

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: 1. Environmental Determination
2. Zoning Ordinance Amendment relating to the establishment of a Mobile Home Park Zone and Amendment of the Mobile Home Park Regulations (M87-006)

LOCATION: City Wide

Summary

The proposed Ordinance Amendment would establish a Mobile Home Park (MHP) Zone. The amendment would specify the standards and procedures required to develop a mobile home park.

Background Information

Currently, mobile home parks are allowed in any zone subject to the granting of a Special Permit and compliance with the regulations set forth in Section 10 of the Zoning Ordinance. This procedure does not provide the mobile home occupant with assurances that the mobile home park will not be converted to some other more profitable use as the land becomes more valuable. This amendment would provide a zoning category for the exclusive location of mobile home parks and, thereby, provide for the present and future needs of mobile home park residents.

The Ordinance Amendment provides for a procedure for Planning Commission review and is an update of the Trailer Park Regulations. The Ordinance also sets minimum development standards for mobile home parks.

RECOMMENDATION: The Planning Staff recommends the following action:

1. Ratify the Negative Declaration.
2. Recommend adoption of the attached Zoning Ordinance Amendment.

Respectfully submitted,



Fred Goodrich,
Associate Planner

FG/vf
enclosure

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 1-D, 2B, 2-B-11, 2-E-25, 10, 22-A-71, 22-A-72 AND 22-A-96 OF THE COMPREHENSIVE ZONING ORDINANCE (ORDINANCE NO. 2550, FOURTH SERIES AS AMENDED) RELATING TO THE ESTABLISHMENT OF A MOBILE HOME PARK ZONE AND AMENDMENT OF THE MOBILE HOME PARK REGULATIONS (M-87-006)

SECTION 1

Section 1-D of the comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to add the following definition:

MHP This is a low density residential zone intended to permit the establishment of mobile home park uses. Section 10 of this Comprehensive Zoning Ordinance is the Mobile Home Park Zone and regulations (MHP). New mobile home parks must be consistent with the standards of the MHP zone and are reviewed under the site development plan review process by the City Planning Commission.

SECTION 2

Section 2-B and 2-E-25 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, fourth Series, as amended) are hereby amended to read as follows:

	<u>MHP</u>
2-B-11: Mobile Home	25

2-E-25: Except as provided by Section 2-E-26 and this paragraph, a mobile home is not permitted in any zone unless located in a mobile home park. New mobile home parks must be located in the MHP zone and are subject to the provisions of Section 20 of this Ordinance. In the C-4, M-1, M-(s) and M-2(s) zones, a mobile home may be used as the living quarters for a watchman of commercially or industrially used property.

SECTION 22

Section 22-A-71, 22-A-72 and 22-A-96 of the Comprehensive Zoning Ordinance (Ordinance No. 2580 fourth Series, as amended) are hereby amended to read as follows:

22-A-71 Mobile Home - A structure exceeding eight feet in width and forty feet in length, having a chassis and designed to be movable, with a kitchen, bathroom and living facilities, designed for use as a single family dwelling unit when connected to appropriate utility lines, and having no permanent foundation.

22-A-72 Mobile Home Park - Any parcel, or contiguous parcels of land under single ownership, designed or intended to be used to accommodate mobile homes on a permanent or semi-permanent basis, to be used for residential purposes.

22-A-96 Mobile Home Space - A portion of a mobile home park designed or used for the occupancy of one mobile home and any approved on-site structures in connection with such occupancy.

SECTION 10 - MOBILE HOME PARK ZONE

A. Creation

There is created a MHP (Mobile Home Park) zone, wherever it is placed on the official zoning map of the City, the designation MHP shall be indicated as the zoning designation of the site over which it is placed, and the regulations of this Section 10 shall be in full force on the property.

B. Purpose

This section is designed to provide for the development of mobile home parks in property locations which are compatible with surrounding areas and which

encourage the creation of stable, attractive residential environments within the individual mobile home parks themselves. In addition to this general objective, this section is designed to recognize mobile home parks as primarily a low density urban residential use which provide present and future City residents with additional housing options that are potentially more affordable than conventional housing. It is intended that mobile home parks be developed as permanent rather than interim residential uses.

C. Applicability

The MHP zone shall be applicable to all new mobile home park project proposed after the effect date of this ordinance. Lands proposed for use as a mobile home park must be rezoned to the MHP zone. Mobile home parks existing or approved prior to the effective date of this ordinance shall be deemed legally non-conforming.

