

Article 19 MHP Mobile Home Park District (Inland)

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1901 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the MHP district are to:

- A. Provide appropriate areas for residential mobile home park development that are consistent with the General Plan and with standards of public health and safety as established by State or City Code.
- B. Ensure adequate light, air, privacy and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion and other environmental effects.
- C. Avoid the economic and social dislocation, and the reduction of housing stock resulting from conversion of mobile home parks to other uses.
- D. Achieve design compatibility with surrounding neighborhoods and promote and encourage orderly residential development with appropriate physical amenities.

1902 Definitions

For the purposes of the Article, the following definitions shall apply:

- A. "Mobile home" is a structure designed for human habitation and for being moved on a street or highway under permit pursuant to Vehicle Code Section 35790. Mobile home does not include a recreational vehicle, as defined in Civil Code Section 799.24, or a commercial coach, as defined in Health and Safety Code Section 18218.

- B. "Mobile Home Park" is an area of land where two or more mobile home sites are located to accommodate mobile homes used for human habitation. This definition shall include rental mobile home parks where mobile home spaces are rented or held out for rent. A mobile home park shall also include a mobile home subdivision, condominium or stock cooperative in which specific ownership rights are acquired by the unit occupants within the mobile home park.

1903 Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in the MHP district. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" which follow. The letter "U" designates use classifications permitted upon approval of a use permit, as provided in Article 41. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule.

MHP DISTRICT: LAND USE REGULATIONS

P - Permitted
 U - Use Permit
 L - Limited, (See
 Additional Use
 Regulations)
 - - Not Permitted

	MHP	Additional Regulations
Residential Uses		(A)
Day Care, Ltd.	P	
Single Family Residential	L-1	
Public and Semipublic		
Day Care, General	L-2	
Park & Recreation Facilities	L-3	
Public Safety Facilities	U	
Utilities, Major	L-4	
Utilities, Minor	P	(B)
Accessory Uses	P/U	(A) (C) (D) (E)
Nonconforming Uses		(F)

MHP District: Additional Use Regulations

- L-1 A Mobile Home Park Development Plan (MHP Development Plan) required for a mobile home park. One mobile home allowed per single space or lot as approved as part of a MHP Development Plan.
- L-2 Use permit required and allowed only in conjunction with a permanent structure. The facility shall be designed for the limited use of the residents of the mobile home park.

- L-3 Recreation facilities, such as, parks, playgrounds, riding and hiking trails, golf courses, lakes, stables and riding rings, recreation buildings, clubhouses and community centers, and similar uses and facilities allowed provided that all such uses and facilities be approved under the MHP Development Plan for the entire park or a separate use permit be obtained. All such uses and facilities shall be designed for the limited use by residents of the mobile home park and their guest.
- L-4 A use permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water and wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Aboveground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.
- (A) See Section 3002: Relocated Buildings (use permit required).
- (B) See Section 3025: Antennas and Microwave Equipment.
- (C) See Section 3007: Home Occupations in A, O, MHP and R Districts.
- (D) See Section 3008: Swimming Pools and Hot Tubs.
- (E) See Section 3034: Animals.
- (F) See Article 35: Nonconforming Uses and Structures.

1904 Development Regulations

A Mobile Home Park Development Plan (MHP Development Plan) shall be required for the development or expansion of any MHP district. The following development regulations shall apply.

A. For the Mobile Home Park

1. Minimum Area. The minimum area of a MHP district shall be 2 acres. A MHP district may be subdivided into lots smaller than 2 acres, provided a Tentative Map is approved concurrent with a MHP Development Plan and the minimum lot size is in accordance with the requirements of this section.

