



CITY OF SACRAMENTO

22

CITY PLANNING DEPARTMENT

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MARTY VAN DUYN
PLANNING DIRECTOR

June 12, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: A. Ordinance Amending Provisions of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, Relating to Mobilehomes on an Approved Foundation, and Declaring Said Ordinance to be an Emergency Measure to Take Effect Immediately.
- B. Ordinance Amending Section 44.2 of Chapter 44 of the Sacramento City Code Relating to Mobilehomes. (M-583)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

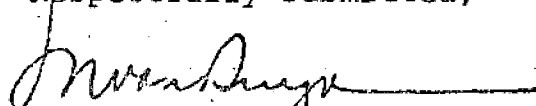
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to June 23, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

APPROVED PFP &
BY THE CITY COUNCIL
JUN 16 1981 Cont to
6-23-81
OFFICE OF THE
CITY CLERK

jm
Attachment
M-583

June 16, 1981
All Districts

ORDINANCE NO.

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO MOBILEHOMES ON AN APPROVED FOUNDATION, AND DECLARING SAID ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY

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

SECTION 1.

Sections 2-B, 3 and 11 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance NO. 2550, Fourth Series, is hereby amended which amendment shall be set forth in the same form shown in the existing chart of the Ordinance and shall read as follows:

USE	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	O B	R O C	H C	S C	C 1	C 2	C 3	C 4	M-1 (S)	M-2 (S)	A	F	P
3. Single Family Dwelling	26	17	26	26	26	26	26	26	26	5	26		26		5	5	5	5	13	13	13	26		26
11. Certified Mobilehome on an approved foundation	26		26	26	26	26	26	26	26	5	26		26		5	5	5	5	13	13	13	26		26

SECTION 2.

Section 2-E-25 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

25. A mobilehome, including a certified mobilehome on an approved foundation, shall not be considered a dwelling for the purposes of this ordinance only. Except as provided in Section 2-B-11 a mobilehome is not permitted in any zone unless located in a mobilehome park subject to the provisions of Section 2-F-22 and Section 10 of this Ordinance; provided, that in the C-4, M-1, M-1(S), M-2, and M-2-(S) a mobilehome may be used as the living quarters for a watchman of commercially or industrially used property.

SECTION 3.

Section 2-E-26 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby added 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) Exterior covering materials: The type of covering materials used on each exterior perimeter wall of the dwelling or mobilehome shall:

(i) Extend to within 6" of the ground and terminate on a concrete or masonry perimeter curb; and

(ii) Meet all the requirements of the most recent edition of the Uniform Building Code, as adopted by the City of Sacramento.

(e) Roofing material: The type of roofing material used shall meet all the requirements of the most recent edition of the Uniform Building Code, as adopted by the City of Sacramento.

(f) 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.

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

SECTION 4.

Section 22-A-64 is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, to read as follows:

64. Certified Mobilehome on an Approved Foundation:

A mobilehome or manufactured home (a) certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.), governing the standards for construction, design, and performance of mobilehomes and manufactured homes, built in the United States since June 15, 1976, (b) attached to a foundation system approved pursuant to Section 18551 of the California Health and Safety Code, and (c) installed in accordance with Article XV of Chapter 9 of the Sacramento City Code.

SECTION 5.

This ordinance is hereby declared to be an emergency measure to take effect immediately in order to comply with the requirements imposed by California Government Code Section 65852.3, effective July 1, 1981.

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 44.2 OF CHAPTER 44
OF THE SACRAMENTO CITY CODE RELATING TO MOBILEHOMES

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

SECTION 1.

Section 44.2 of Chapter 44 of the Sacramento City Code is hereby amended to read as follows:

Sec. 44.2 Location of trailers in places other than authorized camp.

(a) Except as otherwise provided in this subsection, it shall be unlawful and a public nuisance for any person to establish, keep or maintain upon any lot or other place within the city, any trailer, auto coach or trailer coach primarily designed for transportation purposes upon a public highway, for occupancy as living quarters for a longer period than forty-eight hours, unless the same is kept and maintained on a regularly established auto and trailer camp operated under permits from the State of California and city-county health department.

(1) Nothing contained in this subsection (a) shall prohibit the health department from issuing a temporary permit for such trailer occupancy for a period of not to exceed seventy-two hours, provided that no temporary permit shall be issued for any occupancy or camp which will constitute a nuisance or health menace.

(2) Nothing contained in this subsection (a) shall prohibit the health department from issuing a temporary permit for such trailer occupancy for a period of not to exceed one hundred twenty days, provided that the following conditions are met:

(i) The temporary use of such trailer shall be as living quarters for the owner, and his immediate family, of the property upon which such trailer is located and shall be for emergency purposes only when the existing or former living quarters on the same premises have been damaged or destroyed by fire or other disaster. The planning director shall determine whether the provisions of this subdivision (i) are met.

(ii) The planning director shall determine that the property in question contains sufficient area so that temporary placement of said trailer on the property will permit reconstruction of the dwelling unit without undue complications or adverse effect on the surrounding property.

(iii) The applicant shall obtain or cause to be obtained valid construction permits for the dwelling unit to be constructed and shall initiate construction of the dwelling within thirty days following the granting of a permit for temporary occupancy of such trailer.

(iv) The proposed occupancy shall not constitute a nuisance or health menace as determined by appropriate authorities in the health department.

(3) Nothing contained in this subsection shall apply to a mobilehome installed after issuance of a permit as required by Section 9.501 of this Code.

(4) Upon good cause shown, a temporary permit granted under subdivision (2) of this subsection (a), may be extended for periods of up to thirty days, provided that no such permit including any extensions thereof shall be valid for a period of more than six months.

(b) Except for loading and unloading:

(1) No trailer coach shall be parked within the setback area of a dwelling; and

(2) No trailer coach shall be parked on residential property within five feet of the adjoining real property line.

PASSED FOR PUBLICATION:
ENACTED:
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK