner and operator, with address and phone number;
- C. A vicinity map (approved by the administrator) showing sufficient area and detail to clearly locate the project in relation to arterial roads, natural features, landmarks, and

section lines;

- D. Property lines and dimensions;
- E. The proposed location of all units, accessory structures, buildings and other improvements, and sites with setback lines sufficiently accurate to ensure compliance with all applicable requirements;
- F. Existing and proposed topography at contour intervals of no more than five (5) feet;
- G. Map of affected area within 300 feet of the proposed park, which shows the following:
  - 1. Property lines and dimensions.
- H. Interior park roads and sidewalks - widths, connection to public roads. Indicate the type of surfacing of the roads and walkways within the park;
- I. Proposed surface drainage plan as indicated in Appendix 3 and 4.
- J. If private sewage disposal system is used, show location and size of each septic tank, location and details of disposal fields, holding tanks or other relevant sewage disposal provisions including dump stations.
- K. If public water supply or sewage system is used, indicate location where each unit's utility system connects to the public system;
- L. Each domestic water supply outlet;
- M. The location of each sewer connection;
- N. The location of each electrical service outlet;
- O. The location of each outside lighting standard and fixture, for lighting grounds, and central plan of electrical distributions;
- P. Any fire protection measures to be provided;
- Q. The location, size, marking and surfacing of all parking areas;
- R. The location and method of garbage disposal;
- S. The location of natural features, waterways, permanent structures, and section lines;

- T. The location and dimensions of proposed areas to be devoted to recreation, open space and buffers;
- U. The stages to be built in progression, if any;
- V. Scale of the drawing and North arrow.
- W. Monuments, markers and other available surveying information.

### APPENDIX 3

#### DRAINAGE PLAN

The drainage plan for the development shall contain the following information and any other information deemed necessary by the Director of Public Works.

A. Background information and computations for sizing drainage facilities:

1. A topographical map or maps, on a scale of one (1) inch equals fifty (50) feet with five (5) foot contours or as determined by the Public Works Department, which depicts the following information:

- A. All natural drainage channels and patterns within or adjacent to the development and other existing drainage features and drainage easements, including any receiving water bodies of drainage.

- B. The proposed development of the area with the locations of all proposed impervious surfaces.

2. The acreage of the site, the estimated density, the estimated acreage of the site proposed for coverage by impervious surfaces given the proposed level of development.

3. An estimate of the peak discharge and amount of surface water entering and leaving the subject property in its uncleared natural state as a result of the 25 year storm of 24 hours duration (the design storm).

4. An estimate of the peak discharge and the amount of runoff entering and within the subject property which will be generated by the design storm given the proposed level of development.

5. Estimates of the peak discharge and the amount of runoff that will be generated by the design storm at as many points on the subject property as is necessary to adequately design, size, and evaluate the drainage system. The Public Works Department may require estimates for additional points if the information is necessary to evaluate the drainage system.

B. Proposed improvements for handling the computed drainage runoff.

1. A topographical map or maps, on a scale of (1) inch equals fifty (50) feet with five (5) foot contours, or as determined by the Public Works Department, of the proposed drainage system including existing and proposed drainage channels,



easements, lot drainage, and retention and purification systems. One map may be used for the drainage plan if all required information can be clearly shown on the map.

2. A brief description of the systems specifications and the proposed receiving waters.

C. Arrangements by the developer to provide for continuing maintenance of the drainage facilities.

D. Every drainage plan submitted shall contain a statement signed by a licensed professional engineer certifying that the drainage plan conforms to the drainage requirements of this ordinance including Appendices 3 and 4.

