

**SECTION 27 MOBILE HOME DISTRICT OR "MH" DISTRICT AND
MOBILE HOMES EXCLUSIVE OF MOBILE HOME
DISTRICTS (Ord.No.315-450)**

- A. GENERAL DESCRIPTION: The purpose of this Zoning District is to provide for suitable sites for the placement of mobile homes as permanent residences both within Mobile Home Parks and on individual lots. The Mobile Home District can be used as an independent or combining district.
- B. REGULATIONS FOR MOBILE HOME PARKS AND SPECIAL OCCUPANCY PARKS:
1. The following provisions shall apply to the development, and maintenance of all Mobile Home Parks and Special Occupancy Parks within the independent Mobile Home Zoning District, as well as other Zoning Districts where specified in the Zoning Ordinance.
 - (a) A Planning Commission issued use permit is required for the development of mobile home parks and special occupancy parks, pursuant to Section 32 of this ordinance.
 - (b) For Subdivision purposes, the minimum parcel size required shall be no less than three (3) acres.
 - (c) Building Height. The maximum building height shall be twenty five (25) feet.
 - (d) Minimum Lot Area Per Mobile Home. The minimum lot area per mobile home shall be 4,500 square feet. Minimum lot areas for recreational vehicles or trailers shall be as specified in the use permit.
 - (e) Front Yard Setback. The front yard setback shall have a minimum depth of twenty (20) feet from exterior property lines.
 - (f) Interior Side Yard Setback. The interior side yard setback shall be a minimum of six (6) feet from exterior property lines.
 - (g) Rear Yard Setback. The rear yard setback shall be a minimum of fifteen (15) feet from exterior property lines.
 - (h) Development Standards. All development in any mobile home park or special occupancy park shall comply with the following standards:

- (1) Internal Streets. All private internal streets within the mobile home or special occupancy park shall be not less than thirty (32) feet in width, and in the case of special occupancy parks such roads shall not be less than 18 feet in width for two-way traffic or 12 feet in width for one-way traffic. All such roads shall have not less than four (4) inches of aggregate base or equivalent.
- (2) All required open areas shall be maintained in accordance with the approved landscaping or recreation development plan.
- (3) All trash and garbage collection areas shall be surrounded on at least three sides by a five (5) foot solid fence and shall have adequate access for collection vehicles. Alternative designs which provide for adequate screening may be substituted.
- (4) All points of vehicular access to and from public streets shall be approved by the Department of Transportation Director.
- (5) All mobile homes and other occupancy spaces must be served from internal streets within the mobile home or special occupancy park, and there shall be no direct vehicular access from a mobile home space or a special occupancy space to a public street or alley.
- (6) Two (2) off-street parking spaces shall be provided per mobile home. Such parking may be incorporated into the internal street design.
- (7) Accessory Buildings. Maximum height, twenty-five (25) feet.
- (8) Recreation or open spaces shall be provided for each mobile home park of an area of at least two thousand (2,000) square feet, plus one hundred fifty (150) square feet for each mobile home space over ten. This open space may be used in more than one location, but no location shall contain less than one thousand (1,000) square feet. Each recreational space shall be accessible to all of the mobile home spaces in the facility, and shall not be used for any other purpose.
- (9) The Planning Commission shall require placement of visual barriers around the perimeter of a mobile home or special occupancy park, unless it finds, because of conditions of the size, density, or layout of the home park or because of conditions of the density or type of surrounding development, that such a requirement would be unnecessary and unreasonable. Visual barriers may consist of fences, walls, or vegetation, as specified by the Planning Commission.

- (10) Landscaping shall be installed and maintained as required by the Planning Commission.
- (11) Free-standing signage for the mobile home or special occupancy park shall be subject to the review and approval of the Planning Director.
- (12) A drainage plan shall be submitted for the review and approval of the Department of Transportation.

C. "MH" AND "MHS" OVERLAYS. Standards for manufactured homes (mobile homes) located on parcels with mobile home (MH) or mobile homes standards (MHS) overlay: (Ordinance No. 315-616)

