

ZONING

17 Attachment 1

ZONING APPENDIX

STANDARDS AND FEES

Sections:

- I. Deleted.**
- II. Mobilehome park standards.**
- III. Building placement.**
- IV. Area exceptions.**
- V. Fee schedule.**

I. Deleted.

II. Mobilehome park standards.

- A. Locational Criteria.
 - 1. Mobilehome parks may be located as permitted in Chapters 17.16, 17.48 and 17.83.
 - 2. Access to the mobilehome park shall be directly to a major arterial street or within five hundred feet of freeway access ramps (major streets are defined and located in the Circulation Element of the General Plan)
 - 3. Mobilehome parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development.
 - 4. Mobilehome parks shall not be permitted at locations which would disrupt the logical expansion of conventional subdivisions or extension of street systems, utilities or public improvements.
 - 5. Mobilehome parks shall not be permitted at locations so far removed from existing utilities or community services such as fire or police protection, school, etc., so as to place a financial burden on the city for provision and maintenance of these facilities.
- B. Development Standards for Mobilehome Parks.
 - 1. General.
 - a. Use Permit Requirements. Mobilehome parks shall be permitted only after approval of a special use permit and development plan by the planning commission or by an affirmative vote of the city council upon appeal. The development plan shall include complete dimensions and indicate the location and layout of each mobilehome space, buildings and other structures, garbage, storage, work and recreation areas and facilities, access drives, parking areas, landscaping plan, fencing, signs, street lighting, fire protection devices plus any other information necessary to determine if state, federal or local requirements will be met.
 - b. State and Federal Requirements. The following local standards are supplemental to the State of California Mobilehome Act or Federal Housing Administration (where applicable) standards and do not relieve the developer from complying with those state or federal standards not covered herein.
 - c. Waiver of Standards. Any modifications or waivers to local standards shall be permitted only where the developer can substantiate to the planning commission or city council on appeal that there are exceptional or extraordinary circumstances preventing compliance with

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the standard and where the waiver will not prove detrimental to the surrounding neighborhood or public welfare.

2. Definitions.

a. "Mobilehome" means a factory-constructed residential structure which is transportable to the site of its placement and which is designed and intended for continuous human habitation by one family. For these purposes mobilehome shall also include manufactured homes constructed under the federal Manufactured Housing Construction and Safety Standards Act of 1974, but shall not include a recreational vehicle, commercial coach or factory-built home.

b. "Mobilehome park" means a parcel of land developed and intended to accommodate two or more mobilehomes and their accessory structures on individually-defined spaces.

c. "Mobilehome space" means a clearly defined plot of ground within a mobilehome park which abuts a mobilehome access drive by its full required width and has been improved in accordance with state, federal and/or local requirements to accommodate one mobilehome.

d. "Mobilehome access drive" means a private thoroughfare which affords internal circulation through a mobilehome park.

3. Mobilehome Park Area and Setback Requirements.

a. Minimum gross area —twelve-thousand square feet.

b. Minimum number of mobilehome spaces—two.

c. Setback of mobilehome spaces, buildings, parking or recreational areas or other structures from all property lines along public streets —as required by the zoning district in which the park is located.

4. Mobilehome Space Area and Setback Requirements.

a. Mobilehome space minimum dimensions:

1) Width —forty feet.

2) Length —seventy feet.

3) Area —two thousand eight hundred square feet.

b. Setbacks and spacing for mobilehomes, accessory buildings, and other structures:

1) Setback of all mobilehomes, accessory buildings and structures from mobilehome access drive and interior property lines —five feet.

2) Minimum spacing between all structures on separate mobilehome spaces or areas —ten feet.

c. Maximum coverage permitted by mobile-homes, structures and accessory buildings for the mobilehome park —sixty percent.

5. Mobilehome Park Access Drive Development Standards.

a. Minimum width —forty-one feet (including curbs and gutters).

b. The access drive shall be surfaced in accordance with city standards for a residential street.

c. Curbs and gutters shall be provided in accordance with city standards.

d. Street lights shall be provided in accordance with city standards.

e. Length of access drive —access drives which do not provide for continuous circulation shall not exceed five hundred feet in length and shall provide a turnaround having a diameter of fifty feet.

