

1 Sponsored by: Councilmember Terry Lee  
2 Requested by: Executive/Planning and Land Services

## 3 4 5 **ORDINANCE NO. 2010-7**

6  
7 **An Ordinance of the Pierce County Council Addressing the Placement of**  
8 **Recreational Vehicles in Mobile Home Parks and the Availability**  
9 **of Electric Vehicle Charging and Exchange Infrastructure**  
10 **Pursuant to State Legislation Passed in 2009; Amending the**  
11 **Pierce County Code, Section 18.25.030, “Definitions,” and Title**  
12 **18A, “Pierce County Development Regulations – Zoning”;**  
13 **Adopting Findings of Fact; and Setting an Effective Date.**

14  
15 **Whereas**, periodic updates to Pierce County Development Regulations are  
16 necessary to gain compliance with State legislation; and

17  
18 **Whereas**, House Bill 1227 adopted by the Washington State Legislature and  
19 subsequently signed by Washington State Governor became effective July 26, 2009,  
20 which allows recreational vehicles to be used as permanent dwellings within mobile  
21 home parks; and

22  
23 **Whereas**, Pierce County Code (PCC) Chapter 18.25, “Definitions,” Section  
24 18A.33.210, “Residential Use Category – Description of Use Categories,” and Section  
25 18A.35.110, “Mobile Home Parks,” of the Development Regulations – Zoning include  
26 descriptions of Mobile Home Parks that contradict House Bill 1227 by disallowing  
27 permanent dwelling within recreational vehicles; and

28  
29 **Whereas**, Section 18A.33.400 F.5, “Temporary Housing – Recreational Vehicle  
30 Use and Camping,” includes a prohibition of use of a recreational vehicle for permanent  
31 dwelling that contradicts House Bill 1227; and

32  
33 **Whereas**, House Bill 1481 adopted by the Washington State Legislature and  
34 subsequently signed by Washington State Governor became effective July 26, 2009,  
35 which requires jurisdictions along the Interstate 5 corridor with populations exceeding  
36 600,000 to plan for electric vehicle infrastructure by July 1, 2010, by allowing such  
37 infrastructure to be installed in all non-residential and non-resource zones; and

38  
39 **Whereas**, Pierce County Development Regulations do not include provisions for  
40 electric vehicle infrastructure; and



1       **Whereas**, amendments to Title 18A, "Development Regulations -- Zoning," are  
2 proposed to address House Bill 1481 by including electric vehicle charging  
3 infrastructure as an allowed use within all non-residential and non-resource zone  
4 classifications; and

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6       **Whereas**, the Planning and Land Services Department presented the proposed  
7 amendments to the Land Use Advisory Commissions for review and consideration at  
8 meetings held in October and November 2009; and

9  
10       **Whereas**, the Planning and Land Services Department presented the proposed  
11 amendments to the Pierce County Planning Commission for its review and  
12 consideration at a meeting held on September 22, 2010; and

13  
14       **Whereas**, the Planning Commission made its final recommendation on the  
15 proposed amendments at a regular meeting on September 22, 2010; and

16  
17       **Whereas**, the Planning and Land Services Department issued an Addendum to  
18 the Final Supplemental Environmental Impact Statement on January 20, 2010, for the  
19 public review to consider the proposed amendments contained herein; and

20  
21       **Whereas**, the Community Development Committee of the Pierce County Council  
22 met to consider all of the Planning Commission's recommendations on March 1, 2010;  
23 and

24  
25       **Whereas**, this Ordinance is in the best interest and general welfare of the  
26 citizens of Pierce County; **Now Therefore**,

27  
28       **BE IT ORDAINED by the Council of Pierce County:**

29  
30       Section 1. Section 18.25 of the Pierce County Code, "Definitions", is hereby  
31 amended as shown in Exhibit A, which is attached hereto and incorporated herein by  
32 reference.

33  
34       Section 2. Title 18A of the Pierce County Code, "Pierce County Development  
35 Regulations - Zoning", is hereby amended as shown on Exhibit B, which is attached  
36 hereto and incorporated herein by reference.

37  
38       Section 3. Findings of Fact are hereby adopted as shown in Exhibit C, which is  
39 attached hereto and incorporated herein by reference.  
40



1 Section 4. If any of the provisions of this Ordinance are held illegal, invalid or  
2 unenforceable, the remaining provisions shall remain in full force and effect.