## APPENDIX 4

### DRAINAGE SYSTEM STANDARDS

Except where specifically described, the applicant shall be responsible to determine the method which will comply with the drainage system standards and requirements. In general, site plans shall provide for on-site or off-site detention of excess storm water runoff resulting from the development, in both its construction and fully developed phases. For the purposes of these requirements, "excess storm water runoff" shall include all increases in storm water resulting from an increase in the impervious surfaces of the site, including all additions of buildings, roads, and parking lots; changes in soil adsorption caused by compaction during development; modifications in contours, including the filling or draining of small depressions, alterations of drainage channels or installation of a collection system to intercept street flows or to replace natural or other drainage ways; or the alteration of subsurface flow, including any groundwater dewatering or diversion practices such as curtain drains, compared with the site in its natural state.

The design storm shall be a twenty-five (25) year twenty-four (24) hour storm. All elements of the storm water drainage system shall be designed, constructed, and maintained to operate satisfactorily during the design storm.

A. Design. The following design requirements shall apply to all developments which require drainage plans.

1. General requirements.

- A. Surface water, both existing and potential, entering the subject property shall be received at the naturally occurring location and surface water existing on or flowing through the subject property shall be discharged at the natural location.
- B. Retention/detention facilities shall be provided in order to handle all surface water resulting from the design storm in excess of the peak discharge of the property in its uncleared, natural state. The facilities shall be designed to prevent aggravation of any potential downstream conditions.
- C. Where open ditch construction is used to handle drainage within the park, a minimum of five (5) feet will be provided between any structures and the top of the bank of the defined channel, unless otherwise specified by Public Works Department.

- i. In open channel work a plan and profile drawing shall be completed.
  - ii. Proposed cross-sections of the channel shall be shown, including surface water elevation of the flow for the design storm, as approved by the Public Works Department, on the plan and profile drawings.
- D. Sites shall be laid out so as to provide positive drainage away from all buildings. Individual lot drainage shall be coordinated with the general storm drainage pattern for the development.

## 2. Construction.

Construction materials and methods shall be in accordance with "Standards and Specifications for Municipal Public Works Construction" prepared by the American Public Works association, latest edition, unless otherwise approved by the county.

## 3. Erosion Control.

Where drainage facilities discharge to natural drainage ways or water courses, energy dissipation facilities shall be provided to prevent erosion and deterioration of the stream bed or banks. Energy dissipation facilities shall be constructed of natural materials or materials fabricated solely for that purpose. Materials such as broken concrete slabs, pipe, tires, scrap metal, or debris are prohibited. No person shall discharge drainage waters from their projects to any point or in any manner not approved by the county.

## 4. Storage.

All storage basins shall be designed in such a manner that the outlet structures are easily accessible for inspection, testing, and maintenance. The release of runoff from the storage basin shall be through a weir, orifice, grate, pipeline, or other structure approved by the Public Works Department. The outlet facility shall provide a means for measuring the rate of outflow from the basin. Where storage basins are incorporated into the property development in the form of lakes or water bodies they shall be designed so as to avoid algae blooms and prevent stagnation. This area of concern shall be addressed in the permit application review of the proposed system and maintenance provisions including lake configuration, flushing time, and algae control methods. Arrangements shall be required for the maintenance of all storage basins, and for the providing of the safety of the public as related to the storage basins. The County reserves the right to inspect such facilities at

any time. The County may require that any problems associated with the basin be corrected by the responsible party. These problems include filling of the basin to the point where the design capacity is no longer available, clogging or blocking of the outlet or other problems resulting in improper functioning of the approved system. If the responsible party fails to respond to written notice within 15 days the county may undertake the work and bill all time and material to the responsible party. All storage basins shall be adequately fenced to prevent hazards to the public unless alternate measures are provided. All storage basins shall also conform to all current applicable regulations.

5. Wetlands.

Existing wetlands function as a control feature in the natural drainage system and no project will be permitted which reduces that control feature. Projects proposed in a wetland area shall be accompanied by an engineering report prepared by a qualified registered engineer licensed to practice in the State of Washington describing existing conditions and how those conditions will be maintained during and after project completion.

6. Watercourses and Streams.

Except on bridges or over culverts, or immediate approaches to them, no building, fences, construction or obstruction shall be permitted within 25 horizontal feet of any stream or watercourse except as may be necessary to improve or stabilize the existing drainage channels. All construction within 50 feet of a watercourse shall be subject to careful control of filling and grading to assure that no erosion products are permitted to enter the natural drainage system.