6. Signing.

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a. In residential zones, one free-standing ground sign identifying the name of the mobilehome park shall be permitted at the main entrance to the park subject to the following limitations:

- 1) Non-moving and non-flashing.
- 2) Illumination shall be internal and not reflect or glare on adjacent residential development.
- 3) Setback ten feet from property lines.
- 4) Maximum size —sixty-four square feet.
- 5) Maximum height —eight feet.
- 6) Designed in harmony with park and fencing.

b. Directional and similar type signs may be permitted within the mobilehome park as approved by the planning commission.

c. In commercial zones the identification sign shall be permitted in accordance with the sign regulations of that district.

8. Landscaping.

a. All areas not occupied by mobilehomes, buildings, other structures, paving or recreational facilities shall be landscaped and maintained with lawn, ground cover or shrubbery.

9. Other Improvements.

a. Complete frontage improvements shall be installed along public rights-of-way as required by the director of public works.

b. Stormwater drainage, sanitary sewer, and water systems shall be installed to city standards at locations required by the director of public works.

c. Electrical and telephone service shall be installed underground pursuant to adopted city standards. Individual overhead television or radio antennas shall not be permitted.

d. A six-foot-high solid fence of: 1) masonry; or 2) wood, with masonry posts spaced at intervals not less than fifty feet apart or 3) chain link fencing with stapled metal slats, shall be provided around the entire perimeter of the mobilehome park subject to compliance with the setback requirements of the city fence ordinance and the engineering specifications of the city building code.

e. Facilities for fire protection within the mobilehome park shall be installed to city standards at locations designated by the city fire chief.

f. All outdoor storage and garbage collection areas shall be enclosed with a solid six-foot-high fence.

10. Operational Standards.

a. An accessory service use such as a laundromat is permitted within the mobilehome park for use of the residents.

b. Mobilehome are permitted to be sold within the mobilehome park by the owner, provided they are located on a mobilehome space; and further provided, that not more than one mobilehome which is for sale shall be placed on any one space.

c. Renting of mobilehomes in a mobilehome park is prohibited unless the mobilehome bears the insignia of the Department of Housing and Urban Development (HUD) as a California approved dwelling unit.

11. Enforcement.

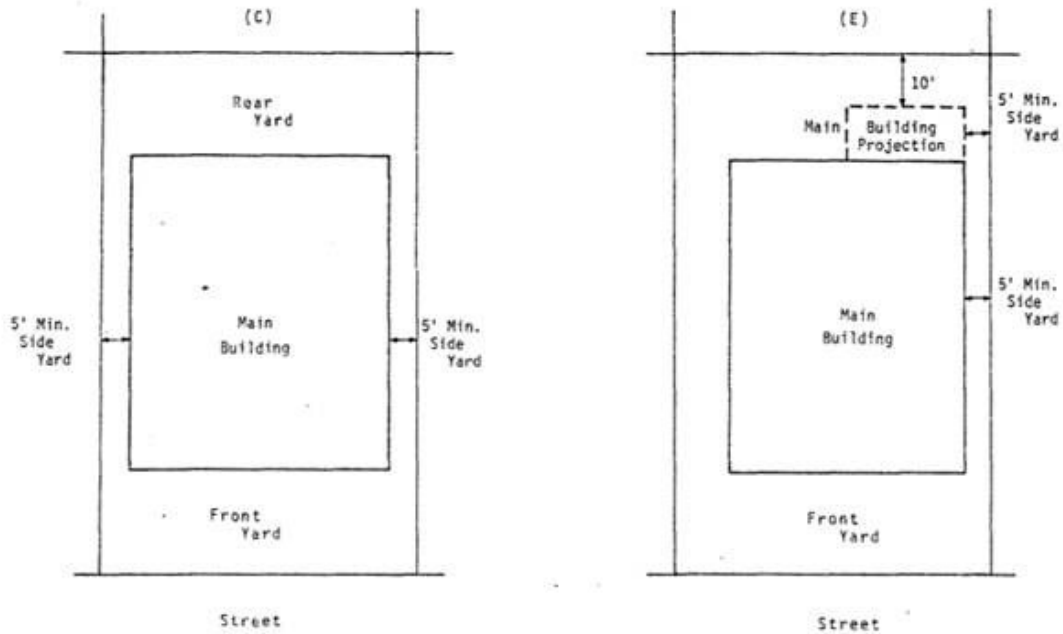
a. The enforcement agency is the State of California Department of Housing and Community Development, Division of Building and Housing Standards. Prior to any construction on a mobilehome park, plans and specifications shall be submitted and approved by the Enforcement Agency.