3  
4 Section 5. The effective date of this Ordinance shall be June 1, 2010.

5  
6 PASSED this 6<sup>th</sup> day of April, 2010.

7  
8 ATTEST:

PIERCE COUNTY COUNCIL  
Pierce County, Washington

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10  
11 Denise D. Johnson  
12  
13 **Denise D. Johnson**  
14 Clerk of the Council

Roger Bush  
**Roger Bush**  
Council Chair  
Pat McCarthy  
**Pat McCarthy**  
Pierce County Executive  
Approved  Vetoed , this  
21 22 day of April,  
22 2010.

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24 Date of Publication of  
25 Notice of Public Hearing: February 24, 2010  
26  
27 Effective Date of Ordinance: June 1, 2010  
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*Only those portions of Title 18 that are proposed to be amended are shown. Remainder of text and/or tables is unchanged.*

***Chapter 18.25***

***DEFINITIONS***

**18.25.030 Definitions.**

"Mobile Home Park" means a tract of land designed and maintained under a single ownership of unified control where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes or recreational vehicles for permanent occupancy for residential purposes with or without charge. A mobile home park shall not include mobile home subdivisions or recreational vehicle parks or where mobile homes are permitted as a principal use and accessory dwelling unit on the same lot.



Only those portions of Title 18A that are proposed to be amended are shown. Remainder of text and/or tables is unchanged.

**Title 18A**

**PIERCE COUNTY DEVELOPMENT REGULATIONS – ZONING**

**18A.17.010 Urban Zone Classifications.**

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Residential			Urban Districts			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	MUD: Mixed Use District	HRD: High Density Residential District	[Reserved]	[Reserved]
	MSF		MUD	HRD			
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P	PI,2		

Use Categories And Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Urban Zone Classifications (Table 18A.17.010)						
	Urban Centers and Employment Centers				Other Zones		
	MUC: Major Urban Center	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	EC: Employment Center	[Rsvd]	PI: Public Institution
	MUC	CC	AC	NC	EC		PI
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-34	P1-34	P1-34	P1-34	P1,2,56		P1



1 **18A.17.020 Rural Zone Classifications.**  
 2

Use Categories and Use Types	PIERCE COUNTY (Outside of Community Plan Areas) Rural Zone Classifications (Table 18A.17.020)									
	Rural Centers					Resource Lands and Other Zones				
	RAC	Rural Activity Center				FL	Forest Lands			
	GC	Gateway Community				ARL	Agricultural Resource Lands			
RNC	Rural Neighborhood Center				PI	Public Institution				
	<b>RAC</b>	<b>GC</b>	<b>RNC</b>	<b>[Rsvd]</b>	<b>[Rsvd]</b>	<b>FL</b>	<b>ARL</b>	<b>PI</b>	<b>[Rsvd]</b>	
<b>COMMERCIAL USE CATEGORY</b>										
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2-3	P1,2-3	P1,2-3							

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 4  
 5 **18A.18.010 Urban Zone Classifications.**  
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Use Categories and Use Types	ALDERTON-McMILLIN Urban Zone Classifications (Table 18A.18.010)						
	Urban Residential			Employment Centers			
	[Reserved]	MSF: Moderate Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]	[Reserved]	[Reserved]
		<b>MSF</b>		<b>EC</b>			
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P1,2,56			

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 8 **18A.18.020 Rural Zone Classifications.**  
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Use Categories and Use Types	ALDERTON-McMILLIN Rural Zone Classifications (Table 18A.18.020)							
	Rural Centers		Resource Lands		Rural Residential and Other Zones			
	RIC	Rural Industrial Center	ARL	Agricultural Resource Lands	R10	Rural Ten	R20	Rural Twenty
	RNC	Rural Neighborhood Center	RF	Rural Farm	Rsv5	Reserve-5		
	<b>RIC</b>	<b>RNC</b>	<b>ARL</b>	<b>[Rsvd]</b>	<b>R10</b>	<b>R20</b>	<b>RF</b>	<b>Rsv-5</b>
<b>COMMERCIAL USE CATEGORY</b>								
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	PI	P1,2-3						

