

Chapter 19.210**MOBILE HOME PARK OVERLAY ZONE (MH)**

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19.210.010 Purpose.

The Mobile Home Park (MH) Overlay Zone is established to set forth standards to be applied to the development of new mobile home parks. The standards herein are intended to ensure a suitable living environment for those persons residing within a mobile home park and to ensure compatibility of such park with the surrounding area. (Ord. 6966 §1, 2007)

19.210.020 Applicability.

- A. This Mobile Home Park Overlay Zone (MH) may only be applied in combination with a base zone of R-1-7000. The MH Overlay Zone may also be applied in combination with other overlay zones.
- B. Unless otherwise specified, the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act, shall apply. (Ord. 6966 §1, 2007)

19.210.030 Permitted Uses.

Mobile home parks may be established within a Mobile Home Park Overlay Zone subject to the granting of a Conditional Use Permit processed pursuant to Chapter 19.760 (Conditional Use Permit) and to the provisions of this Chapter (Refer to the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act). (Ord. 6966 §1, 2007)

19.210.040 Development Standards.

Table 19.210.040 (MH Overlay Zone Development Standards) sets forth the minimum development standards required for all new mobile home parks. In the event of conflict between these standards and those required for the underlying base zone, the standards set forth in Table 19.210.040 (MH Overlay Zone Development Standards) shall prevail. (Ord. 6966 §1, 2007)

Table 19.210.040

MH Overlay Zone Development Standards

Development Standard	MH
Density of a Mobile Home Park - Maximum	10 units/acre
Site Area - Minimum a. Mobile Home Park (gross area) b. Individual Mobile Home Space	10 acres Minimum space area shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Frontage on a public street for mobile home park site - Minimum	250 ft.
Dimensions for individual mobile home sites - Minimum a. Lot width b. Lot depth	Minimum lot width and depth shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Building Height - Maximum a. Mobile Home Units within a Park b. Mobile Home Park: - Permanent Structures	Building height shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations. 35 ft.
Lot Coverage: Individual Mobile Home Space - Maximum	Maximum lot coverage shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for an Individual Mobile Home Space - Minimum	Front, sides and rear yard setbacks for each individual mobile home space shall be established and maintained in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for Mobile Home Park: - Minimum (Applies to the perimeter setbacks of the park) Front ^{1, 2} Street side ^{1, 2, 3} Interior side ^{2, 3} Rear ^{2, 3}	20 ft. 20 ft. 10 ft. 10 ft.
Building Separation Between Mobile Home Units; and Between Mobile Home Units and Accessory Structures	Building separation shall conform with Title 25 (Housing and Community Development) of the California Code of Regulations.

Table 19.210.040	
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Notes:	
1.	Except where the average setback of existing dwellings on the same block exceeds the minimum required front and/or street side setback, the setback of the mobile home park shall conform to that average depth.
2.	All required setbacks shall be suitably landscaped and maintained pursuant to Chapter 19.570 (Water Efficient Landscaping and Irrigation) of the Zoning Code.
3.	The park side yard setback shall not be a substitute for the required mobile home space yards.

19.210.050 Additional Development Standards.

The following additional standards shall apply to all new mobile home parks.

A. Management

Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. A Management Plan shall be included in the Conditional Use Permit application submittal. All mobile home park communities shall participate in the City’s Crime Free Multi Housing Program, or its successor equivalent.

B. Site Use and Improvements

Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No mobile home site shall be used as the location for more than one mobile home or trailer. Each mobile home shall be skirted with material compatible in color and material with the mobile home.

C. Roadways

Access to the mobile home park shall be provided from a public roadway and shall include an internal circulation system that would allow access to each individual mobile home space in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.

D. Fences and Walls

A minimum 6-foot-high decorative solid masonry wall shall be constructed to enclose the park and serve as a visual screen and buffer between uses. The wall shall be located along the front and street side setback and for the remainder perimeter of the park, it shall be located at the property line. All outdoor storage areas for the Park shall be enclosed by a minimum 6-foot-high masonry wall. Fencing for each individual mobile home space shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.

E. Landscape Buffer

When a mobile home park shares a common boundary with a residential use, a 10-foot landscape setback shall be provided along the common property line.

F. Landscaping

All required minimum setback areas around the perimeter of the park shall be permanently landscaped and maintained with ground cover, trees, and shrubs, pursuant to Chapter 19.570 (Water Efficient Landscaping and Irrigation).

G. Accessory Structures (Storage Building, Garage, Carport, Awning, Cabana, Greenhouse, etc.)

Accessory structures shall be subject to the minimum requirements for setbacks, building separation and height, location, size, construction materials and lot coverage established for Mobile Home Accessory Buildings and Structures in Title 25 (Housing and Community Development) of the California Code of Regulations.

H. Common Open Space

A recreation area, exclusive of any mobile home space, shall be provided and maintained on site at a rate of 275 square feet for each mobile home unit within the park. Recreation areas may include, but not be limited to, recreation rooms, community indoor and outdoor facilities, playgrounds, and other similar amenities.

I. Utilities

Unless otherwise specifically authorized by the designated Approving or Appeal Authority, all utilities providing service to the park shall be placed underground. Equipment appurtenant to the underground facilities (e.g., transformers, meter cabinets) may be placed above ground. All utilities shall be installed to the specifications of the Public Utilities and Fire Departments. Master metering shall be required, with sub-metering at the option of the park owner.

J. Parking

Parking shall be provided and improved in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code. However, where two parking spaces are provided on a mobile home space, one may be located behind the other (in tandem) and need not have independent vehicular access.

K. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

L. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.

2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply. (Ord. 6966 §1, 2007)