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b. The regulations set forth in these standards shall be considered supplementary to the rules and regulations of the State of California Department of Housing and Community Development (Title 25, California Administrative Code, Chapter 5, "Mobilehome Parks, Special Occupancy, Trailer Parks and Campgrounds"). (Ord. 695 § 2, 2003)

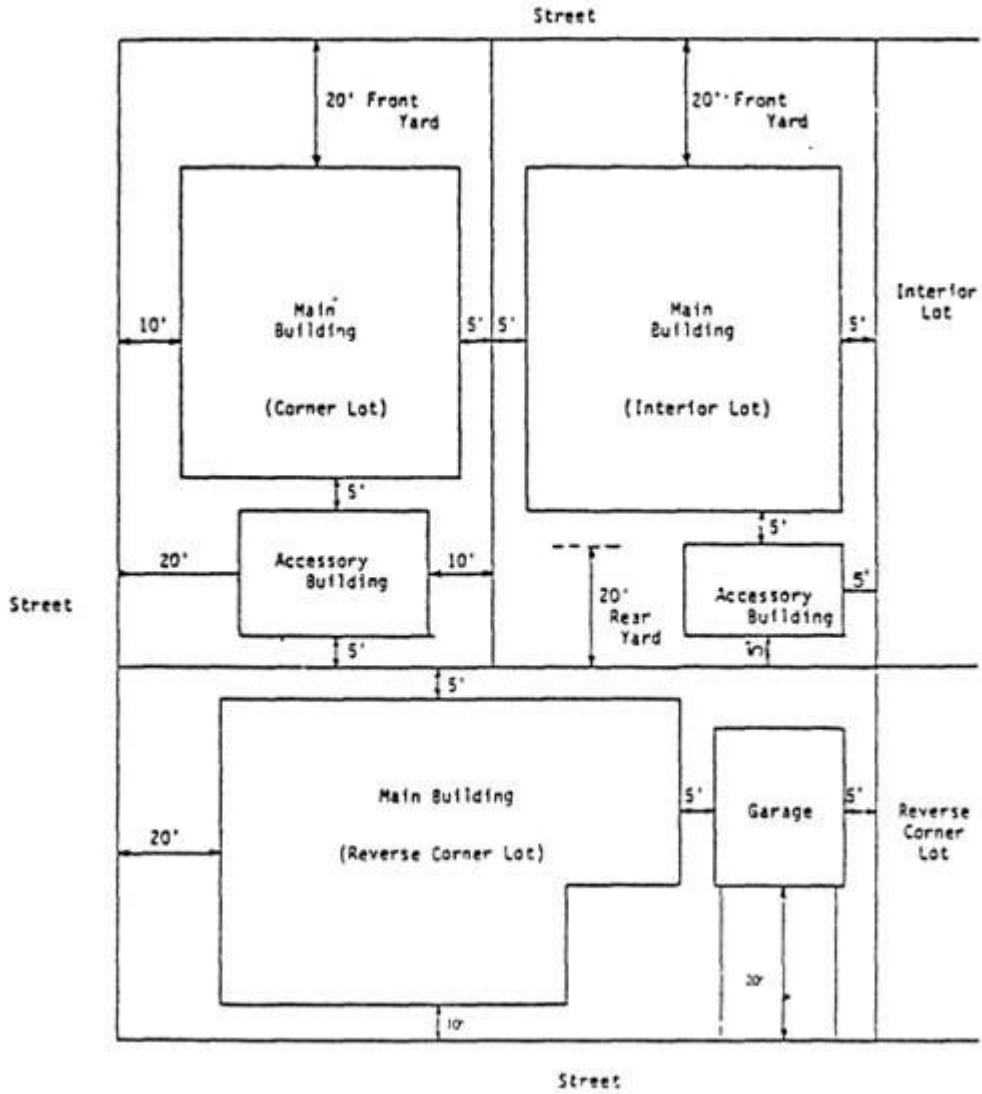
III. Building placement.