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1 **18A.20.010 Urban Zone Classifications.**

Use Categories And Use Types	BROWNS POINT/DASH POINT Urban Zone Classifications (Table 18A.20.010)		
	Urban Residential		Urban Center
	SF: Single- Family	[Reserved]	NC: Neighborhood Center
	SF		NC
<b>COMMERCIAL USE CATEGORY</b>			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service			P1-34

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5 **18A.22.010 Urban Zone Classifications.**

Use Categories And Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	[Reserved]	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC		EC	CE	ES	
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	A1,2-3	C1,2-3		P1	P12,3	P1,2-3	

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9 **18A.23.010 Urban Zone Classifications.**

Use Categories And Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)						
	Urban Residential				Urban Employment Centers		
	MSF: Moderate Density Single- Family	SF: Single- Family	[Reserved]	[Reserved]	CE: Community Employment	PI: Public Institutional	[Reserved]
	MSF	SF			CE	PI	
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service					P1	PI	



Use Categories And Use Types	GIG HARBOR PENINSULA Urban Zone Classifications (Table 18A.23.010)					
	Urban Centers					
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	[Reserved]	
CC	AC	NC				
<b>COMMERCIAL USE CATEGORY</b>						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2	P1,89	P1			

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**18A.23.020 Rural Zone Classifications.**

Use Categories and Use Types	GIG HARBOR PENINSULA Rural Zone Classifications (Table 18A.23.020)						
	Rural Centers			Rural Residential and Resource Lands			
	RNC	Rural Neighborhood Center	R10	Rural 10			
	EPF-RAS	Essential Public Facility- Rural Airport South	Rsv5	Reserve 5	RSR	Rural Sensitive Resource	
EPF-RAN	Essential Public Facility- Rural Airport North	ARL	Agricultural Resource Lands				
RNC	EPF- RAS	EPF-RAN	R10	Rsv5	RSR	ARL	[Rsvd]
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1	P1,PUD6;7-8	P1				

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**18A.24.010 Urban Zone Classifications.**

Use Categories And Use Types	GRAHAM Urban Zone Classifications (Table 18A.24.010)					
	Urban Residential		Urban Districts		Urban Employment Centers	
	MHR: Moderate High Density Residential	SF: Single- Family	MUD: Mixed Use District	[Reserved]	CE: Community Employment	[Reserved]
	MHR	SF	MUD	[Rsvd]	CE	[Rsvd]
<b>COMMERCIAL USE CATEGORY</b>						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service			P1,2-3,C34		P1,2-3,C34	

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1 18A.24.020 Rural Zone Classifications.

Use Categories And Use Types	GRAHAM Rural Zone Classifications (Table 18A.24.020)					
	Rural Centers			Resource Lands		
	RAC	Rural Activity Center		FL	Forest Lands	
	RNC	Rural Neighborhood Center		ARL	Agricultural Resource Lands	
	<b>RAC</b>	<b>RNC</b>	<b>[Reserved]</b>	<b>FL</b>	<b>ARL</b>	<b>[Reserved]</b>
<b>COMMERCIAL USE CATEGORY</b>						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2-3	P1,2-3				

5 18A.26.020 Rural Zone Classifications.

Use Categories and Use Types	KEY PENINSULA Rural Zone Classifications (Table 18A.26.020)							
	Rural Centers		Resource Lands		Rural Residential and Other Zones			
	RAC	Rural Activity Center	ARL	Agricultural Resource Lands	R10	Rural Ten	RSR	Rural Sensitive Resource
	RNC	Rural Neighborhood Center			RF	Rural Farm	PR	Park and Recreation
	<b>RAC</b>	<b>RNC</b>	<b>ARL</b>	<b>[Rsvd]</b>	<b>R10</b>	<b>RSR</b>	<b>RF</b>	<b>PR</b>
<b>COMMERCIAL USE CATEGORY</b>								
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2-3,89	P1,2-3,89						

9 18A.27.010 Urban Zone Classifications.