D. Definitions

1. Mobile Home - A structure exceeding eight feet in width and forty feet in length, having a chassis and designed to be movable, with a kitchen, bathroom and living facilities, designed for use as a single family dwelling unit when connected to appropriate utility lines, and having no permanent foundation.

2. Mobile Home Park - Any parcel, or contiguous parcels of land under single ownership, designed or intended to be used to accommodate mobile homes on a permanent or semi-permanent basis, to be used for residential purposes.

3. Mobile Home Space - A portion of a mobile home park designated or used for the occupancy of one mobile home and any approved on-site structures in connection with such occupancy.

E. Permitted Uses

A mobile home park is the principal permitted land use in the MHP zone. Permitted uses within the mobile home park itself shall include:

1. Mobile homes for single family dwelling use;

2. Accessory structures associated with individual mobile homes, such as carports and storage sheds;

3. Common recreation facilities and structures;

4. Administrative Offices for mobile home park use only;

5. Accessory uses, such as a laundry building, which are incidental to the mobile home park.

The following use shall be permitted only upon approval of a special permit and only for mobile home parks at least 10 acres in size.

F. Prohibitions

1. No more than one mobile home shall be allowed on each mobile home site.
2. No mobile home shall be used for any purpose other than residential occupancy.
3. Any recreation, storage, laundry or other incidental facilities associated with the mobile home park shall be limited to use by residents and their guests.
4. Travel trailers and other recreational vehicles shall not be occupied in mobile home parks and may only be permitted within designated storage areas for such vehicles.

G. Required Development Plan Review

Mobile home parks shall be permitted after approval of a site development plan by the City Planning Commission or by an

affirmative vote of the City Council upon appeal. The development plans shall be in accordance with the intent and standards of the MHP zone, and shall indicate the following information:

1. The location and layout of each mobile home space and the maximum size of the unit each space can accommodate;
2. The location and design of all buildings and other structures such as administration, recreation or laundry buildings;
3. Garbage, storage and recreation areas and facilities;
4. Private roadways and access points to adjacent public streets;
5. Parking areas and spaces;
6. Landscaping plans;
7. Masonry walls;
8. Lighting;
9. Signs;

10. Water, sewer and drainage plans;
11. Fire, protection devices;
12. Other information necessary to show compliance with the mobile home park development standards and any other local, state or federal requirements.

H. Supplemental Regulations

1. The standards contained in this section are supplementary to all other pertinent State laws, codes and regulations to the extent that said laws, codes and regulations are applicable, and do not relieve a mobile home park developer from complying with those State standards not covered herein. All mobile home parks, shall have a valid license from the State of California.
2. All mobile home parks within the City shall also conform to the applicable electrical, fire, health, building and plumbing codes of the City of Sacramento and State of California.

I. Locational Criteria

Areas proposed to be zoned MHP for the purposes of development of mobile home parks shall be in accordance with the intent of the following locational criteria:

1. An overall goal of achieving diversity of choice of housing types within the planning areas of the City;
2. Safe and adequate access to a collector or major street as shown on the approved streets and highways plan of the City of Sacramento. Secondary access to mobile home parks from local streets could be permitted by the Planning Commission.
3. Reasonable proximity to shopping, medical and public transportation facilities;
4. Locations will not disrupt the logical expansion of conventional subdivisions or the extensions of street systems, utilities or public improvements;

5. Locations are able to be served by existing utilities and services or logical extensions thereof, such that a financial burden is not imposed on the City for provision and maintenance of these facilities and services;
6. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion of the site shall be subject to predictable flooding, so that the site is suitable for residential use.

J. Development Standards

The following regulations are adopted for the development and maintenance of mobile home parks and spaces:

1. Mobile Home Park Area and Density

- a. a mobile home park shall not occupy an area of less than ten (10) net acres;
- b. density shall be a maximum of eight (8) mobile home units per overall net acreage of the mobile home park.

2. Pads

All mobile home spaces shall be paved with two (2) inches of A. C. over a four (4) inch rock base capable of providing a durable, dustless surface, or an equivalent alternative approved by the chief building inspector.

3. Mobile Home Space Size

- a. The minimum dimensions of mobile home space shall be forty (40) feet in width by eighty (80) feet in length, or larger if appropriate to the anticipated size of mobile home and the necessity to meet requirements for setbacks, distances between structures, on space parking and other regulations.
- b. All lots and the maximum size of the units they can accommodate shall be noted on the development plans.

4. Lot Coverage

The maximum lot coverage of a mobile home space shall not exceed 75 percent of the lot area.