**R-1 SINGLE FAMILY DISTRICT
BUILDING PLACEMENT**



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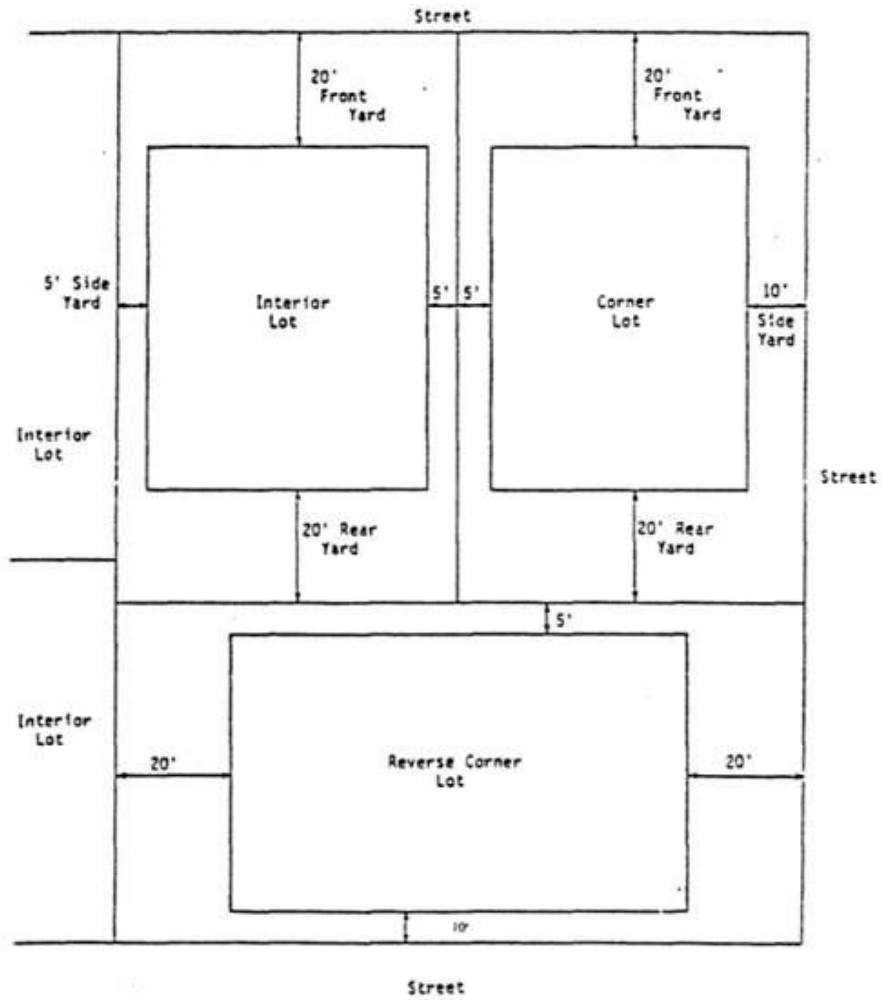
R-1 SINGLE FAMILY DISTRICT BUILDING PLACEMENT



(Ord. 631 Exh. A, 1989)

