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# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 19, 1981

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** An Ordinance Amending Section 2-E-26 of the Comprehensive Zoning Ordinance relating to Standards and Guidelines for the use of Single Family Residential Lots for Mobile Home Development on Permanent Foundations and for Conventionally Built Single Family Residences (M-583)

### SUMMARY

On August 12, 1981, after two hearings on this subject, the Planning and Community Development Committee voted (two ayes, one no) to prohibit mobile home development of single family lots in the Central City. The Committee unanimously recommended that an architectural standard requiring roof overhangs be added to the existing standards which were approved by the Council on June 30, 1981.

### BACKGROUND INFORMATION

On June 30, 1981, the Council requested this item be referred to the Planning and Community Development Committee for review due to the concerns of placing mobile homes on single family residential lots. In light of the limitations imposed by the new statutes, the Committee approved of staff's recommended approach for governing the use of mobile homes on single family lots. The Committee did, however, determine that additional restrictions and standards would be beneficial in an effort to ensure mobile home development appear more like other single family residences. The Committee recommended two changes be made in the existing ordinance at the August 12, 1981 meeting. The amended ordinance, with the changes, is located in Exhibit A of this report. The following is a brief outline of the changes that are being recommended.

**APPROVED**  
BY THE CITY COUNCIL

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AUG 25 1981

OFFICE OF THE  
CITY CLERK

1. A provision requiring 12-inch roof overhangs when overhangs are compatible with the design of the structure. This standard will further ensure that mobile home units appear more like site built residences. The Committee unanimously approved this recommendation.
2. By a vote of two ayes, one no, the Committee recommended that mobile home development of single family residential lots be prohibited in the Central City due to an interest in maintaining the unique character of this area. The dissenting vote was cast by Anne Rudin, who expressed concern over treating one section of the City differently than other areas.

RECOMMENDATION

Staff recommends that the City Council approve the attached Exhibit A, an ordinance amendment regarding:

1. Twelve-inch roof overhangs on all certified mobile homes and on single family dwellings; and
2. Prohibition of certified mobile home units on single family lots in the Central City.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:SC:jm  
Attachments  
M-583

August 25, 1981  
All Districts

81-081

## ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 2-E-26 OF  
THE COMPREHENSIVE ZONING ORDINANCE OF  
THE CITY OF SACRAMENTO, ORDINANCE NO.  
2550, FOURTH SERIES, RELATING TO MOBILE-  
HOMES ON APPROVED FOUNDATIONS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

SECTION 2-E-26 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

26. A single family dwelling and a certified mobilehome on an approved foundation are permitted in the indicated zones subject to the following development standards:

- (a) Minimum width and depth of structure: The distance between outermost parallel exterior walls shall be at least twenty (20) feet.
- (b) Driveway: The dwelling or mobilehome shall have at least one driveway. All driveways shall be at least eight feet (8') wide, at least twenty feet (20') long, and be surfaced in accordance with Section 6-D-3 of this Ordinance.
- (c) Height of finish floor: The finish floor shall be a maximum of 24" above the exterior grade of the lot. If the dwelling or mobilehome is multi-leveled, the lowest finish floor above exterior grade shall meet this requirement.
- (d) Roofing material: No dwelling or mobilehome shall have a roof covered with continuous rolled metal.
- (e) Roof overhang: The dwelling or mobilehome shall have eave and gable overhangs of not less than one foot measured from the vertical exterior side of the structure, unless such overhangs would be incompatible with the overall architectural style of the structure, as determined by the Planning Director.
- (f) Exterior siding material: No dwelling or mobilehome shall have exterior perimeter walls covered with metal siding materials which are corrugated or reflective.

APPROVED  
BY THE CITY COUNCIL

AUG 25 1981

OFFICE OF THE  
CITY CLERK

(g) Exterior appearance of foundation: The covering material used on a substantial portion of each exterior perimeter wall of the dwelling or mobilehome shall touch or overlap either:

(i) the foundation, if the dwelling or mobilehome has a solid or perimeter foundation, or

(ii) a solid perimeter curb or skirt, if the dwelling or mobilehome has a foundation other than as specified in (i) of this subsection (for example, a pier or interior foundation). The perimeter curb or skirt shall be concrete, masonry, or other solid nonmetal all-weather material.