Use Categories And Use Types	MID-COUNTY Urban Zone Classifications (Table 18A.27.010)							
	Urban Residential			Urban Centers		Employment Centers		
	RR:	Residential Resource		CC:	Community Center		CE:	Community Employment
	SF:	Single Family		NC:	Neighborhood Center			
	<b>RR</b>	<b>[Rsvd]</b>	<b>SF</b>	<b>CC</b>	<b>NC</b>	<b>CE</b>	<b>[Rsvd]</b>	
<b>COMMERCIAL USE CATEGORY</b>								
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service				P1,2-3	P1,2-3	P1,2-3,56		



1 18A.27.020 Rural Zone Classifications.

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Use Categories and Use Types	MID-COUNTY Rural Zone Classifications (Table 18A.27.020)					
	Rural Centers		Resource Lands		Rural Residential	
	RNC Rural Neighborhood Center		ARL Agricultural Resource Lands		RSep Rural Separator	
	RNC	[Rsvd]	ARL	[Rsvd]	RSep	[Rsvd]
<b>COMMERCIAL USE CATEGORY</b>						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2-3				(1)	

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5 18A.28.010 Urban Zone Classifications.

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Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)					
	Urban Districts					
	MUD: Mixed Use District	CMUD: Commercial Mixed Use District	OMUD: Office-Residential Mixed Use District	[Reserved]	ROC: Residential/Office-Civic	[Reserved]
	MUD	CMUD	OMUD		ROC	
<b>COMMERCIAL USE CATEGORY</b>						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P	P	P1,2		P1,2	

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Use Categories And Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)					
	Urban Centers			Employment Centers		
	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	[Reserved]	CE: Community Employment	RO: Research-Office
	CC	AC	NC		CE	RO
<b>COMMERCIAL USE CATEGORY</b>						
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2-3;A34	P1,2;A23	P1,2;A23;C34		P1,2,45	P1

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1 **18A.29.010 Urban Zone Classifications.**

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<b>Use Categories And Use Types</b>	<b>SOUTH HILL Urban Zone Classifications (Table 18A.29.010)</b>						
	<b>Urban Residential</b>					<b>Employment Centers</b>	
	MHR: Moderate- High Density Residential	MSF: Moderate Density Single- Family	RR: Residential Resource	HSF: High Density Single- Family	[Reserved]	EC: Employment Center	[Reserved]
	<b>MHR</b>	<b>MSF</b>	<b>RR</b>	<b>HSF</b>		<b>EC</b>	
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service						P4,7,1,5,8	

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<b>Use Categories And Use Types</b>	<b>SOUTH HILL Urban Zone Classifications (Table 18A.29.010)</b>						
	<b>Urban Districts</b>						
	MUD: Mixed Use District	HRD: High Density Residential District	ROC: Residential/ Office-Civic	[Reserved]	[Reserved]	[Reserved]	[Reserved]
	<b>MUD</b>	<b>HRD</b>	<b>ROC</b>				
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1-45	P1	P1				

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<b>Use Categories And Use Types</b>	<b>SOUTH HILL Urban Zone Classifications (Table 18A.29.010)</b>						
	<b>Urban Centers</b>						
	[Reserved]	CC: Community Center	AC: Activity Center	NC: Neighborhood Center	UV: Urban Village	[Reserved]	[Reserved]
		<b>CC</b>	<b>AC</b>	<b>NC</b>	<b>UV</b>		
<b>COMMERCIAL USE CATEGORY</b>							
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service		P1,2- 3,910;C34	P1,2- 3,910;C34	P1	P1		

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1 **18A.31.020 Rural Zone Classifications.**  
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Use Categories and Use Types	UPPER NISQUALLY Rural Zone Classifications (Table 18A.31.020)											
	VC	Village Center	R10	Rural 10	FL	Forest Land	TC	Tourist Commercial	R20	Rural 20	ARL	Agricultural Resource Lands
	VR	Village Residential	R40	Rural 40								
	VC	TC	VR	[Rsvd]	R10, R20, and R40	[Rsvd]	FL	ARL	[Rsvd]			
<b>COMMERCIAL USE CATEGORY</b>												
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	P1,2-3	PI	PI									

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5 **18A.33.210 Residential Use Category – Description of Use Categories.**

6 The Residential Use Category includes permanent or transient living accommodations for  
 7 individuals, families, or people with special needs. The residential category has been separated  
 8 into the following types based upon distinguishing features such as: type of structure; number,  
 9 age and special needs of individuals who reside in the structure; and state and local licensing  
 10 requirements.

