

## Commentary

### ATTACHMENT G – LEWIS COUNTY CODE TITLE 15.30 Mobile Home Parks

This amendment is included in the RV Parks and Campgrounds code update package because if the property owner wants to provide camping sites for a residential use, which means occupies for more than 210 consecutive days, then the requirements of Chapter 15.30, Mobile Home Parks, must be met.

There is an inconsistency between two sections of Title 15. Chapter 15.25 has RV occupancy restrictions that state the maximum allowed length of stay outside of a RV Park/Campground is 60 consecutive days before the mobile home placement requirements must be met. Chapter 15.30, with in the scope, says the maximum allowed length of stay in a mobile home park before the mobile home placement requirements must be met is 30 consecutive days. This code amendment removes the inconsistency and leaves the 60 consecutive days requirement in place.

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## **Chapter 15.30 MOBILE HOME PARKS**

Sections:

- 15.30.010 Purpose.**
- 15.30.020 Definitions.**
- 15.30.030 Scope.**
- 15.30.040 Procedure.**
- 15.30.050 Review and penalties.**
- 15.30.060 Design standards.**
- 15.30.070 Operational inspection.**

## **Commentary**

### **15.30.030(3)**

RV occupancy is addressed under new subsection 17.144.050, Length of Stay, as well as 15.25.080, Occupancy Restrictions. Chapter 15.30 only need state that RVs and park trailers are allowed to be placed as mobile homes within mobile home parks and can rely on the other chapters to establish the length of stay restrictions.

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**15.30.010 Purpose.**

[No Change]

**15.30.020 Definitions.**

[No Change]

**15.30.030 Scope.**

- (1) Applicability. It shall be unlawful for any person to construct, alter, extend, or occupy any mobile home park within Lewis County unless the person has an approved mobile home park binding site plan in the name of such person for the specific construction, alteration, extension, or occupation proposed.
- (2) Legal Nonconforming Status. Any mobile home park existing prior to the effective date of the ordinance codified in this chapter which meets the state and local health codes may continue in its present use and occupancy. However, any alteration or addition to such a park shall comply with the requirements of this chapter.
- (3) Recreational Vehicles and Park Trailers. A recreational vehicle or park trailer ~~occupied continuously for more than 30 days shall meet~~ may be placed as a mobile home if all the requirements of a mobile home under this chapter Chapter 15.25, Mobile Homes and Commercial Coaches, are met.

**15.30.040 Procedure.**

[No Change]

**15.30.050 Review and penalties.**

[No Change]

**15.30.060 Design standards.**

[No Change]

**15.30.070 Operational inspection.**

[No Change]