(h) Porch: If the dwelling or mobilehome has steps leading to any entry visible from any street, the steps and any enclosure surrounding the steps shall be

(i) attached to a permanent foundation, and

(ii) designed and constructed as an integral part of the exterior of the dwelling or mobilehome.

(i) Enclosed garage: The dwelling or mobilehome must have an enclosed garage (either attached or detached) if more than 50% of other dwellings or mobilehomes located within one thousand (1000) feet, measured structure to structure, have enclosed garages. The same roofing material shall be used on the garage and the dwelling or mobilehome. The exterior covering material used on the garage shall be the same as an exterior covering material used on a substantial portion of the dwelling or mobilehome.

(j) The Planning Director shall have the authority to vary one or more of the requirements set forth in paragraph (a) through (i) above, in accordance with Section 14 of this Ordinance.

(k) Notwithstanding the above, a mobilehome on an approved foundation is not permitted anywhere within the Old City.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

# ORDINANCE NO. 1

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 2-E-26 OF  
THE COMPREHENSIVE ZONING ORDINANCE OF  
THE CITY OF SACRAMENTO, ORDINANCE NO.  
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(k) Notwithstanding the above, a mobilehome on an approved foundation is not permitted anywhere within the Old City.

PASSED FOR PUBLICATION:  
ENACTED:  
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

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# CITY OF SACRAMENTO

EXHIBIT B

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 24, 1981

Planning and Community Development Committee  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Standards and Guidelines for the use of Single-family residential lots for Mobile Home development on permanent foundations (M-583)

### SUMMARY

On July 8, 1981, the Planning and Community Development Committee reviewed the adopted ordinance relating to mobile home use on single-family residential lots and the development standards that will be applied to these homes as well as other single-family residential structures.

The Committee requested that staff add a provision to the existing standards which will require roof overhangs on single-family residential dwellings and certified mobile homes located on single-family lots. The Committee further requested staff to investigate the possibility of prohibiting certified mobile homes from locating on residential lots in the Central City.

### BACKGROUND INFORMATION

1. Building Standards. The adopted ordinance sets minimum development standards for certified mobile homes and single-family residential dwellings. Committee members agreed, however, that an additional development standard requiring roof overhangs would be beneficial in an effort to ensure that certified mobile homes would appear more like other residential housing. The attached ordinance amendment includes a provision requiring all single family dwellings and certified mobile homes to have roof overhangs unless overhangs are not compatible with the design of the structure.
2. Prohibiting mobile home development in the Central City. The Committee requested staff to investigate the feasibility of prohibiting mobile home development in the Central City. The legislation makes provisions to deny the use of lots by mobile homes if the lots are determined to be incompatible for mobile home use.

July 24, 1981

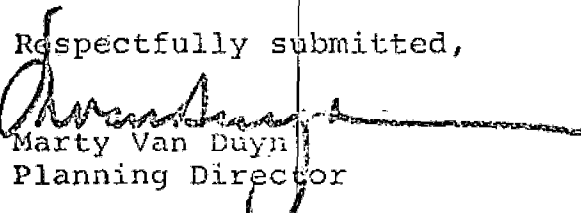
2. (cont'd.)

According to the Department of Housing and Community Development, mobile home development of lots located in Historical Preservation Areas could be considered to be an incompatible use. Since the Central City is an established design review district, it would not be difficult to prohibit mobile home development in this area based on the following criteria:

- a. The district contains a number of unique housing styles;
- b. Much of the housing stock in this district is of significant historical value;
- c. The density of this district is greater than other residential areas in the City;
- d. The type of construction and materials used in many of the structures in this district are different than those found in other residential areas in the City;
- e. Many of the structures in the area are two or more stories which adds to its unique character.

It has already been determined that the Central City warrants special treatment to protect its unique character. Based on this fact and the criteria noted in this report, it is staff's opinion that mobile homes located in this area could be prohibited by finding mobile home development to be an incompatible land use for this area.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

MVD:SC:bw  
M-583

August 12, 1981  
All Districts