11  
 12 **D. Mobile Home Park.** Mobile Home Park Use Type refers to developments maintained  
 13 under single or multiple ownership with unified control, where two or more spaces or  
 14 pads are provided solely for the placement of mobile or manufactured homes or  
 15 recreational vehicles for permanent occupancy which serve as living accommodations  
 16 for families. Mobile home parks do not include mobile home subdivisions or  
 17 recreational vehicle parks.

18  
 19 **18A.33.270 Commercial Use Category – Description of Use Categories.**

20 Commercial activities include the provision of services and the sale, distribution, or rental of  
 21 goods that benefit the daily needs of the general public which are not otherwise classified as  
 22 civic, office, or industrial activities. The Commercial Use Category has been separated into the  
 23 following types based upon distinguishing features such as: nature of business activity and type  
 24 of goods or products sold or serviced. Any store or variety of stores exceeding 40,000 square feet  
 25 shall be considered a Commercial Centers Use Type.

26  
 27 **M. Motor Vehicles and Related Equipment Sales/Rental/Repair and Services.** Motor  
 28 Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type refers to  
 29 establishments or places of business engaged in the sales, leasing, or service of  
 30 automobiles, trucks, motorcycles, recreational vehicles, and boats; or heavy equipment  
 31 and supplies related to motor vehicles; and self-moving or commercial moving services.

32 **Level 1:** Electric vehicle battery exchanges and charging stations.

33 **Level 12** Gasoline service stations together with accessory automobile repair and  
 34 convenience shopping, car washes with a one car capacity, and express  
 35 lube/oil shops that do not keep vehicles onsite for repairs.

36 **Level 23** Automotive repair shops and car washes. Typical uses include general  
 37 repair shops, transmission and engine rebuild shops, muffler shops,  
 38 glass repair shops, automobile upholstery services, and lube/oil shops.



- 1           **Level 34**    Same uses as Level 2, except this level allows for motor vehicles sales
- 2                            as an accessory use provided the number of vehicles for sale on-site
- 3                            does not exceed 15 at any given time.
- 4           **Level 45**    On-site sales, lease, or rental of automobiles, trucks not exceeding three
- 5                            tons of vehicle weight, and recreational vehicles.
- 6           **Level 56**    Sales, lease, or rental of heavy truck and heavy equipment exceeding
- 7                            three tons of vehicle weight, supplies intended for outdoor use, and
- 8                            truck service stations. Typical use includes truck stops primarily
- 9                            designed for the service and fueling of heavy trucks and tractor trailer
- 10                          sales. Other activities include automobile body repair and paint
- 11                          facilities.
- 12           **Level 67**    On-site lease or rental of automobiles, trucks not exceeding three tons
- 13                            of vehicle weight, and recreational vehicles.
- 14           **Level 78**    Aircraft sales, lease or rental.
- 15           **Level 89**    Boat repair and sales facilities.
- 16           **Level 910:** On-site sales, lease or rental of automobiles, trucks and accessories
- 17                            provided the number of vehicles on-site does not exceed 40 at any
- 18                            given time. In the South Hill Community Plan area, see 18J.50.035 B.
- 19                            for specific setback, fencing and landscaping standards that apply.

21 **18A.33.400    Temporary Uses.**

22

23 **F.    Temporary Structure Standards.**

24       5. **Temporary Housing – Recreational Vehicle Use and Camping.** Recreational

25       vehicles, tents, or travel trailers located on a lot of record may be temporarily

26       occupied for the time period noted in 18A.33.400 B., subject to compliance with the

27       standards set forth in subsections 18A.33.400 D.5.a. of this Section. Recreational

28       vehicles, travel trailers, and tents located within an approved recreational vehicle

29       park are not subject to the standards set forth in subsection 18A.33.400 D.5.a. (See

30       Section 18A.35.115 for standards applicable to recreational vehicle parks.)

- 31       a. **Minimum Temporary Occupancy Standards.** Temporary occupancy of
- 32       recreational vehicles, tents, and travel trailers is permitted in all zones when in
- 33       compliance with the following standards:
- 34       (4) Recreational vehicles, travel trailers, or tents shall not be used as a
- 35       permanent place of abode, or dwelling, for indefinite periods of time, except
- 36       as stipulated in Section 18A.33.210 D. Occupancy of a recreational vehicle,
- 37       travel trailer, or tent, or combination thereof, for more than 120 days in any
- 38       12-month period shall be conclusively deemed to be permanent occupancy.

