

ORDINANCE NO. 2688

**AN INTERIM ZONING ORDINANCE AMENDING CHAPTER 17.54
(STANDARDS-GENERALLY)**

WHEREAS, Senate Bill 6593, effective July 1, 2005 preempts the City from prohibiting mobile homes from being located on single-family lots.

WHEREAS, Senate Bill 6593 does permit the City to adopt some standards governing such mobile homes.

WHEREAS, The City wishes to enact those standards permitted in Senate Bill 6593.

NOW, THEREFORE, BE IT ORDAINED that Ordinance #2316 be and is hereby amended with the addition of Section 17.54.100 (Mobile Homes):

SECTION 1. A mobile home may be placed on any lot that is appropriately zoned for a single-family residence proved that:

- a. Manufactured home be a new manufactured home;
- b. The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;
- c. The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
- d. The home is thermally equivalent to the state energy code; and
- e. The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.
- f. This section does not override any legally recorded covenants or deed restrictions of record.

SECTION 2. This Ordinance is an interim ordinance and will go into effect on June 30, 2005 and will be subject a hearing within 60 days of this date.

SECTION 3. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED and APPROVED this 7th day of February 2005.

CITY OF ANACORTES: