

ORDINANCE NO. 05-0252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING EDGEWOOD MUNICIPAL CODE SECTIONS TO INCLUDE MANUFACTURED HOUSING AS AN ALLOWED USE IN ALL ZONES ALLOWING SINGLE FAMILY DETACHED RESIDENTIAL USES, AS REQUIRED BY STATE LAW EFFECTIVE JULY 1, 2005.

WHEREAS, the Edgewood Municipal Code Title 18 regulates the Development Standards for housing in the City of Edgewood; and

WHEREAS, the City Council finds that Edgewood Municipal Code (EMC) Section 18.70.050 adequately addresses the construction standards for manufactured housing in Edgewood; and

WHEREAS, the City Council finds that Edgewood Municipal Code Section 18.80.050 (B)(1)(b) adequately addresses manufactured homes in the MR-1 and MR-2 Mixed Residential Zoning Districts by allowing manufactured homes; and

WHEREAS, the City Council finds that Edgewood Municipal Code Section 18.80.040(B)(1)(b) and 18.80.060(B)(1)(b) do not adequately address the placement of manufactured housing within the zoning districts in the City of Edgewood as required by SB 6395 (Chapter 256, Laws of 2004), which becomes effective July 1, 2005; and

WHEREAS, the City Council finds that Edgewood Municipal Code Section 18.100.090 (B) includes a standard for composition and roof pitch not required of conventional single-family homes.

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

Section 1. EMC Section 18.80.040 Amended. Section 18.80.040(B)(1)(b) of the Edgewood Municipal Code is amended by adding a new section “iv. Manufactured homes”.

18.80.040 Single – Family Residential zoning districts.

B. The following uses are permitted within the Single-Family zoning districts, subject to planning approval and all applicable development permits.

1. SF-2, SF-3 and SF-5 Zoning Districts.

b. Residential Use.

- i. Single-family detached dwelling
- ii. Modular home
- iii. Group home Type I
- iv. Manufactured home

Section 2. EMC Section 18.80.060 Amended. Section 18.80.060(B)(1)(b) of the Edgewood Municipal Code is amended by adding a new section “iii. Manufactured homes”.

18.80.060 Mixed Use Residential zoning district.

B. The following uses are permitted within the Mixed Use Residential zoning district, subject to planning approval and all applicable development permits.

1. MUR Zoning District.

b. Residential Uses.

- i. Single-family detached dwelling
- ii. Modular home
- iii. Manufactured home
- iv. Single-family attached dwelling. (Level 1/2)
- v. Multifamily dwelling Type I (Level 1/2)
- vi. Multifamily dwelling Type II (Level 1/2)
- vii. Group home Type I
- viii. Hospice care center
- ix. Nursing home
- x. Assisted living facilities
- xi. Senior housing

Section 3. EMC Section 18.100.090 Amended. Section 18.100.090 is amended by removing (D) requiring specific roof composition and pitch, adding section (H) requiring that manufactured homes must be new manufactured homes and re-lettering the remaining subsections.

18.100.90 Manufactured homes on individual lots.

A manufactured home that is placed on an individual lot shall be considered a single-family detached dwelling. The manufactured home shall:

- A. Be placed on a permanent conventional foundation and set up in accordance with building code requirements;
- B. Be oriented on the lot so that the longest façade is parallel or predominately parallel to the public or private street;
- C. Be comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;
- D. Have exterior siding similar in appearance to siding material commonly used on conventionally build housing;
- E. Include either an attached or detached carport or garage;
- F. Include a finished porch or deck for each entrance door;
- G. A title elimination is required prior to building occupancy;
- H. Be a new manufactured home.

Section 4: Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. A summary of this Ordinance consisting of its title 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.

**Presented to Council for First Reading on June 14, 2005.
Presented to Council for Second Reading on June 28, 2005.**

ADOPTED BY THE CITY COUNCIL ON THE 28th DAY OF JUNE, 2005.

William D. Evans, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

Terri Berry, City Clerk

City Attorney

Date of Publication: July 7, 2005
Effective Date: July 12, 2005

LEGAL NOTICE

July 1, 2005

NOTICE OF ORDINANCE PASSED BY EDGEWOOD CITY COUNCIL

The following is a summary of an Ordinance passed by the City of Edgewood City Council on the 28th day of June, 2005, and shall take effect and be in full force on the 12th day of July, 2005.

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The full text of the Ordinance is available at the City Clerk's office, Edgewood City Hall, 2221 Meridian Avenue East, Edgewood, WA 98371 (253) 952-3299.

Terri Berry, City Clerk

Published in the Pierce County Herald on July 7, 2005.