39

40 **18A.35.110    Mobile Home Parks.**

- 41       A. **Purpose.** The purpose of this Section is to provide the regulations for the development
- 42       of mobile home parks.
- 43       B. **Design Criteria.** The following criteria shall govern the design of a mobile home park:
- 44       1. A mobile home park shall contain not less than two spaces and shall be consistent
- 45       with the densities established in Section 18A.35.020, Density and Dimension, except
- 46       when located within the HRD and MUD zones. Mobile home parks proposed within
- 47       the HRD and MUD zones shall have a minimum density of six dwelling units per
- 48       acre.



2. Only one mobile or manufactured home or recreational vehicle shall occupy any given space in the park.
  3. No building, structure, or land within the boundaries of a mobile home park shall be used for any purpose other than the following:
    - a. Mobile or manufactured homes or recreational vehicles for permanent occupancy used as a single-family residence only.
    - b. A patio, carport, or garage as an accessory use for a mobile/manufactured home or recreational vehicle.
    - c. Recreation buildings and structures including facilities such as a swimming pool for the exclusive use of park residents and their guests.
    - d. One residence for the use of the owner, a manager, or caretaker responsible for maintaining or operating the property. This residence may be either a mobile/manufactured home, recreation vehicle for permanent occupancy, or a site-built structure.
    - e. Public or private utilities where related exclusively to serving the mobile home park.
  4. Setbacks. No mobile/manufactured home, building, or other structure shall be located closer to a park boundary property line than is specified by the zone district in which the park is located.
  5. Two off-street parking stalls shall be provided for each mobile/manufactured home or recreational vehicle space with a minimum 10 feet access to a park street. All required off-street parking spaces shall be not less than 8 x 20 feet and shall be paved or have a crushed rock surface and maintained in a dust free surface. On-street or curb-side parking shall not be counted as part or all of the required parking for a mobile home park where moving traffic lanes are used for this purpose.
  6. All interior park roads shall be privately owned and shall be paved with asphalt or concrete to a width to safely accommodate the movement of a mobile home and emergency vehicles. Dead-end streets shall be provided with a 70 foot minimum diameter roadway surface turnaround exclusive of parking lanes.
  7. Storage areas comprising not more than 10 percent of the total mobile home park area for recreational vehicles, boats, and trailers may be provided. Such areas shall be enclosed by a sight-obscuring fence or hedgerow.
  8. There shall be landscaping and ground cover within open areas of the mobile home park not otherwise used for park purposes. Such open areas and landscaping shall be continually and properly maintained.
  9. When deemed necessary to maintain compatibility of the park with adjacent land uses, buffering or screening may be required by the County approving authority.
  10. Mobile homes or Recreational Vehicles may be maintained with or without mobility gear but in either event shall be secured to the ground in a manner approved by the Building Official. Each mobile home shall be skirted with weather resistant, non-combustible material compatible with the exterior finish of the mobile home.
- C. **Phased Development.** Proposed mobile home parks of 10 or more acres in size developed after the effective date of this Section may be developed in phases. Notwithstanding a change of zone or reclassification of the site which would ordinarily preclude further development, a mobile home park which has completed the initial phase of development may be continued and developed into all additional phases indicated on the approved site plan provided that this exception shall only be applicable to phases



1 which can be substantially completed within five years of the adoption of the change of  
2 zone.

3 **D. Park Administration.**

4 1. It shall be the responsibility of the park owner and manager to assure that the  
5 provisions of this Title are observed and maintained within the mobile home park.  
6 Violations of this Title shall subject both the owner and the manager of the facility to  
7 any penalties provided for violation of this Title.

8 ~~2. No travel trailer or recreational vehicle shall be utilized except as temporary living~~  
9 ~~quarters; however, the parking of an unoccupied recreational vehicle in duly~~  
10 ~~designated storage areas shall be permitted.~~

11 32 All refuse shall be stored in insect-proof, animal-proof, water-tight containers which  
12 shall be provided in sufficient number and capacity to accommodate all refuse. Any  
13 storage area for refuse containers shall be enclosed by sight-obscuring fence or  
14 screening and shall be situated on a concrete pad and shown on the site plan. Refuse  
15 shall be collected and disposed of on a regular basis.