2. Density. The total number of mobile home units in a MHP Development Plan shall not exceed the maximum permitted by the General Plan density for the total area of parcels designated for residential use and open space. A MHP Development Plan that would exceed the base density for the area, as shown on the Land Use Element of the General Plan, may be approved only if the Planning Commission finds that the plan conforms to the provisions of Section 2.3 of the Land Use Element of the General Plan.
3. Compatibility with Adjacent Land Uses. The mobile home park shall be designed and developed in a manner compatible with and complimentary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property and the residents from adverse surrounding influences, as well as the protection of the surrounding area from potentially adverse influences within the development. A mobile home park shall relate harmoniously to the topography of the site, make suitable provisions for the preservation of water course and wooded areas, and shall otherwise be so designed as to use such natural features and amenities to the best advantage.
4. Setbacks: Perimeter. Mobile home units and buildings within the mobile home park shall maintain the following setbacks:
 - (a) A setback of at least 20 feet from the nearest edge of the street right-of-way of any street along the exterior boundary of the mobile home park.
 - (b) A side-yard and rear-yard of at least 15 feet from the exterior boundary of the mobile home park.
5. Setbacks: Recreational Use Area. A recreational use area or facility shall be setback a minimum of 100 feet from any external boundary which adjoins, or is separated only by a boundary street from land in any residential zone. Where permanent intervening open space, a minimum of 100 feet in width, exists on adjacent property, this restriction may be modified on approval of the Planning Commission through the MHP Development Plan.
6. Common Usable Open Space and Recreation Facilities. A minimum of one substantial area of common usable open space shall be provided that meets the following standards:
 - (a) A minimum of 250 square feet of common usable open space per dwelling unit shall be provided.
 - (b) The common usable open space shall be designed so that a horizontal rectangle inscribed within it has no dimension less than 50 feet, shall be open to the sky,

and shall not include driveways or parking areas, or area required for front or street side-yards. The common usable open space shall be landscaped, improved and maintained.

- (c) The common usable open space areas shall be designed and accessible for outdoor living and recreation and shall include outdoor recreational facilities for both active and passive recreation. The facilities provided shall reflect the occupants needs within the park and shall be especially designed for children within family oriented parks.
 - (d) Completely enclosed indoor recreation facilities shall be provided and shall consist of not less than 10 square feet for each dwelling unit and shall be in addition to the 250 square feet per dwelling unit required for the common usable open space.
7. Building Height. The maximum height of any structure within the mobile home park (excluding the mobile home unit) shall be limited to 30 feet.
 8. Access Drives and Streets. A mobile home park shall have direct vehicular access from a publicly maintained street. This requirement does not apply to the expansion of an existing mobile home park when adequate access is obtained through an existing portion of the mobile home park.

All mobile home spaces/lots and recreation facilities shall have access only from an interior access drive or street. Interior private access drives and streets shall meet the requirements of Article 31 of this ordinance and the standards within the Engineering Manual for driveways and private streets.

9. Sewer and Water. Each mobile home space/lot in a mobile home park shall have water and sewer connections in accordance with Title 25 of the California Code of Regulations and with applicable City codes, ordinances and standards.
10. Refuse Storage Areas. Refuse storage areas shall comply with Section 3022 of this ordinance.
11. Undergrounding of Utilities. The undergrounding of utilities shall be in accordance with Section 3023 of this ordinance.
12. Fire Protection. On and off-site fire hydrants and other fire protection facilities shall be installed as specified by the MHP Development Plan for the project and shall be in accordance with Title 25 of the California Code of Regulations and with applicable City codes, ordinances and standards.
13. Night Lighting. Lighting shall be provided and maintained for all walks, driveways,

parking areas, common areas and other facilities as specified by Title 25 of the California Code of Regulations, and in accordance with Section 3117 of this Ordinance to assure safe and convenient nighttime use. Street lighting shall be provided on all interior access drives and streets and shall be designed to meet public street design standards as specified in the City's Standard Engineering Specifications.

14. Signs. All signs shall be in conformance with Article 33 of this ordinance.
15. Visitor Parking. Visitor parking shall be provided at a ratio of 1 space per 4 dwelling units and shall be distributed throughout the park.
16. Handicapped Parking. Handicapped parking shall be provided in accordance with Section 3107 of this ordinance.

