

DRAFT**ORDINANCE NO. XXXX****CITY OF SUMNER, WASHINGTON**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING ZONING CODE ESTABLISHING A MANUFACTURED HOME PARK OVERLAY ZONE AND AMENDING CHAPTER 18.34, MANUFACTURED HOME PARKS, AND AMENDING SECTIONS 18.34.010; 18.34.020; 18.34.030; 18.34.040; 18.34.050; 18.34.060; AND CREATING A NEW SECTION 18.34.090.

WHEREAS, the Washington State Growth Management Act requires that the City of Sumner take measures to identify local policies and regulations that result in the displacement of vulnerable populations (RCW 36.70A.070(2)(e)); and to implement policies and regulations that begin to undo racially disparate impacts, displacement, and exclusion in housing (RCW 36.70A.070(2)(f)); and identify areas that may be of higher risk of displacement from market forces that occur with changes in zoning development regulations and capital investments (RCW 36.70A.070(2)(g)); and

WHEREAS, the Growth Management Act further requires the City of Sumner Comprehensive Plan establish antidisplacement policies with the consideration given to the preservation of historical and cultural communities as well as investments in low, very low, and extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing (RCW 36.70A.070(2)(h)); and

WHEREAS, the City of Sumner Comprehensive Plan Housing Element contains policy pertaining to the adoption of “provisions in the zoning code such as special zones or development standards that protect manufactured home parks over other types of housing developments” (Policy 6.3); and

WHEREAS, the City of Sumner Comprehensive Plan Land Use Element contains policy specific to the establishment of Manufactured Park Overlay zone with the purpose of the overlay being “to support the continuation of manufactured homes as the primary use on the property and to help ensure that MFHPs continue to provide affordable housing options for Sumner residents:” and

WHEREAS, manufactured home parks offer an affordable housing alternative within the City, particularly for families and seniors over the age of 55; and

WHEREAS, restricting the use of existing manufactured home parks to being only used for manufactured home park purposes reduces the potential for displacement of residents and the likelihood that these properties will be redeveloped; and

WHEREAS, the policies in the Comprehensive Plan pertaining to restrictions on future land uses of Manufactured Home Parks is consistent with the Growth Management Act.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 18.34 “Manufactured Home Parks” title and the Sumner Municipal Code is hereby amended to read as follows:

Chapter 18.34

MANUFACTURED HOME PARKS AND OVERLAY ZONE

Sections:

- 18.34.010 Applicability.
- 18.34.020 Permitted locations.
- 18.34.030 Conditional uses.
- 18.34.040 Submittal requirements.
- 18.34.050 Park development standards.
- 18.34.060 Manufactured home site standards.
- 18.34.070 Nonconforming parks, site.
- 18.34.080 Operation and maintenance of manufactured home parks.
- 18.34.090 Manufactured Home Park Overlay Zone.

Section 2. Section, 18.34.010 “Applicability” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.010 Applicability.

The development, preservation and operation of manufactured home parks within the city shall be subject to this chapter.

Section 3. Section, 18.34.020 “Permitted Locations” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.020 Permitted locations.

The locations for new manufactured home parks shall be governed by the underlying zoning.

Section 4. Section, 18.34.030 “Conditional Uses” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.030 Conditional uses.

Where [new](#) manufactured home parks are required to receive conditional use approval, the hearing examiner and city council shall be guided by the following criteria in addition to the criteria of SMC 18.48.050 in making a decision:

- A. The park design, including site layout, street configuration, landscaping, and community space, are compatible with the surroundings and the community character goals of the comprehensive plan; and
- B. The park is consistent with the comprehensive plan; and
- C. The park makes adequate provision for sanitary sewers, drainage, water, streets, parks, and schools.

Section 5. Section, 18.34.040 “Submittal Requirements” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.040 Submittal requirements.

All applications submitted for approval of a [new](#) manufactured home park shall consist of a development plan, including:

- A. Name of the person who prepared the plan;
- B. Names of all persons owning and managing the land proposed for the development;
- C. Name and address of the proposed manufactured home park;
- D. Scale of the plan and north arrow;
- E. Boundaries and dimensions of the manufactured home park, and number of acres included;
- F. Vicinity map showing uses on adjacent properties and the relationship of the development to such uses;
- G. Location and dimensions of each space, with each space designated by number or other designation;
- H. Location and dimensions of each existing or proposed building;
- I. Location, width and design standards of streets and pedestrian ways;
- J. Location, size and design details of all utilities serving the site;
- K. Location of each lighting fixture for exterior lighting;
- L. Location of recreational and other common areas;
- M. Location and type of landscaping, fences, walls, and other screening structures;

- N. Location, arrangement, and design of all parking facilities;
- O. Location of fire hydrants;
- P. Enlarged plot plan of a typical space, showing location of foundation base, storage space, parking, setbacks to property lines, utility connections, and other improvements;
- Q. Topography of the park site with contour intervals of not more than two feet, and a drainage plan;
- R. A survey plat of the property, plans of structures to be constructed, public water system and sewage approved by appropriate governmental agencies, and garbage disposal provisions;
- S. Any additional information relevant to determining if the proposal meets the applicable approval criteria.

Section 6. Section, 18.34.050 “Park Development Standards” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.050 Park development standards.

The following standards apply to all [new](#) manufactured home parks.