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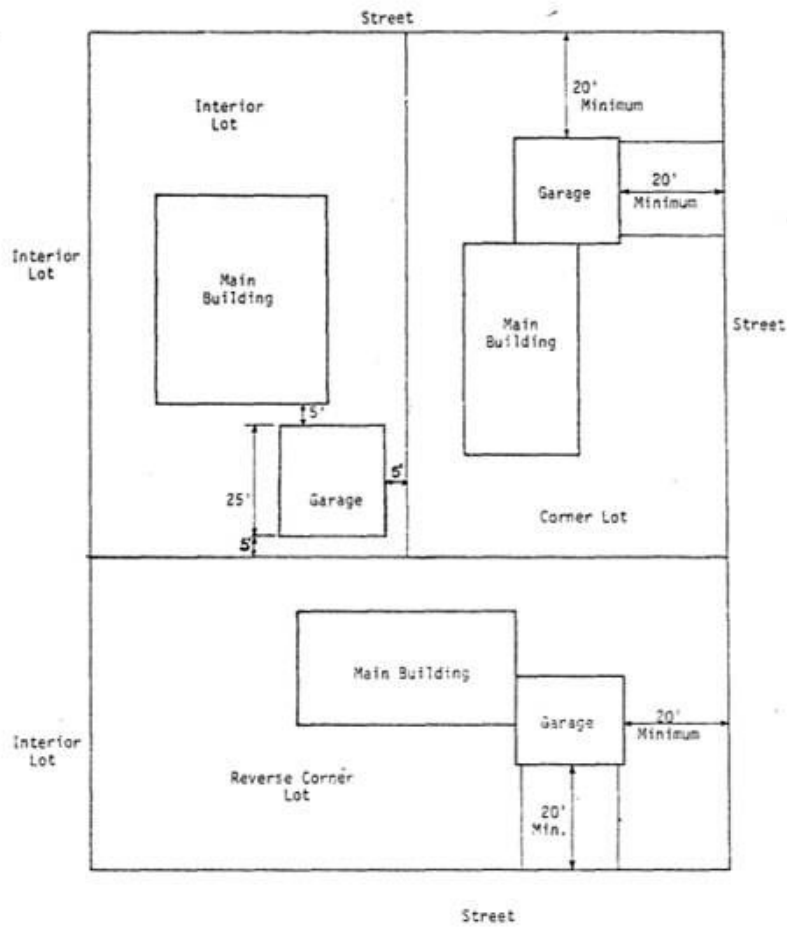
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(Ord. 631 Exh. A, 1989)

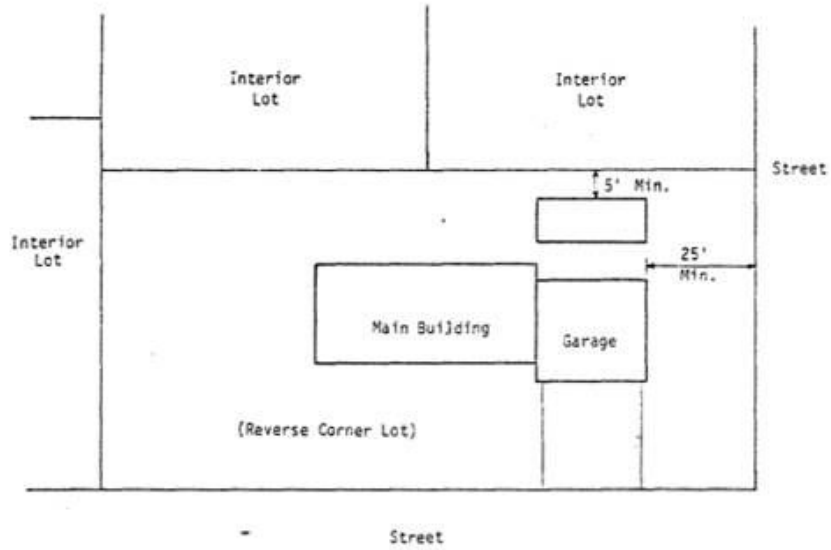
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R-1 SINGLE FAMILY DISTRICT BUILDING PLACEMENT (H)