B. For the Individual Mobile Home Spaces/Lots

1. Space or Lot Size. A minimum size of 3,500 square feet (excluding interior access drives) shall be provided for each space/lot. Smaller lot sizes may be approved under a Planned Block Development Plan (PBD) in accordance with Article 24 of this Ordinance.
2. Space or Lot Width. Every space/lot shall have a minimum width of forty (40) feet. Smaller lot dimensions may be approved under a Planned Block Development Plan (PBD) in accordance with Article 24 of this Ordinance.
3. Space or Lot Coverage. Not more than seventy-five (75) per cent of the area of a mobile home space/lot shall be covered by the mobile home and its accessory structures.
4. Setbacks and Separation Requirements: Each mobile home space/lot shall maintain the following minimum setbacks and separations for mobile homes:
 - (a) Front-Yard Setback: Each mobile home space/lot shall have a front yard setback of not less than five (5) feet extending the entire width of the mobile home space/lot. A front yard shall be measured from the nearest element of the mobile home, garage, carport or any mobile home accessory structure to the property line, back of sidewalk, or back of curb, whichever is the most restrictive.
 - (b) Side-Yard Setback: Each mobile home space/lot shall have a side-yard setback of not less than three (3) feet in width along the entire length of the mobile home space/lot.

- (c) Corner Side-Yard: A corner side-yard setback shall be not less than five (5) feet.
 - (d) Rear-Yard Setback: Each mobile home space/lot shall have a rear-yard setback of not less than three (3) feet in width across the entire length of the mobile home space/lot.
 - (e) Accessory Structures: Setbacks for any accessory structure shall be in accordance with Title 25 of the California Code of Regulations.
 - (f) Separation of Structures: The minimum separation between mobile homes or between mobile homes and buildings or accessory structures shall be in accordance with Title 25 of the California Code of Regulations.
5. Mobile Home Design. All mobile home units shall comply with the following design standards unless an alternate design is approved by the Planning Commission under a MHP Development Plan:
- (a) Each mobile home shall be at least 16 feet wide;
 - (b) It shall be built on a foundation as required by Title 25 of the California Code of Regulations and approved by the Building Official;
 - (c) It shall have been constructed after June 15, 1976, and shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974;
 - (d) The unit's skirting shall extend to the finished grade;
 - (e) Exterior siding and materials shall be compatible with adjacent residential projects;
 - (f) The roof shall have a pitch of not fewer than 3 inches vertical rise per 12 inches horizontal distance;
 - (g) The roof covering shall be clay or concrete tile, composition shingle, wood shake or shingle complying with the most recent edition of the Uniform Building Code as amended by local ordinances;
 - (h) The roof shall have eaves or overhangs of not less than 1 foot; and
 - (i) Required covered parking shall be compatible with the mobile home design.
6. Building Height. Building height of individual mobile home units shall be limited to 1 story or 18 feet which ever is less.

7. Parking. Two parking spaces shall be provided for each mobile home unit. At least one of the spaces shall be provided within a garage or a carport. Tandem parking is allowed provided that any required parking space shall not be located within any required setback area.

C. Development Restrictions

1. Any commercial operation within a mobile home must conform to Section 3007 of this ordinance.
2. No mobile home shall be used as a recreational unit.
3. No public oriented recreational activities for profit shall be permitted within the park.
4. No permanent buildings other than recreational buildings, laundry facilities and manager's quarters shall be constructed within the park except those approved by the Planning Commission within the context of a MHP Development Plan.
5. Exterior individual antennas shall be prohibited.

1905 Initiation

An amendment to reclassify property to a MHP district shall be initiated by a property owner or authorized agent, the Planning Commission, or the City Council. If the property is not under single ownership, all owners shall join in the application, and a map showing the extent of ownerships shall be submitted with plans and materials.

1906 Required Plans and Materials

Plans and materials required to accompany an application for a Zone Amendment to a MHP district shall be in accordance with Article 45 of this ordinance. An application for a MHP Development Plan shall incorporate the materials required for design review by Article 43 of this ordinance. The City Planner also may require one or more of the following items, based on the type, location, and potential impacts of proposed development:

- A. A Tentative Map shall be required meeting the requirements of the State Map Act and the City's Subdivision Ordinance if the MHP Development Plan is for an individual lot or condominium subdivision.
- B. A map showing proposed district boundaries and the relationship of the district to uses and structures within a 300-foot radius of the district boundaries.