- A. Size. A manufactured home park shall be the same as a planned residential development.
- B. Minimum Right-of-Way. A manufactured home park shall front an improved collector or arterial street.
- C. Density. Spaces within manufactured home parks, regardless of the underlying zoning, shall be a minimum of 4,800 square feet. The minimum space width within manufactured home parks shall be 60 feet. Up to 50 percent of the lots within a park may be no less than 50 feet wide.
- D. Buffers. A manufactured home park shall provide and maintain a minimum landscaped buffer of 20 feet along any property line abutting upon a public street or highway and at least a 10-foot landscaped buffer from any other boundary line defining the outside limits of the park. A maximum of half of the required buffer may coincide with the required setback for a space(s) within the park.
- E. Street Lighting. Street lighting shall be provided according to city standard.
- F. Underground Utilities. All utilities shall be installed underground.
- G. Swimming Pools. Community swimming pools shall meet the standards of the Tacoma-Pierce County health department and the building code.
- H. Signs. Signs identifying the manufactured home park shall conform to applicable sign ordinances.

I. Streets. Within manufactured home parks all streets shall be constructed to city of Sumner standards for public streets, including width, sidewalks, paving depth and base, curve radii and curbs; except that sidewalks may be a minimum of four feet wide. The width of right-of-way required of public streets and planting strips are not required to be provided. The responsibility for maintenance of private roads shall be with the park management. The vehicular speed limit shall be 10 miles per hour and shall be posted to the satisfaction of the police department.

J. Fire Hydrants. Fire hydrants as required by chapter 15.28 SMC shall be provided.

K. Recreational Vehicle Storage. Common storage areas for recreational vehicles, boats or trailers shall be provided as part of the manufactured home park design at the rate of 50 square feet for each site in the park. A six-foot-high sight-obscuring fence with a lockable gate shall be erected around the perimeter of such storage areas. Parking of recreational vehicles shall not be allowed other than in approved storage areas.

L. Playgrounds. Mitigation of parks and open space impacts shall be addressed through on-site provision of parks facilities and open space or through the payment of fees in lieu of such facilities and open space.

Section 7. Section, 18.34.060 “Manufactured Home Site Standards” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.060 Manufactured home site standards.

The following standards shall be satisfied for [new](#) manufactured home sites within manufactured home parks.

A. One Home Per Site. No greater than one manufactured home shall be allowed on a manufactured home site.

B. Internal Setbacks. A manufactured home or attached accessory building shall not be located closer than 10 feet from any other manufactured home or attached accessory building; closer than 10 feet from any roadway lot line or five feet from any other manufactured home site line. Manufactured home accessory structures, when not attached to the manufactured home, shall not be closer than six feet from such home and shall not be closer than five feet to a manufactured home site line and 10 feet to a roadway lot line. Detached accessory structures, when less than 120 square feet may disregard setbacks from manufactured home site lines provided the structure is separated from the manufactured home and all other structures by six feet. No structures are allowed in park buffers.

C. Lot Coverage. A manufactured home and all accessory structures shall not cover more than 50 percent of the area of a manufactured home site.

D. Trailers and Recreational Vehicles. No travel trailer or recreational vehicle shall be utilized except as temporary living quarters and accessory to an existing manufactured home, which use shall not exceed a maximum of 30 days per year. No trailer or

recreational vehicle shall be stored on a manufactured home site, except designated storage areas, for more than five days per year.

E. Location of Parking. No required parking of motor vehicles shall be allowed within the 10 feet from the site line abutting a street or vehicular way.

F. Height. Structures within manufactured home parks shall be no greater than one story in height.

Section 8. New Section. A new section, 18.34.090 “Manufactured Home Park Overlay Zone” is hereby added to the Sumner Municipal Code to read as follows:

18.34.090 Manufactured Home Park Overlay Zone.

A. The Manufactured Home Park (MHP) Overlay Zone is intended to promote the retention of manufactured home parks as a source of affordable detached single-family and senior housing. This classification is assigned to certain existing manufactured home parks which contain leased home sites, as opposed to fee simple owned lots, and as such are more susceptible to future redevelopment. The Manufactured Home Park Zone Overlay shall apply to Medium Density and High Density Residential zones and limits development to manufactured home parks unless an exception is granted per subsection C of this section, or until a comprehensive plan and zoning amendment for another type of land use is requested, considered and adopted.

B. The following existing manufactured home parks inclusive of all associated parcels, shall be designated on the official Zoning Map per SMC 18.06.020 as Manufactured Home Park Overlay Zones:

1. Crystal Springs Mobile Home Park ;
2. Double A Mobile Manor
3. Summerville Estates

C. Use Exception: A manufactured home park owner may request a use exception from the application of the MHP Overlay Zone to their property following the procedures for a Type VI.a land use decision established in chapter 18.56 SMC. The City Council may approve a use exception if the property owner demonstrates:

1. the MHP Overlay Zone prevents reasonable use of the subject property; or
2. the uses authorized by the MHP Overlay Zone are not economically viable.

If the request is approved by the City Council, then the property shall revert to its previous zoning designation without further action by the City Council. Subsection D of this section sets forth additional requirements for the owner regarding relocation assistance.

D. The owner shall submit to the director a relocation plan detailing, at a minimum, the pertinent laws (City, County, of State), an explanation of tenant rights according to State law, a list of sources of assistance (governmental, financial, etc.), available vacant spaces within the mobile/manufactured home park, a list of nearby parks with available spaces, and a list of companies that move manufactured or mobile homes.

E. Residents within a manufactured home subdivision or park may request a change in zoning to the director that would establish a MHP Overlay Zone designation if there is a potential sale or change that would lead to the displacement of residents. The request for change in zoning shall follow procedures and criteria as set forth in SMC 18.52.