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This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Mobile Home Park Zone

Assistance Bulletin

#80

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Introduction

The intent and function of the Mobile Home Park (MHP) zone is to provide and preserve high density, affordable residential development consisting of mobile homes for existing mobile home parks as a source of affordable, detached single-family and senior housing. This zone is assigned to existing mobile home parks which contain rental pads, as opposed to fee simple owned lots, and as such are more susceptible to future development. All existing mobile and manufactured home parks located in unincorporated urban growth areas that are designated residential on the Snohomish County Comprehensive Plan Future Land Use Map were rezoned by the county council to the MHP zone (Ordinance 09-096).

Permitted Uses

The MHP zone allows a range of permitted and conditional uses including mobile and manufactured home parks. The permitted uses are intended to compliment rather than compete with a mobile and manufactured home park. Please consult the table on the back of this bulletin and SCC 30.22.100 and SCC 30.22.130 for a list of permitted and conditional uses as well as further restrictions on certain uses.

Rezoning

An applicant may request a rezone into or out of an MHP zone pursuant to chapter 30.42A SCC. A public hearing is required for a rezone and final approval rests with the hearing examiner. The department is required to provide public notice pursuant to chapter 30.72 SCC. Pursuant to SCC 30.42A.100, the hearing examiner may only approve a rezone when all of the following criteria are met:

- The proposal is consistent with the comprehensive plan.
- The proposal bears a substantial relationship to the public health, safety, and welfare.
- The proposal is justified based on a change of circumstance since the site was previously zoned.
- Where applicable, minimum zoning criteria found in chapters 30.31A through 30.31F SCC are met.

Relationship to the GMA comprehensive plan

Policy guidance for the enactment of the MHP zone and consideration of rezones is derived from the General Policy Plan (GPP). The GPP includes several policies related to the preservation of mobile and manufactured home parks. Please consult the GPP Land Use and Housing chapters for more information.

Construction of New Mobile or Manufactured Home Park

Please see chapter 30.42E for more information.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Mobile Home Park Zone

Type of Use	MHP ¹¹⁴
Agriculture ^{41, 107}	P
Bed and Breakfast Guesthouse ⁵⁸	A
Boarding House	P
Clubhouse	P
Community Club	P
Community Facilities for Juveniles ¹⁰³	
1 to 8 Resident Facility	P
9 to 24 Resident Facility	P
Day Care Center ^{2, 129}	A
Dwelling, Mobile Home	P
Dwelling, Single Family	P ⁴
Electric Vehicle Infrastructure	
Electric Vehicle Charging Station—Restricted, Level 1, and Level 2 ¹²¹	P
Family Day Care Home ⁸	P
Foster Home	P
Garage, Detached Private Accessory ⁶⁰	
Up to 2,400 sq ft	P
Guesthouse ⁸⁵	P
Health and Social Service Facility ⁹⁰	
Level I	P
Level II ^{41, 129}	C
Level III	C
Home Occupation ¹¹	P
Mobile Home Park ³⁸	P
Personal Wireless Communications Facilities ^{27, 41, 104, 106}	C
Recreational Vehicle Park	C
Retirement Apartments	P
Retirement Housing	P
Storage Structure, Accessory ⁶⁰	
Up to 2,400 sq ft	P
2,401--4,000 sq ft on More Than 3 Acres ^{41, 59}	P
2,401--4,000 sq ft on Less Than 3 Acres ^{41, 59}	A
4,001 sq ft and Greater ^{41, 59}	C
Storage Structure, Non-accessory ⁶⁰	
Up to 2,400 sq ft	P
2,401 sq ft and Greater ^{41, 59}	C
Swimming/Wading Pool ^{17, 41}	P
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P
Utility Facilities-All Other Structures ^{27, 41}	C
P--Permitted Use, A--Administrative Conditional Use, C--Conditional Use, S--Special Use	