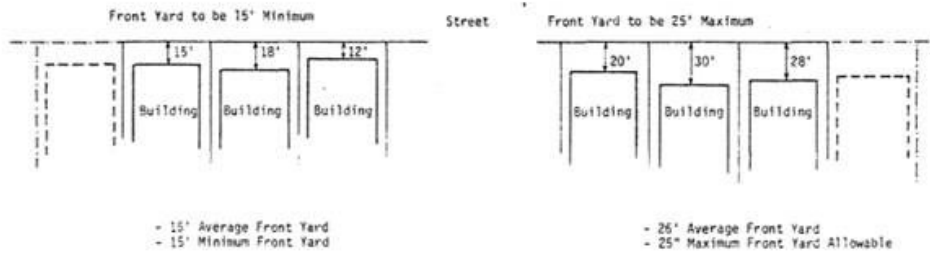


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R-1 SINGLE FAMILY DISTRICT BUILDING PLACEMENT (G)

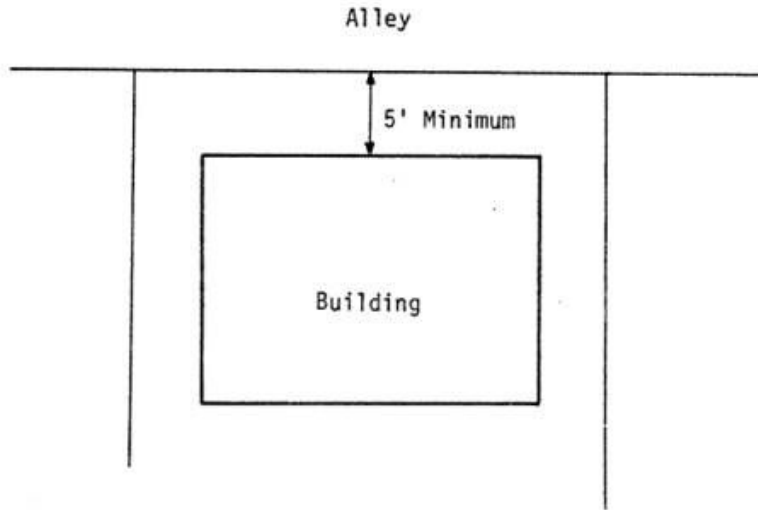


IV. Area exceptions.

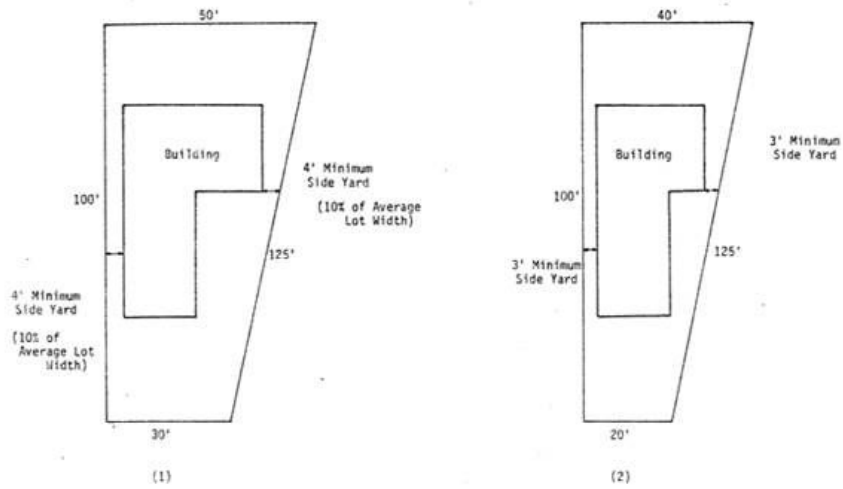


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AREA EXCEPTIONS (C)

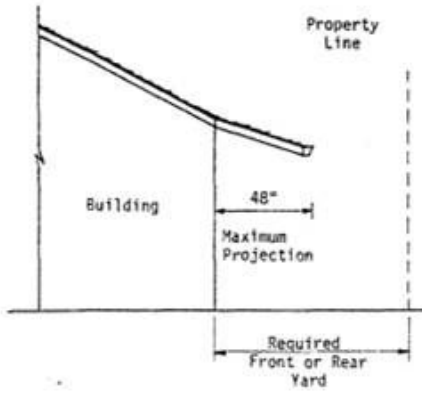


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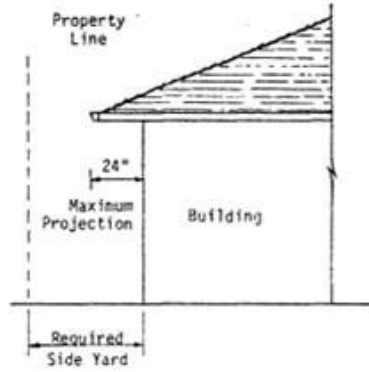