- C. A map or aerial photo of the proposed district and 100 feet beyond its boundary showing sufficient topographic data to indicate clearly the character of the terrain; the type, location, and condition of mature trees and other natural vegetation; and the location of existing development.
- D. A site plan showing the proposed pattern of development, with residential and open space areas, and street patterns delineated.
- E. Any other informational items deemed necessary by the City Planner in order to fully analyze and review the proposed development.

1907 Planning Commission Action

The Planning Commission shall consider an application for reclassification to a MHP district as prescribed in Article 45 and may at the same time consider the proposed MHP Development Plan accompanying the application at a public hearing with notice given as prescribed in this ordinance. A recommendation of the Planning Commission to the City Council to reclassify to a MHP district may be accompanied by a concurrent recommendation of approval for a MHP Development Plan. The Planning Commission may approve a MHP Development Plan within an existing MHP district.

1908 Status of MHP Development Plan

- A. Effective Date. If a MHP Development Plan is concurrently approved with a MHP district, the MHP Development Plan shall be effective on the same date as the ordinance creating the MHP district for which it was approved. If a MHP Development Plan is approved for an existing MHP district, the effective date of the MHP Development Plan is the date of adoption of the Planning Commission resolution, unless appealed, as provided for in Article 46.
- B. Lapses of Approval. MHP Development Plan approvals shall lapse two years after the effective date of approval or conditional approval or at an alternate time specified as a condition of approval unless:
 - 1. A grading permit has been issued and grading has been substantially completed and/or a building permit has been issued and construction has been diligently pursued; or
 - 2. An occupancy permit has been issued; or
 - 3. The approval is extended; or
 - 4. In cases where a MHP Development Plan is approved concurrently with a Tentative Map and a Final Map or Parcel Map is recorded, the MHP Development Plan shall

be effective for an additional 24 months from the date of recordation of the Final Map or Parcel Map.

- C. Time Extension. Upon filing of an application by the project's applicant prior to the expiration of an approved or conditionally approved MHP Development Plan, the time at which the Development Plan expires may be extended by the Planning Commission for a period or periods not to exceed a total of three years. Application for an extension shall be made in writing to the City Planner no less than 30 days or more than 90 days prior to expiration.
- D. Changed Plans. A request for changes in conditions of approval of a MHP Development Plan, or a change to the MHP Development Plan that would affect a condition of approval, shall be treated as a new application. The City Planner may waive the requirement for a new application if the changes requested are minor, do not involve substantial alterations or additions to the plan or the conditions of approval, and are consistent with the intent of the project's approval or otherwise found to be in substantial conformance.
- E. Appeals. Denial of a request for a time extension or revision of a MHP Development Plan shall be subject to appeal, as prescribed in Article 46.

1909 Building Permits

Proposed new structures or expansion of existing structures must be consistent with the requirements of this Article or the adopted MHP Development Plan (if applicable) for issuance of building permits.

1910 Existing Mobile Home Parks

Parks in existence at the time of the adoption of the ordinance adopting this Article may be rezoned to a MHP district without the necessity of a MHP Development Plan. Requirements may be placed on an existing mobile home park to alleviate existing health and safety issues as established by State or City Codes.

Any expansion of an existing mobile home park shall require conformance with the development regulations of this Article.

1911 Conversion of an Existing Mobile Home Park

Conversion of an existing rental mobile home park to an alternate use or to a mobile home subdivision, condominium or stock cooperative shall comply with Article 34 of this ordinance. If the mobile home park is under a MHP district, then a Zone Amendment to an alternate district shall be required to be processed in conformance with Article 45 of this ordinance and with the Land Use Element of the General Plan.

Any conversion of an existing mobile home park to a mobile home park subdivision, condominium or stock cooperative shall require conformance with the development regulations of this Article unless a waiver is granted in conjunction with the approval of a Tentative Map or MHP Development Plan.