

**CITY OF UNION GAP, WASHINGTON**  
**ORDINANCE NO.3028**

**AN ORDINANCE** amending Union Gap Municipal Code Title 17 – Zoning.

**WHEREAS**, periodic updates are necessary to maintain compliance with the current Washington State Building Code 2018 Edition; and,

**WHEREAS**, the City wishes to remain in compliance with the Washington State Building Code & Residential Code current edition.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF UNION GAP DOES ORDAIN** as follows:

**Chapter 17.22 – “MANUFACTURED HOME PARK STANDARDS” amended.**

**Chapter 17.22 is amended as follows:**

**17.22.010 Purpose.**

The purpose of this chapter is to establish standards and criteria for development and expansion of manufactured home parks within the city of Union Gap. These standards are provided to ensure uniform, coordinated development of manufactured home parks, and to ensure the general health, welfare, and safety of the occupants of manufactured homes that may be located within a park developed under these standards.

**17.22.020 Site plan requirements.**

All proposals for manufactured home parks shall include a site plan based upon a land survey drawn by a licensed architect, engineer, or surveyor and shall include the following information in addition to the standard information required for site plans:

- A. All spaces shall be clearly delineated on the site plan and include dimensions and square footage for each space;
- B. A building envelope shall be shown within each space;
- C. Unit setbacks shall be shown for each space;
- D. The location of required parking for each unit shall be shown on the site plan;
- E. Streets shall be shown on the site plan, including a typical cross section of street design;
- F. Signage for the park and directional signage shall be shown on the site plan;
- G. All facilities, utilities, improvements, and amenities shall be shown on the site plan, including pathways, sidewalks, and recreational facilities.

### **17.22.030 Development standards.**

All manufactured home parks shall be developed in compliance with the underlying zoning district, and shall be in compliance with this section. The density of a park or park expansion shall not exceed the density of the underlying zoning district. All required site improvements shall be installed prior to placement of units in the park. The reviewing body may require additional site improvements.

- A. **Minimum Space Size and Width.** The minimum space size and width for a manufactured home park, exclusive of streets, shall meet the lot size, lot width and all other standards for detached single family dwellings as shown on Table 17.05.020 of this title. Space size may be reduced, with the provisions of improvements, in accordance with the following:
  - 1. **Provision of Recreational Areas.** Space size requirements of the underlying district may be reduced by a maximum of ten (10) percent with the provision of a developed recreational area for use by the residents. The area shall be suitable for active recreation, and shall consist of a minimum of ten (10) percent of the park area.
  - 2. **Provision of Sidewalks.** Space size requirements of the underlying district may be reduced by a maximum of five percent with the provision of sidewalks, a minimum four feet in width, serving at least one side of each street and all recreational areas. Such sidewalks must meet the construction standards of the Union Gap Conditions and Standards Manual.
  - 3. **Provision of Curbs, Gutters and Sidewalks.** Space size requirements of the underlying district may be reduced by a maximum of ten (10) percent with the provision of curbs, gutters and sidewalks on both sides of the street. Such curbs, gutters and sidewalks must meet the construction standards of the Union Gap Conditions and Standards Manual.
  - 4. **Cumulative Space Size Reduction.** Space size may be reduced up to twenty (20) percent with the provision of any combination of items (A)(1) through (3) of this section.
- B. **Internal Street Paving.** A minimum of thirty (30) feet of paved internal street shall be required for access to each unit, paved in accordance with Section 17.06.110 of this title.
- C. **Off-Street Parking.** Two paved off-street parking spaces shall be provided for each unit in accordance with Chapter 17.06 of this title.
- D. **Street Lighting.** Streetlights shall be provided in front of each manufactured home space within the park.
- E. **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, curb, gutter, and street lighting. Improvements shall be installed prior to the placement of units in the park, unless appropriate bond or instrument, acceptable to the city, is provided to guarantee installation of improvements.
- F. **Street Signs and Internal Directional Signs.** Street names shall conform to the Union Gap street name system, as assigned by the administrator. Signs consistent with Union Gap street standards shall mark all streets. Internal directional signs indicating unit/space numbers shall be placed at all street intersections within the park.