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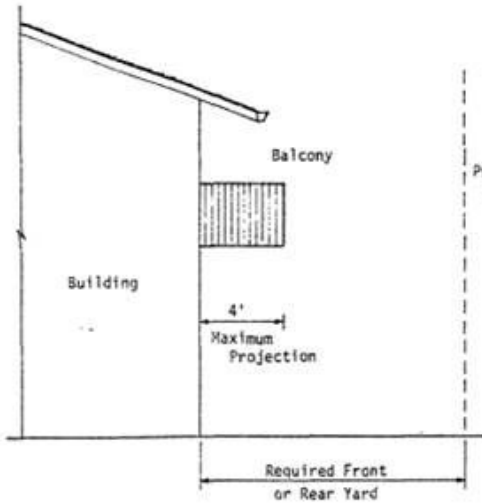


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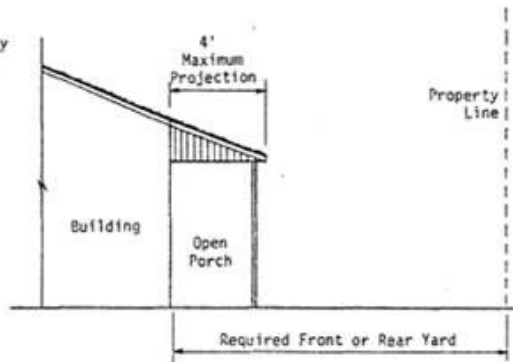


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AREA EXCEPTIONS (G)



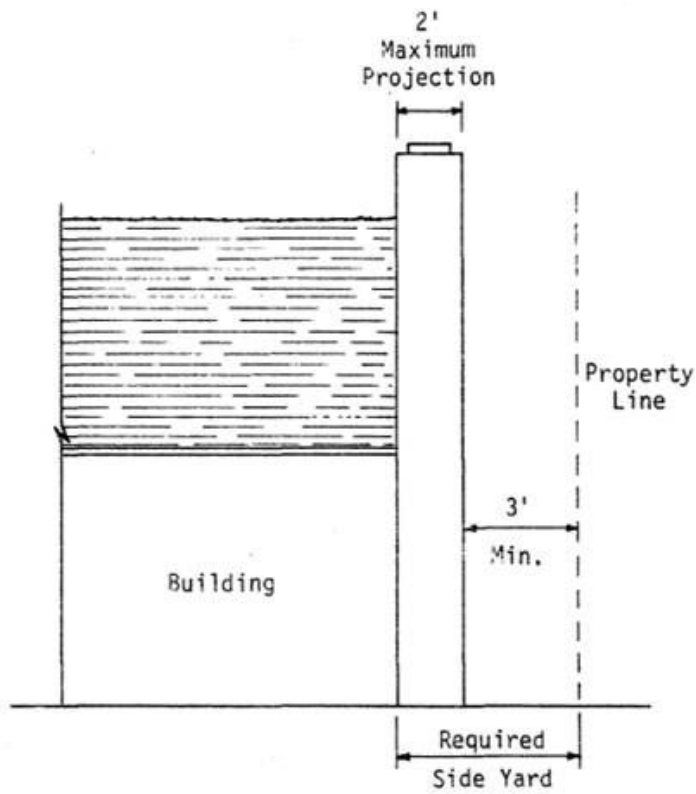
(1)



(2)

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AREA EXCEPTIONS (H)



V. Fee schedule.

Planning fees will be charged according to the fee schedules in the adopted budget for the current fiscal year. (Ord. 631 Exh. A, 1989)