

# BINGEN MUNICIPAL CODE

## Chapter 15.08

### MOBILE HOMES AND MOBILE HOME PARKS

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#### **15.08.010 Definitions.**

- A. “Mobile home” means any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business, profession, occupation or trade (or use as a selling or advertising device), and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power.
- B. “Mobile home park” means any park, trailer park, trailer court, camp, site, lot, parcel, or tract of land designed, maintained, or intended for the purpose of supplying a location or accommodations for any mobile home or mobile homes and upon which any mobile home is parked and shall include all buildings and structures used or intended for use as part of the equipment thereof, whether a charge is made for use of the mobile home park and its facilities or not. Mobile home park shall not include automobile or trailer sales lots on which unoccupied trailers are parked for inspection and sale. (Ord. 178 §1, 1968).

#### **15.08.020 Parking regulations.**

- A. It is unlawful within the limits of the city for any person to park or occupy any mobile home on any street, alley, highway, or other public place or on any lot, parcel, or tract of land owned by any person, firm, or corporation, occupied except as provided in this chapter; provided, however, that any existing mobile home which is in existence at the time of enactment of the ordinance codified in this chapter, may be replaced in like kind and quality in the event of sale or destruction of the said existing mobile home.
- B. A mobile home, while attached to the vehicle providing motive power therefore, may be parked on any street, alley, or highway within the city for a period of on hour only, subject to any other regulations or restrictions for that street, alley, or highway.
- C. Occupied mobile homes may be parked only in a mobile home park.

(Ord. 270, 1979; Ord 206, 1972; Ord. 178 §§2, 3, 1968).

**15.08.030 Mobile home parks-Regulations generally.**

It is unlawful for any person, firm, or corporation to operate, maintain, or conduct a mobile home park in the city unless having complied with the existing ordinances respecting mobile homes. (Ord. 178 §4, 1968).

**15.08.040 Mobile home parks-Permit requirements-Basis.**

- A. Prefabricated residence dwellings may be placed on property situated within the city; provided, however, that placement shall be on a permanent immobile basis with a concrete, light rock, concrete block, or mortared pumice block foundation and be permanently placed on such type of footings as is specified by the city building code as adopted and amended in Chapter 15.04 of this code.
- B. Prior to such installation, any applicant intending to place an immobile type home must first comply with all of the building permit procedures as adopted by the city and shall make application for such building permit in accordance with the matter and procedures required for building permits. (Ord. 270, 1979; Ord. 206, 1972; Ord. 178 §3, 1968).

**15.08.050 Installation requirements for mobile or modular homes.**

The following minimum requirements for installation of mobile or modular homes within the corporate limits of Bingen shall be required by all persons, firms or corporations installing same, to-wit:

- A. Placement on lot:
  - 1. Shall be in accordance with setback requirements of current Bingen Municipal Code, Chapter 17, Zoning.
- B. Foundation:
  - 1. Unit shall be place on permanent footings and foundation in accordance with diagram accompanying the ordinance codified herein (without tongue and undercarriage).
  - 2. Footings shall be of poured reinforced concrete.
    - a. Footings under main frame shall be a minimum of six inches thick on rocky soil, or eight inches thick on dirt, and measure not less than sixteen inches in width, running continuously the full length of unit.

- b. Footings under perimeter of unit shall be a minimum of six inches thick, twelve inches wide and run continuously around perimeter of unit.
  - 3. Foundations shall be of mortared six-inch by eight-inch by sixteen-inch concrete block or PF poured concrete.
    - a. Foundation under main frame may be constructed of poured concrete, or by mortaring concrete blocks into solid sixteen-inch by sixteen-inch piers and spaced no more than ten feet apart.
    - b. Foundation under perimeter shall be of poured concrete or of continuously mortared six-inch by eight-inch by sixteen-inch concrete block.
  - 4. Anchors. All units shall be anchored by approved anchoring devices.
- C. Miscellaneous.
- 1. Utilities. All units shall be connected to city water, sewer and electricity, in accordance with all current codes, costs being incurred by property owners.
  - 2. Permits. No unit shall be placed without first acquiring a current approved permit from the City of Bingen. (Ord. 301 (part), 1981; Ord 659 §2, 2016).

**15.08.060 Violation of Section 15.08.050-Penalty.**

Any persons, firms, or corporations failing to comply with the foregoing minimum requirements as set forth in Section 15.08.050 shall be punishable by a fine of no less than one hundred dollars for each violation hereinabove set forth together with the right of the City of Bingen to exercise all remedies at law under the laws of the state of Washington with respect to such violations of foregoing section. (Ord. 301 (part), 1981).