B. Performance. The following performance standards are set as the minimum level of compliance.

1. Water Quality.

The drainage system shall be designed so that activities resulting from the park shall not introduce into drainage waters substances that would cause the water quality to degrade from applicable state standards. Products of erosion shall be prevented from entering the natural drainage system at all times, during both construction and developed phases of the park. All trash and debris shall be prevented from entering the drainage system at any point within the property.

## 2. Vegetation Removal.

When a development involves clearing of land, operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time during construction. Vegetation shall be restored or control measures instituted at the earliest possible date, with exposure limited to no more than thirty (30) days on slopes with sufficient grade to allow scouring of silt size soil particles. At that time erosion control measures are to be fully implemented and shall be ninety (90) percent effective within sixty (60) days thereafter. Where the Public Works Department determines that the hazard is minimal or the control program is highly reliable, the time of exposure may be extended in writing from thirty (30) days to no more than one hundred twenty (120) days. On site drainage shall be handled in such a way as to control erosion and to return waters to the natural drainage course free of sedimentation or other pollution. The following are considered erosion and sediment control measures:

- A. Vegetation
- B. Mulch (natural or synthetic)
- C. Riffles
- D. Impervious lining, including polyethylene and asphaltic concrete
- E. Terraces, grassed waterways
- F. Drop structures
- G. Storm drains
- H. Energy dissipation devices
- I. Debris basins
- J. Sedimentation ponds
- K. Filters

## ORDINANCE NO.118-91

### AMENDMENTS TO ORDINANCE NO. 604 MOBILE HOME AND TRAVEL TRAILER PARKS

WHEREAS, the Board of Mason County Commissioners did on May 10, 1976, adopt Ordinance No. 604, Mobile Home and Travel Trailer Parks; and

WHEREAS, Ordinance No. 604 has been determined by the Planning Commission and Administration to be ambiguous and difficult to administer; and

WHEREAS, the Board of Mason County Commissioners are committed to the protection of the public health, safety, and general welfare, which includes requiring adequate provisions for ingress, egress, transportation, effective use of land, water supplies, sewage disposal, protection of the environment, and protection of Mason County's natural resources; and

WHEREAS, it has become apparent that Ordinance No. 604 is not an adequate ordinance for protecting the public health, safety, and general welfare, nor does it adequately provide an adminesterable and reasonable set of requirements; and

WHEREAS, the Mason County Planning Commission has held several public workshops, and a public hearing on August 20, 1990 to take public input, and has recommended adoption of said amendments; and

WHEREAS, the Board of Mason County Commissioners held a public hearing on September 24, and October 8, 1991 for the purpose of considering major amendments to Ordinance No. 604;


NOW THEREFORE, BE IT ORDAINED, that the Board of Mason County Commissioners hereby rescind Ordinance No. 604 entitled "Mobile Home and Travel Trailer Parks", and adopt the attached document entitled "Mobile Home and Recreational Vehicle Parks."


This Ordinance is amended and shall be in full force, and effective this date, ~~September 24,~~ 1991.

October 8, 1991 *nr*

DATED this 8th day of October, 1991

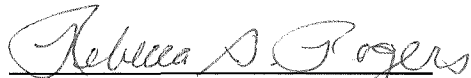
BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
\_\_\_\_\_  
William O. Hunter, Chairperson

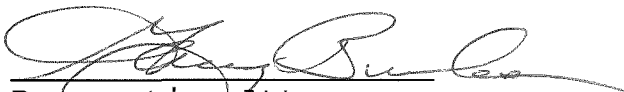
  
\_\_\_\_\_  
Michael D. Gibson, Commissioner

  
\_\_\_\_\_  
Laura E. Porter, Commissioner

ATTEST:

  
\_\_\_\_\_  
Rebecca S. Rogers, Clerk of the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Prosecuting Attorney