

Attachment 5: 18.42.110 - Mobile/Manufactured Homes and Mobile Home Parks

This Section provides requirements and development standards for the use of mobile homes and manufactured homes as single-family dwellings outside of mobile home parks, and for mobile home parks, where allowed by Article [2](#) (Zoning Districts and Allowable Land Uses).

A. Mobile home outside of a mobile home park.

- 1. Site requirements.** The site, and the placement of the mobile home on the site, shall comply with all zoning, subdivision, and development standards applicable to a conventional single-family dwelling on the same parcel.
- 2. Mobile home design and construction standards.** A mobile home outside of a mobile home park shall comply with the following design and construction standards:
 - a. The exterior siding, trim, and roof shall be of the same materials and treatment found in conventionally built residential structures in the surrounding area, and shall appear the same as the exterior materials on any garage or other accessory structure on the same site.
 - b. The roof shall have eave and gable overhangs of not less than 12 inches measured from the vertical side of the mobile home, and the roof pitch shall be no less than 3:12.
 - c. Tiny homes shall have a minimum roof pitch of 1:12.
 - d. The mobile home shall be placed on a foundation system or concrete pad, subject to the approval of the Building Official.
 - e. The mobile home is certified under the National Mobile Home Construction and Safety Standards Act of 1974 ([42](#) USC Section [4401](#) et seq.), American National Standards Institute 119.5, or National Fire Protection Agency 1192 and constructed after January 1, 1989.

B. Mobile home park standards. The site for the mobile home park shall comply with the following requirements:

- 1. Planning and design objectives.** The City intends that each mobile home park be designed and landscaped to be compatible with adjacent residential and other uses. These standards are intended to provide a means of achieving an environment of stable, desirable character not out of harmony with the surrounding area.
- 2. Permit requirements.** A mobile home park shall require Design Review in compliance with § [18.71.050](#), in addition to the Use Permit approval required by § [18.21.030](#) (Residential Zoning District Allowable Land Uses and Permit Requirements).
- 3. Allowable uses.** Use Permit approval for a mobile home park may authorize the following uses in addition to individual mobile homes:

- a. Accessory uses, limited to awnings, portable, demountable or permanent carports, fences or windbreakers, garages, porches, and storage cabinets.
- b. A golf course, lake, park, playground, riding and hiking trails, equestrian facilities, other similar recreational structures and facilities, clubhouses, community centers, laundries, and similar uses; provided, that all of these are not allowed on the individual mobile home lots within the mobile home park.
- c. Public utility and public service uses and structures.

4. Standards. This Section identifies standards for mobile home park development, recognizing the dual need for moderately priced housing, and standards that will adequately protect residents of the parks and the City as a whole.

a. Phased development. Development may be in phases, so long as each phase complies with the minimum standards of this Section, and no mobile home is occupied in any phase until at least 10 mobile home lots are developed and improved on a minimum of 2 acres, and authorized by a permit for occupancy in compliance with Health and Safety Code Section [18505](#).

b. Density. The Commission shall determine the allowable density for each mobile home park, based on the following criteria:

- i) The provision of the space necessary for compliance with this Section;
- ii) Individual mobile home lots shall be a minimum of 2,400 square feet; and
- iii) In no case shall the density of a mobile home park exceed the maximum density of the General Plan and zoning district designation for the subject site.

c. Building lines. Each structure and mobile home shall have a minimum setback of 15 feet from all exterior property lines; and a minimum setback of 20 feet from the right-of-way of any street adjoining the mobile home park. The resulting setback area shall be landscaped and continually maintained, in compliance with Chapter [18.34](#) (Landscaping Standards).

d. Parking. Parking shall be provided in compliance with Chapter [18.36](#) (Parking and Loading).

e. Utilities. All utility distribution facilities (including cable television, communication and electric lines and boxes) within a mobile home park shall be placed underground. The developer is responsible for complying with the requirements of this Subsection, and shall make the necessary arrangements with the utility companies for the installation of the required facilities.

f. Tenant storage. A minimum of 1 75-cubic-foot storage cabinet shall be provided on each mobile home site. Adequate solid waste and recyclable materials storage enclosures shall be provided in compliance with § [18.30.110](#).

g. Accessory uses. Accessory uses are those that are incidental to the planned residential use, exist for the sole purpose of service to the residents, are customarily found in multifamily developments, and do not alter the character of the residential use.

i) Any structure used for an accessory use shall meet all requirements for a primary structure.

ii) Allowable accessory uses include a management facility, laundry facility, swimming facilities, recreation room, recreational vehicle storage areas, vending machines, and other uses that, in the opinion of the Commission, are of a similar nature.

iii) A mobile home park may contain accessory retail and service uses for park residents as authorized by Use Permit approval, and in compliance with § [18.42.020](#) (Accessory Retail and Service Uses).

h. Travel trailers. An occupied travel trailer, camper, motor coach, motor home, trailer coach, or any similar vehicle not certified under the National Mobile Home Construction Safety Standards Act of 1974 ([42 USC Section 4401](#) et seq.) shall not be allowed within a mobile home park. Unoccupied trailers and other recreational vehicles may be stored in an approved on-site storage area where authorized by Use Permit.

i. Fencing. A solid masonry wall, fence, or other decorative landscape screening of the maximum height allowed by this Development Code shall be installed as required by the review authority as part of the Use Permit approval for the mobile home park.

j. Landscaping. Landscaping shall be provided in compliance with Chapter [18.34](#) (Landscaping Standards).

k. Signs. A mobile home park may be allowed 1 externally illuminated identification sign not exceeding 6 feet in height or 24 square feet in area. The sign shall be integrated into the mobile home park landscaping, at a location specified in the Use Permit approval.

l. Skirting. Skirting shall be provided along all sides of each mobile home.

m. Internal streets. Internal street design shall comply with City street standards except where superseded by a standard required by State law.