

ORDINANCE 356

AN ORDINANCE PERTAINING TO MOBILE HOME PLACEMENT.

ORDINANCE DELETING PARAGRAPHS 4 AND 5 OF SECTION 6  
OF ZONING ORDINANCE # 334

WHEREAS: The Town Council of Yacolt, Washington is in regular session this  
    6th day of Sept., 1994: and

WHEREAS: All members of the Town Council have had notice of time, place,  
and purpose of said meeting: and

WHEREAS: The Town Council is of the opinion that it would be in the best interest  
for the Town to adopt this Ordinance.

SECTION 1:

NOW THEREFORE: Be it ordained by the Town Council of Yacolt, WA. as Follows:

SECTION 2:

This Ordinance shall become effective and be in force in 1994. After its passage and  
publication according to law.

Passed by the Town Council of the Town of Yacolt, Washington this  
    6th day of Sept., 1994.

SECTION 3:

DEFINITIONS: For the purposes of this chapter the following words and phrases shall  
have the meanings set out below:

- A. "Applicant" means person or persons applying for a mobile home permit.
- B. "Building Inspector" means building inspector of the Town.
- C. "Town" means the Town of Yacolt, Washington.
- D. "Clerk/Treasurer" means Town Clerk/Treasurer of Yacolt.
- E. "Mobile Home" means an independent trailer type dwelling designed to be moved  
on wheels over public highways by tow truck to either individual lots or mobile  
home park sites.

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- F. Tie downs as specified by manufacturer, or by building inspector if no manufacturer's specifications exist.
- G. Mobile home skirting must be in place within one hundred twenty days of placement, but such skirting shall not provide a harborage for rodents or create a fire hazard. Screened vents shall be provided at the same minimum standards required for buildings by the Uniform Building Code.
- H. Structural fill on lots as approved by the building inspector.
- I. Mobile homes shall have eighteen-inch wide, six-inch thick reinforced concrete runners, which shall be connected at all corners in the same dimension, placed under load bearing portions of mobile home.
- J. A minimum of eighteen inches of crawl space must be allowed between concrete slab or runner, and bottom of mobile home support beams.
- K. Owner of mobile home and owner of real estate on which it is placed, must be and remain one and the same.
- L. All mobile homes shall have a composition or wood type roof to be compatible with existing structure built homes.
- M. The applicant shall also file a performance bond, certified check, assignment of certificate of deposit or savings account for 110 percent of the amount of the estimated cost of compliance with the provisions of this chapter, as estimated by the building inspector. Such performance bond, certified check or assignment shall be conditioned upon placement, compliance of this chapter and bringing the mobile home up to all standards as required by the building codes and Ordinance of the Town. Owner/applicant must complete such work and compliance with the building code and Ordinances of the Town within one hundred twenty days from the date of placement.
- N. Each mobile home site shall have enclosed storage shed with a minimum of 100 square feet.
- O. All mobile homes shall have bevel or T-111 siding compatible with existing stick built homes.

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### SECTION 4:

#### APPLICATION:

- A. Any person desiring to place a mobile home owned by him/her on any building lot in the Town, shall make application at the public works department on forms furnished for that purpose.
- B. Every application shall be made by the owner of the real estate upon which the mobile home is to be placed, or by his/her authorized agent.
- C. The owner of the real estate and owner of the mobile home must be one and the same person.
- D. Applicant shall agree to conform to all regulations and rules pertaining to the placing of a mobile home on individual lots in the Town set forth in this chapter, and in other ordinances of the Town in force at the time of the application.

### SECTION 5:

**MOBILE HOME CERTIFICATION:** No previously occupied mobile home even though having the HUD certification shall be allowed into the Town, without first being approved by the building inspector or his agent, who shall determine if the mobile home has fallen below the standards for safety and livability imposed by the state. Cost of inspection is to be borne by the applicant's.

### SECTION 6:

**REGULATIONS:** Any mobile home placed on a lot in the Town shall conform to the following requirements:

- A. A mobile home must have the HUD certification or state seal of approval, meeting current HUD specifications.
- B. The mobile home unit shall carry the HUD certification, state seal of approval and/or any seal, certification, etc..
- C. No mobile home smaller in size than one thousand square feet exclusive of expandos and tongue shall be allowed.
- D. Applicant must purchase all necessary state and local permits.
- E. No occupancy without certificate of occupancy from building inspector.



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SECTION 7:

PLACEMENT ON COMMERCIALY ZONED PROPERTY: Mobile homes may be placed on commercially zoned property, provided that the mobile home has received "Gold Label" Certification from the State of Washington Department of Labor and Industries and the home, with site plan landscaping and exterior finish have been approved as a conditional use.

SECTION 8:

PERMIT: When the applicant has completed the applications; following approval of the building, a building permit (which will allow the applicant to place a mobile home in the Town on a specified building lot) shall be issued. Fee for this permit shall be the same as for a stick- built house of the same size and value as set forth in the building code of the Town. All future additions: The building permit shall expire one year with a possible extension of six months upon approval of the Town Council.

SECTION 9:

VIOLATIONS - PENALTY: To violate or to fail to comply with any such rule or regulation lawfully promulgated under this chapter shall constitute a misdemeanor and upon conviction thereof, shall be punishable by a fine of not to exceed five hundred dollars. Each additional calendar day shall constitute a new and separate violation.

MAYOR Paul Grooms ATTEST Irene Christiansen

AYES Councilmembers Kaski, Messer, Robertson

NAYES NONE

ABSENT Councilmembers Mason, Smith

I hereby certify that this is a true and correct copy of Ordinance 356 as read before the Council and passed on the date herein mentioned and passed according to law.

Irene Christiansen  
Irene Christiansen  
Clerk/Treasurer