

CHAPTER 19.32

R-4 DISTRICT (MOBILEHOME PARKS)

(Regulated by the State)

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19.32.010 GENERAL REGULATIONS

The terms used in this Chapter shall have the same meanings as defined in Part 2 of Division 13 of the *Health and Safety Code* and the *Mobilehome and Mobilehome Park Law*. The regulations contained in this Chapter shall apply in all R-4 districts.

19.32.020 PERMITTED USES

Uses permitted in the R-4 Districts shall be as follows: Mobilehome parks, including trailer parks, accessory uses and buildings and recreational vehicle parks, subject to the prior issuance of a conditional permit, including the approval of a plot and development plan, by the City Council, which may include reasonable conditions on the development and use of the site, in addition to the conditions set forth in Section 19.32.030, which shall be a part of each such permit.

19.32.30 MINIMUM CONDITIONS.

A. *Development Standards*

1. No area of less than 5 acres shall be zoned R-4 or used for a mobilehome park of less than 5 acres unless first reverted to acreage or excluded from the subdivision.
2. No use or occupancy of the premises for mobilehome use shall be permitted until the premises shall have been developed in accordance with the approved plot and development plan and the conditions of the permit and of this Title.

B. Improvements

1. The premises shall abut upon at least one dedicated public street of minimum 60-foot right-of-way. All abutting streets shall be improved with paving to the centerline and necessary drainage facilities and with concrete curbs, gutters and sidewalks on the side abutting the premises, in accordance with the standards of Title 18 of this Code or other officially adopted or currently applied City standards. Such improvements shall be installed by the applicant if not otherwise provided or existing, and necessary rights-of-way shall be dedicated or conveyed to the City, including rights-of-way for extension of existing City streets.
2. Each mobile home site shall be connected to sewer facilities of the mobilehome park, which shall be connected to the City sewer system.
3. Domestic water shall be piped to each site and electric power connections shall be installed to each site.
4. Each site shall have a paved patio slab of at least 160 square feet.
5. The mobilehome park shall have paved internal streets of minimum 25-foot width, in addition to conveniently located paved automobile parking at a minimum rate of 1 ½ vehicle spaces, in addition to mobilehome spaces, for each site. If parking is permitted on one side of an internal street, the minimum street width shall be 33 feet; if on both sides, 41 feet. Each site shall abut upon an internal street, There shall be not more than two points of vehicle access between any abutting street and a mobilehome park in any 660 feet of street frontage.
6. There shall be a minimum setback of 20 feet from the nearest edge of the right-of-way of any City street or extension thereof to any mobilehome or building.
7. Fences, walls or screening providing a minimum height of 8 feet shall be erected and maintained along the boundaries of a mobilehome park which to not abut a City street or right-of-way.
8. No site shall have less than 2,000 square feet, and the total number of sties shall average not more than 10 per acre.

19.32.040 ADDITIONAL CONDITIONS.

The plan shall be filed in duplicate showing in a scale of one-inch to 40-feet the exterior boundaries of the proposed park, the location of sites and all buildings, internal streets, off-street parking, recreation areas, fences and other structures, landscaping and planting areas, existing and proposed drainage ways and structures, adjacent streets and property developments, grading to be performed, existing and proposed elevation contours at minimum two-foot intervals, and

other information reasonably necessary to comprehend the details of the planned use. The plan shall be revised and resubmitted as necessary to meet the conditions of approval that may be imposed by the City Council and those fixed by Section 19.32.030 or by other applicable laws, ordinances, or regulations.

If the application includes provisions for a travel trailer park, appropriate deviations from requirements of Section 19.32.030 as to sites therein may be included in the conditions.

19.32.50 PERMIT APPROVAL AND DISAPPROVAL PROCEDURE

Upon written application for a permit filed with the City Clerk and accompanied by the plot and development plan, the application and plan shall be publicly considered by the City Council.

After notice and public hearing on the application, the City Council may grant the permit, including approval of the plan, with or without additional conditions, or may deny the same, without prejudice to further application, for failure to conform to the provisions of this Title or of law.

19.32.060 PERMIT REVOCATION AND MODIFICATION

A. *Commence Installation*

The installation shall be commence within 3 months after the permit is authorized, and prosecuted to completion with the next 6 months, or within the time limits fixed by the City Council in the permit, or within any extension of time which may be granted by the City Council for good cause; otherwise the permit may be revoked on the expiration of the time specified.

B. *Revocation Procedure*

After public hearing on not less than 10 days' notice to the owner or lessee of a mobilehome park, the City Council may revoke a permit for failure to comply with any condition of the permit or with lawful health or sanitary requirements, or for failure to maintain improvements in a safe or usable condition, or for maintaining any nuisance, provided reasonable opportunity has been afforded after notice to cure the default, or for repeated or flagrant violations of laws, ordinances or regulations applicable to such mobilehome park or facilities thereof or activities thereon. In like manner, a permit may be modified by the imposition of reasonable additional conditions or the amendment of prior conditions

relating to the use of the park.

C. ***Modification***

Amendment of the permit sought by the permittee may be applied for and shall be acted upon in the same manner as the original application.

19.32.070 CONFLICTS

In event of conflict between any provision of this Chapter, or of a conditional permit issued under this Chapter, and any provision of Part 2 of Division 13 of the *Health and Safety Code* or state regulation pursuant thereto, or other state law or regulation, which is then controlling, the state law or regulation shall apply. If the state law or regulation is not controlling, then the more stringent provision or that requiring a higher standard shall apply.