

Chapter 19.340**MANUFACTURED DWELLINGS****19.340.010 Purpose.****19.340.020 Applicability and Permit Requirements.****19.340.030 Development Standards.****19.340.040 Site, Location, Operation and Development Standards for the Sales of Manufactured Dwellings.****19.340.050 Modifications.****19.340.010 Purpose.**

The purpose of regulating manufactured dwellings is to ensure compatibility of such dwellings with surrounding uses and properties and to avoid any impacts associated with such dwellings. (Ord. 7331 §46, 2016; Ord. 6966 §1, 2007)

19.340.020 Applicability and Permit Requirements.

Manufactured dwellings, as defined in Article X (Definitions), are permitted in any zone where a single family residence is permitted pursuant to Government Code 65852.3 - Local Manufactured Homes Zoning. The manufactured dwelling must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et. seq.) and placed on a foundation system. (Ord. 7331 §46, 2016; Ord. 6966 §1, 2007)

19.340.030 Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to manufactured dwellings in addition to the following.

- A. Building elevations shall be submitted for review and approval by the Development Review Committee depicting the roof overhang, roofing material and siding material. (Ord. 7331 §46, 2016; Ord. 6966 §1, 2007)

19.340.040 Site, Location, Operation and Development Standards for the Sales of Manufactured Dwellings.

- A. The site shall be located on and have access to an arterial street as identified on the City's Master Plan of Roadways in the General Plan.
- B. All buildings shall be located at least 20 feet from any property line.
- C. A dedicated model home sales office shall be provided on the property.
- D. Parking for the office component shall be provided in accordance with Chapter 19.580 of the Zoning Code.
- E. Exterior lighting shall be provided in accordance with Chapter 19.556 of the Zoning Code.
- F. All provisions contained in Chapter 19.505 (Outdoor Display and Sales) shall apply to the sales of Manufactured Dwellings.
- G. No outdoor telephone bell or paging system shall be used. (Ord. 7331 §46, 2016)

19.340.050 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Conditional Use Permit. (Ord. 7331 §46, 2016)