- G. 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 Union Gap fire marshal. A water meter shall be provided to each space.
- H. Perimeter Site Screening and Landscaping. The perimeter of the park shall be site screened with a six foot high view obscuring fence, and include, at a minimum, a ten (10) foot wide landscape strip, adjacent to the fence and within the park, consisting of a combination of shrubs, trees, and groundcover. Trees shall be planted no more than thirty (30) feet apart.
- I. Stormwater Drainage. All stormwater drainage shall be retained on site, in accordance with a stormwater plan approved by the state of Washington Department of Ecology and the city.
- J. Dumpsters/Solid Waste Containers. Dumpsters and solid waste containers shall be provided for common use and shall be screened with a six foot high view obscuring fence or wall and access gate. As an alternative each space shall be provided with an area for a garbage container allowing individual collection.
- K. Play Area Requirement. Except in adult only parks, or portions thereof designated as adult only, a play area for children shall be provided on each space having a minimum size of six hundred (600) square feet and a minimum width of fifteen (15) feet.
- L. Survey Monuments. The corner of each space shall be marked by permanent survey monuments.
- M. Building Setbacks. All structures including manufactured homes, garages, carports and covered patios shall meet the following setbacks from space lines:
  - 1. Front, ten (10) feet;
  - 2. Side and rear, five feet;
  - 3. Exterior property line of the park, ten (10) feet;
  - 4. Public street, ten (10) feet.
- N. Vehicle Storage Area Required. Each manufactured home park shall have an area set aside and designated as storage for recreational vehicles, boats, trucks, snowmobiles and motorcycles.

#### **17.22.035 Manufactured home standards.**

Class-A, Class-B and Class-C manufactured homes are permitted within manufactured home parks.

#### **17.22.045 Existing nonconforming manufactured home parks.**

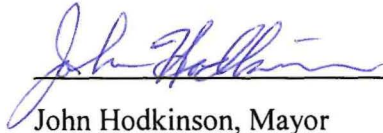
Manufactured home parks existing within the city at the effective date of the ordinance codified in this title shall be required to meet the requirements of this title upon changing, altering or expanding the park as follows:

- A. Expansion. Any proposed expansion of the manufactured home park shall meet the requirements of this title within the boundaries of the new area.

- B. Alterations. Any alteration to an existing road, space or landscaping shall meet the following:
1. The alteration shall not create a new nonconforming road, space, or other nonconforming situation.
  2. The alteration shall not increase the degree of nonconformity of an existing nonconforming road, space, or required amenity.
  3. Any additional space or road created within an existing park shall comply with the provisions of this chapter.
- C. Normal Maintenance and Repair. The maintenance and repair of existing facilities such as the resurfacing of streets, repair of fences, replacement of vegetation and repair of utilities can be made without meeting the standards of this chapter for new facilities as long as such work does not increase the degree of nonconformity.
- D. When a mobile or manufactured home is removed from a nonconforming mobile or manufactured home space, it can only be replaced by a mobile or manufactured home that meets the following:
1. The home conforms to the construction requirements of this title; or
  2. A safety inspection is conducted by the state of Washington Department of Labor and Industries, or its successor, and any safety deficiencies are corrected prior to occupancy; or
  3. The home meets the setback requirements of this title, when placed on the nonconforming space; or
  4. The home does not exceed, by more than ten (10) percent the size of the home located on the space at the time of the effective date of Ordinance No. 723, adopted December 26, 1978, and does not substantially increase the nonconformity.

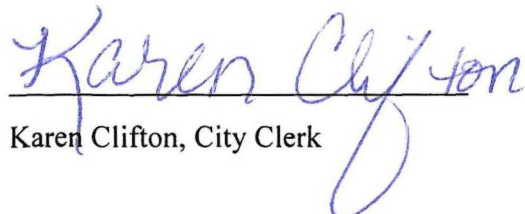
**Section 3. Effective Date.** This ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

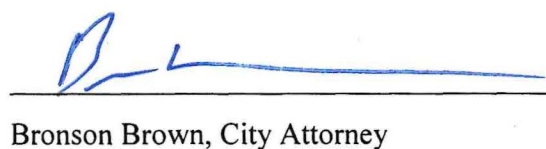
**ORDAINED** this 22<sup>th</sup> day of August, 2022.

  
John Hodkinson, Mayor

ATTEST:

APPROVED AS TO FORM:

  
Karen Clifton, City Clerk

  
Bronson Brown, City Attorney