1. Applicability. "MH" or "MHS" appearing after a zone abbreviation on the sectional district maps indicates that the property so classified is subject to the provisions of this subsection addition to those of the underlying zone.
2. Mobile Home or "MH" overlay. All manufactured homes (mobile homes) placed on parcels with Mobile Home or "MH" overlay zoning are permitted by right.
3. Mobile Home Standards or "MHS" overlay. Manufactured homes (mobile homes) placed on lots zoned for conventional single-family residential dwellings, and having Mobile Home Standards or "MHS" overlay zoning shall be subject to the following standards:
 - (a) Roof standards. The roof of the manufactured home shall:
 - (1) Be designed and manufactured with a minimum 3:12 pitch;
 - (2) Have roofing material which does not produce glare and which meets building and fire code requirements for a single family dwelling;
 - (3) Be designed and manufactured to meet the snowload standard required by the County Building Department for construction of a single family dwelling; and
 - (4) Be designed and manufactured with roof eave and gable overhangs of not less than twelve (12) inches as measured from the exterior wall of the home. The use of gutters are encouraged, but do not contribute to meeting the roof overhang standard.
 - (b) Ramadas. Ramada or similar structures shall not be allowed.

- (c) Siding material. The manufactured home shall be designed and manufactured with wood or simulated materials. These materials include, but are not limited to, wood lap siding, T111 siding, or composite materials manufactured to simulate wood siding.
- (d) Skirting Standard. If the manufactured home is raised above ground level, the design, manufacture and installation of the manufactured home shall include perimeter skirting matching the home's siding material. The skirting shall be installed prior to issuance of a certificate of occupancy.
- (e) Mobile Home Certification. The manufactured home shall be certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Section 5401, et seq.).
- (f) Manufactured Home Age. The manufactured home shall be manufactured within the past ten (10) years of the application date for the County Building Department installation permit. Once a manufactured home meeting the standards of this section and has been installed on a parcel within an MHS area, it may be relocated to any other parcel in the county, provided that all other installation requirements of the building code are met. If the manufactured home is to be relocated to a parcel within an MHS area, then the building permit application to relocate the manufactured home must include sufficient information (including recent photographs) demonstrating that it meets all applicable standards of this subsection.
- (g) Foundation. The manufactured home shall be installed as a permanent residence in accordance with the standards contained in Section 18551 of the California Health and Safety Code, and Section 1333 of Title 25 of the California Administrative Code.
- (h) Front Entrance. The front entrance porch or deck shall be a covered structure with a roof overhang to compliment that of the manufactured home.
- (i) Other permits required. The installation of the manufactured home shall meet all other applicable development requirements for construction of a single family dwelling.

D. PARCELS ZONED FOR SINGLE-FAMILY DWELLINGS. This subsection shall apply to manufactured homes (mobile homes) to be used as permanent dwellings on parcels where a single family use is permitted exclusive of mobile home parks, trailer parks, and mobile home (MH) or mobile home standard (MHS) overlay areas.

1. Certified mobile homes. Mobile homes that are certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Section 5401, et. seq.), are permitted subject to the following standards:
 - (a) Foundation. The mobile home shall be placed on a support or foundation system pursuant to Section 18551 of the California Health and Safety Code, and Title 25 of the California Administrative Code.
 - (b) Skirting Standard. Perimeter skirting shall be installed which consists of similar material and design utilized for siding on the mobile.
 2. Other Mobile Homes. Mobile homes that are not certified under the National Mobile Home Construction and Safety Standards Act of 1974, or do not meet the requirements of subsection D.1. above are permitted subject to the following:
 - (a) A Planning Director's Issued Use Permit shall be required pursuant to Section 32 of this Ordinance. On parcels of less than 10 acres, and where the proposed mobile home will be within 200 feet of an adjacent property line, such permit shall be denied by the Planning Director if fifty-one (51) percent or more of residents or property owners located within a three hundred (300) foot radius of the subject parcel have submitted written objections to the request.
- E. STORAGE OF MOBILE HOMES. Unoccupied mobile homes or portions thereof that are not fixed to a foundation shall be stored only in a mobile home sales lot, an approved storage yard, or in a mobile home park.
- F. HISTORIC DISTRICTS. The installation of manufactured homes (mobile homes) shall be precluded from all Historical Districts of the County which are listed on the National Register of Historic Places.
- G. USE OF RECREATIONAL VEHICLES. The placement and use of recreational vehicles (including travel trailers) shall be subject to the provisions of this subsection in addition to those of the zoning district in which located:
1. The placement and use of such structures shall be limited to only seasonal use not to exceed a maximum of ninety (90) days a year, or during construction of a permanent residence.
 2. A Planning Director's Issued Use Permit shall be required pursuant to Section 32 of this Ordinance.

3. The installation of the recreational vehicle or trailer shall meet the requirements of the Building and Health Departments.
4. The provisions of this subsection shall not apply to the storage of a recreational vehicle for personal use of a homeowner residing in a legal, permanent dwelling on the property.