

ARTICLE 32

SEC. 21-32 REGULATIONS FOR THE MOBILE HOME OR “MH” COMBINING DISTRICT.

32.1 Purpose: To provide for mobile homes and other single family dwellings not meeting the residential construction standards of Section 10.20 of this Chapter. Within the “MH” combining district, all uses of land shall comply with the regulations of the base zoning district, except for the residential construction standards, and with the additional regulations of the “MH” combining district.

32.2 Applicability: This district may be combined with all base zoning districts except the “R3”, “CH”, “CR”, “C1”, “C2”, “C3”, “M1”, “M2”, “MP”, “O”, “W” and “U” districts.

32.3 Uses permitted:

- (a) All uses permitted in the base zoning district;
- (b) One (1) mobile home may be substituted for each of the Following residential uses permitted in the base zoning district:
 - 1. Single-family dwelling.
 - 2. Residential second unit.
 - 3. Granny unit.
 - 4. Ag-family dwelling.
 - 5. Farm labor quarters.

32.4 Uses permitted subject to first obtaining a Major Use Permit in each case:

Mobile home parks, when combined with the “R1” zoning district, subject to the requirements of Article 43.

SEC. 21-32.10 DEVELOPMENT STANDARDS.

32.11 Minimum residential construction standards: The following standards shall apply to mobile homes, modular homes and single-family dwellings except for “Temporary Dwellings”: (Ord. No. 2172, 8/12/1993)

- (a) All dwelling units must be at least twelve (12) feet in width or diameter (excluding eaves) and at least three hundred sixty (360) square feet in gross floor area.
- (b) Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974.

- (c) All dwelling units shall be attached to permanent continuous perimeter foundations or permanent foundation systems. In addition to this requirement, all manufactured homes shall be constructed pursuant to Health and Safety Code Section 18551. **(Ord. No. 1936, 6/7/1990)**
- (d) All units shall be designed so that exterior walls look like wood, masonry or stucco regardless of their actual composition.
- (e) The roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel, or consist of architectural metal roof sheathing with factory applied color coatings.
- (f) Unit siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation is used, then siding need only extend one and one-half (1-1/2) inch below the top of the foundation.
- (g) The slope of the main roof shall not be less than two (2) inches of vertical rise for twelve (12) inches of horizontal run.
- (h) All units shall have a perimeter roof overhang on all sides extending not less than six (6) inches measured from the vertical side of the home, not including rain gutters. **(Ord. No. 2128, 1/14/1993)**
- (i) Where any accessory structure is attached to the main structure, the eave requirement may be waived at the point of attachment by the Planning Director.
- (j) A detached private garage may be located immediately adjacent to a mobile home if the interior of the garage wall adjacent to the mobile home is constructed of materials approved for one-hour fire resistive construction, or if there are openings in the mobile home wall adjacent to the garage wall, a minimum of three feet shall be maintained. A minimum ten (10) foot separation shall be maintained between the mobile home and a private garage which does not meet the requirements for one-hour fire-resistive construction.
- (k) Skirting shall be installed conforming to the Division of Housing and Building Standards around the entire perimeter of a mobile home of comparable structural screening within thirty (30) days of occupancy.
- (l) The Planning Director may waive the requirements of Subsections (f) and (g) when additions to existing dwellings without pitched roofs or roof overhangs are proposed, or when a proposed new dwelling has an architectural design or style including but not limited to the French Mansard, or California Mission styles.
- (m) The Planning Director may waive the perimeter requirement of Subsection (c) for pole houses, cantilever construction, or similar architectural styles. **(Ord. No. 1936, 6/7/1990)**