

Chapter 16.160

MOBILE HOME PARKS

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16.160.010 Purpose.

The purpose of this Chapter is to establish minimum standards for the location and development of mobile home parks. The criteria and standards set forth are intended to supplement applicable zone regulations and provisions of state law. (Ord. 606, 1999)

16.160.020 Mobile Home Standards.

No new mobile home park approved pursuant to this Title shall accommodate any mobile home which does not comply with current state standards for such homes. (Ord. 606, 1999)

16.160.030 Mobile home density.

The density of mobile homes in any mobile home park shall comply with the density set forth in the General Plan for the area in which the mobile home park is located, but shall not exceed ten (10) mobile homes per net acre. (Ord. 606, 1999)

16.160.040 Site Specifications.

Mobile home sites shall comply with the provisions of this Section.

A. Area. Each site shall contain two thousand five hundred (2,500) square feet. However, an individual site may contain less area provided the average area of all sites in the mobile home park is at least two thousand five hundred (2,500) square feet.

B. Width. Sites shall average no less than forty (40) feet in width. (Ord. 606, 1999)

16.160.050 Access and Circulation.

Roads servicing mobile home parks shall comply with the provisions of this Section.

A. Entrance Roads. Roads which service entrances to mobile home parks must provide two-way access and be located no less than one hundred fifty (150) feet from any intersection of public streets. The minimum number of entrances and exits to and from mobile home parks is determined by the Director.

B. Internal Roads.

1. All mobile home parks shall be serviced by at least one (1) interior road of continuous two-way circulation.

2. Any road which does not provide for continuous circulation shall not exceed six hundred (600) feet in length except where an emergency access is provided. Such roads shall be terminated by cul-de-sacs of no less than fifty (50) feet in radius.

C. Road Widths. Minimum road widths shall be as follows:

1. Twenty-four (24) feet for roads on which parking is prohibited;

2. Thirty-two (32) feet for roads on which parking is allowed on one side only; and

3. Forty (40) feet for roads on which parking is permitted on both sides. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.160.060 Walkways and Bikeways.

Walkways and bikeways shall be provided as required by this Section.

A. General Requirement. All mobile home parks must provide internal walkways which connect each mobile home site and provide access to all common areas and a public street.

B. Driveway Crossings. Driveway crossings must be held to a minimum on walkways, located and designed to provide safety, and be marked and safe guarded.

C. Walkways Used by Children. Walkways used by children as routes to school, bus stops, or other destinations shall be located and safeguarded to minimize contacts with automobile traffic.

D. Bikeways. Bikeways shall be incorporated into the walkway system if there are more than two hundred (200) spaces proposed.

E. Combined with Easements. Walkways and bike-ways may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other vehicle traffic. (Ord. 606, 1999)

16.160.070 Parking.

On-street parking must be provided as set forth in this Section.

A. On-site Parking. A minimum of one (1) parking space must be provided at each mobile home site.

B. Guest Parking. Parking areas must be established and maintained for the use of guests and conforming to the following standards:

1. Guest parking areas shall be provided at the rate of one-half 1/2 pace per unit.

2. Guest parking areas shall be located within three hundred (300) feet of the mobile home site. (Ord. 606, 1999)

16.160.080 Screening and Landscaping.

Screening and landscaping for mobile home parks must comply with the provisions of this Section.

A. Screening.

1. A six (6) foot high masonry wall shall be provided along all mobile home park rear and side property lines.

2. All common storage areas and common areas for garbage or rubbish must be screened from mobile home park residents by a screen not less than seven (7) feet in height.

3. All required screening shall conform to the standards set forth in Section 16.152.040 (Screening Standards) of this Title.

B. Landscaping.

1. A ten (10) foot wide landscaped strip shall be provided along all mobile home park property lines abutting roads.

2. All landscaping and fencing required for approval of the use permit for the mobile home park shall conform to the standards set forth in Section 16.148.030 (Basic Requirements) and Section 16.152.040 (Screening Standards) of this Title.

3. All required plantings shall conform to the standards set forth in Section 16.148.030 (Basic Requirements) of this Title. All areas not used for buildings, mobile homes parking, driveways, walkways, recreational facilities, or other permanent facilities shall be landscaped. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.160.090 Recreation and Open Space.

All mobile home parks with more than ten (10) mobile home sites must provide recreation and open space areas as set forth in this Section.

A. Minimum Area. Required recreation and open space areas must contain a minimum of five thousand (5,000) square feet.

1. An additional one hundred (100) square feet is required for each mobile home site more than fifty (50) sites.

2. Not more than thirty (30%) percent of said areas shall be paved.

3. The required recreation and open space area shall be landscaped.

B. Location Criteria. Recreation and open

space areas shall be centrally located, free of traffic hazards, accessible to all park residents, and available on a year-round basis. (Ord. 606, 1999)

16.160.100 Common Storage Areas.

Common storage areas are required for the residents of the mobile home park for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area must total at least fifty (50) square feet for each mobile home site. (Ord. 606, 1999)

16.160.110 Sewer and Water.

Each mobile home park shall comply with the

same requirements for sewage disposal and water facilities as is applied to a standard residential development project. (Ord. 606, 1999)

16.160.120 Conventional Buildings.

A mobile home park shall have no conventionally constructed buildings other than the following:

- A. Recreational buildings;
- B. Accessory structures, as specified in Title 25 of the California Administrative Code; and
- C. One (1) dwelling unit for the use of a caretaker or manager. (Ord. 606, 1999)