

## D# 42 MOBILE HOME SETBACKS

### General Description

This docket item would create code language to reflect an Administrative Interpretation made by the responsible official on February 27, 1970. This interpretation pertains to setbacks for mobile home parks constructed before December 3, 1969. The interpretation consists of an image that identifies the setbacks for the placement of new mobile or manufactured homes within these existing parks. The standards are as follows:

- 20-foot setback from the street,
- 5-foot setback from a side or rear property line of the park,
- 15-foot setback from one unit to any other unit within the park,
- 5-foot setback for exterior structures (canopies) from other exterior structures or mobile units,
- 20-foot minimum drive aisle width, and
- 30-foot minimum lot width.

Since 1970, staff has been using this interpretation to review building permits for the placement of manufactured homes within these parks. However, the specifics of the decision were never incorporated into Title IV.

### Impact Analysis

#### Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposal's effect on the rate of growth, development, and conversion of land as envisioned in the Comprehensive Plan is not expected to change.

#### Effect on the City's capacity to provide adequate public facilities

The proposal is not anticipated to have an effect on the City's capacity to provide adequate public facilities.

#### Effect on the rate of population and employment growth

The proposal is not anticipated to have an effect on the rate of population and employment growth.

#### Whether Plan objectives are being met as specified or remain valid and desirable

The policies and objectives within the Comprehensive Plan would remain valid and desirable in relationship to the subject docket amendment. The Housing Element of the Comprehensive Plan indicates that the majority of low and very low-income housing stock has historically been older housing stock. This particular docket amendment would only impact mobile home parks that were constructed before December 3, 1969 (i.e. an older housing stock). By permitting this housing stock to be maintained, to the extent feasible, by allowing manufactured home placement pursuant to the standards identified in the Administrative Interpretation would support Goal 2 of the Housing Element: *"Ensure that housing exists for all economic segments of Renton's population"*. In addition, this docket amendment would be supported by Policy H-

29 which identifies the City's desire to *support low-income proposals for households earning less than 60 percent of the area median income* and Policy H-32 which encourages the *preservation, maintenance, and improvement to existing market-rate housing that is affordable to low and moderate income households*. Furthermore, Objective H-H encourages the continuance of manufactured home parks and manufactured home subdivisions on land that is zoned Residential Manufactured Home (RMH) and Policy H-45 supports the continuance of existing manufactured housing developments that provide market rate housing alternatives, maintain Federal Department of Housing and Urban Development standards, and include amenities such as landscaping and community facilities.

Effect on general land values or housing costs

If staff required older mobile home parks to comply with the existing setbacks identified within the Renton Municipal Code, in some cases, the standards may reduce the number of mobile homes originally permitted for the park resulting in a reduction in property value. By utilizing the standards within the subject Administrative Interpretation, the original approval for the mobile home park can be upheld.

Whether capital improvements or expenditures are being made or completed as expected

No specific capital improvements or expenditures are associated with this proposal.

Consistency with GMA, the Plan, and Countywide Planning Policies

Housing is one of the 13 major goals of the Washington State Growth Management Act (GMA). GMA's housing goal encourages available affordable housing to all economic segments of the population, and the preservation of existing housing stock. The older, existing mobile home parks, provide a high density housing type that helps fill housing gaps within the City. In order for these parks to continue to exist and provide an affordable housing option to Renton citizens, the ability for replacement of mobile/manufactured home units is necessary. Staff's utilization of the standards identified within the subject Administrative Interpretation allows these parks to continue. Goal 2 of the Housing Element of Renton's Comprehensive Plan states *"Ensure that housing exists for all economic segments of Renton's population"*. The continued allowance of older mobile home parks further supports City's policies objectives, and goals.

Effect on critical areas and natural resource lands

No impact is foreseen.

Effect on other considerations

None

**Staff Recommendation**

Adopt provisions for setbacks within Mobile Home Parks constructed before December 3, 1969.

**Implementation Requirements**

Changes would be required within RMC 4-2-110C to reflect the Administrative Interpretation from February 27, 1970, as shown in attachment A.

### 4-2-110D Conditions Associated with Development Standards Table For Single Family Residential Zoning Designations

(new footnote) 18.