16 43 Construction of accessory structures and alterations and additions to the mobile  
17 home park shall be subject to review by the Building Division, and necessary  
18 permits and inspections shall be obtained as required for such construction.

19 54 All electrical connections to each mobile home shall comply with the Electrical  
20 Code and shall be inspected.

21 65 Portable fire extinguishers rated for classes A, B, and C shall be kept in service  
22 buildings and at other locations conveniently and readily accessible for use by all  
23 residents and shall be maintained in good operating condition.

24 76 The park shall be maintained free of any brush, leaves, and weeds which might  
25 communicate fires between mobile/manufactured homes and other improvements.  
26 No combustible materials shall be stored in, around, or under any  
27 mobile/manufactured home or recreational vehicle. The Health Department shall  
28 inspect each park annually, prior to licensing, and submit to the park owner and  
29 manager a written report stating whether or not the park is in compliance, and list  
30 any repairs which may be required prior to issuance of a license renewal. An  
31 extension of time to complete repairs may be granted if no risk to public health or  
32 safety is created by such extension.

33 87 Individual mail boxes shall be provided for each space in the park.

34 98 The owner, or a designated agent, shall be available and responsible for the direct  
35 management of the mobile home park.

36  
37 **18A.35.115 Recreational Vehicle Parks.**

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39 **B. General Standards.** The following general standards shall apply to all recreational  
40 vehicle parks unless more restrictive requirements have been established by the Hearing  
41 Examiner through an approved discretionary land use permit:

42 1. No recreational vehicle shall be occupied overnight unless the vehicle is parked  
43 inside an approved recreational vehicle park, except as stipulated in Section  
44 18A.33.210 D, or as a temporary use as defined in Section 18A.33.400. ~~An~~  
45 ~~exception to this rule may be granted for temporary uses as defined in Section~~  
46 ~~18A.33.400, subject to strict compliance with the requirements of said Section.~~

47 2. No recreational vehicle shall be occupied for commercial purposes anywhere in  
48 unincorporated Pierce County. An exception to this rule may be granted for



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temporary uses as defined in Section 18A.33.400, subject to strict compliance with the requirements of said Section.

3. No recreational vehicle shall be used as a permanent place of abode, or dwelling, for more than 180 calendar days, except as stipulated in Section 18A.33.210 D. Any action toward removal of wheels of a recreational vehicle, except for temporary purposes for repair; or placement of the unit on a foundation, is prohibited.
4. No external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in a recreational vehicle park.
5. No space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this Section.
6. No person, company or corporation shall establish or modify a recreational vehicle park without first complying with the provisions of this Section.

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**FINDINGS OF FACT**

The Pierce County Council Finds:

- 1. Periodic updates to the Pierce County Development Regulations, Title 18-General Provisions and Title 18A-Zoning are necessary to gain compliance with State law.
- 2. House Bill 1227 was adopted by the Washington State Legislature and signed by the Governor and became effective July 26, 2009, which allowed recreational vehicles to be used as permanent dwellings within mobile home parks. Pierce County Code does not comply with this law. Title 18 – General Provisions and Title 18A – Zoning were required to be amended to address this change.
- 3. House Bill 1481 was adopted by the Washington State Legislature and signed by the Governor and became effective July 26, 2009, which required jurisdictions along the Interstate 5 corridor with populations greater than 600,000 to plan for electric vehicle infrastructure by July 1, 2010. Pierce County Code does not currently address such infrastructure, thus amendments to Title 18A – Zoning were required to be amended to include provisions for such uses.
- 4. The Planning and Land Services Department presented the proposed amendments to all of the Land Use Advisory Commissions between October and November 2009.
- 5. The Planning and Land Services Department presented the proposed amendments to the Pierce County Planning Commission for its review and consideration at regularly scheduled meeting on September 22, 2009. The Planning Commission recommended approval of the proposed amendments.
- 7. The proposed amendments have been reviewed pursuant to the State Environmental Policy Act (SEPA).