5. Setbacks

- a. Along the perimeter of the mobile home park, there shall be a landscaped setback of not less than twenty-five (25) feet adjoining each public street right-of-way, and not less than 15 feet adjoining each interior property line.
- b. For mobile homes on individual mobile home spaces there shall be a minimum ten (10) foot front yard setback, five (5) foot side yard setbacks and five (5) foot rear yard setback.
- c. Whenever a mobile home space adjoins a required park perimeter landscaped setback yard, the required setback distances specified for individual mobile home spaces shall be in addition to the required perimeter street yard or interior yard.
- d. No mobile home shall be located in any required yard space except that tow bars may extend into such yard space, and covered porches, patios or carports may extend not more than one-half the distance into a required side yard.
- e. No travel trailer, recreational vehicle or boat shall be stored in any required yard area or elsewhere on any individual mobile home space.

- f. Other structures within the mobile home park shall be set back a minimum of ten (10) feet from interior access roadways and fifteen (15) feet from any mobile home space lot line.
- g. No accessory building or structure shall be erected or maintained in any required minimum setback area for the mobile home park or any individual mobile home park except that specified in Section 12-D-5-d above.

6. Landscaping

- a. All required perimeter setback areas (twenty-five feet adjacent to public streets and fifteen feet along interior property lines) shall be permanently landscaped, sprinkled and maintained with lawn, ground cover or shrubbery. Fifteen gallon trees shall be planted at twenty-five foot intervals within required perimeter landscaped areas.
- b. All areas of a mobile park not occupied by mobile homes, buildings, other structures, paving or recreational facilities, shall be permanently landscaped and maintained.
- c. At least one tree of at least fifteen gallon size shall be provided on each mobile home lot.

- d. At least fifty (50) percent of the required yard area for individual mobile home spaces shall be fully landscaped, sprinklered and maintained.
- e. Landscaping at each site shall be installed within sixty (60) days after a mobile home is placed thereon.
- f. Special treatment shall be given to mobile home park entryways in order to create defined and attractive entrances to each park.

7. Masonry Walls

- a. Mobile home parks abutting public streets shall provide a masonry wall not less than six (6) feet in height and not less than twenty-five (25) feet behind each property line adjacent to public streets. The Planning Commission, upon review of development plans, may approve three foot high walls at these locations if more appropriate for a particular location.
- b. Mobile home parks shall provide a six foot masonry wall along all perimeter side and rear property lines which are not abutting a public street and which abut single family residential uses.

- c. All common garbage collection areas and storage areas shall comply with the standards set forth in Section 3 of the Zoning Ordinances.

8. Parking

- a. One automobile parking space shall be provided on each mobile home lot;
- b. not less than one guest parking space for each four mobile home spaces shall be provided, which parking shall be at conveniently dispersed locations within the mobile home park;
- c. Adequate parking for employees of the mobile home park shall be provided, preferably at the park administration offices, if any;
- d. All parking shall be developed in accordance with City space size and tree shading standards.

9. Street Improvements

- a. Each park shall be located on a public street having at least a fifty-four (54) foot right-of-way. Each park shall have not less than one hundred and sixty (160) feet of frontage on a public street. Complete frontage improvements shall be installed along public rights-of-way.

- b. Mobile home park entrance roadways shall meet City Standards and shall not be located closer than one hundred and fifth (150) feet from any intersection of public streets. Entrance roadways shall have a minimum width of forty feet;

- c. Interior roadways within the mobile home park shall meet the following standards:
 - 1) The minimum width of pavement shall be twenty-six (26) feet. Roadways on which parking is permitted on one side shall have a paved width of not less than thirty-two (32) feet. Roadways on which parking is permitted on both sides shall have a paved width of not less than forty (40) feet.

- 2) Any roadway which does not provide for continuous circulation shall not exceed five hundred (500) feet in length from the nearest intersection of another roadway or street. Any roadway which does not provide for through circulation shall terminate with a fully paved turnaround of sixty-six (66) feet minimum diameter or with a turnaround design acceptable to the City Traffic Engineer;
- 3) All roadways (public and private) shall meet current City construction standards.
- 4) Adequate access for emergency vehicles shall be provided, with two access points to any mobile home park unless there is a cul-de-sac less than 500 feet in length. Access shall be reviewed and approved by the City Fire Department and the Traffic Engineer.
- 5) Water mains, including standard fire hydrants shall be installed per City standards and provide a minimum of 1,500 g.p.m.

10. Storage Areas

- a. One or more storage areas shall be provided for the storage of boats, campers, camping trailers, utility trailers, extra vehicles and similar equipment. There shall be provided one (1) storage space for every eight (8) mobile home spaces. Each storage space shall be at least ten (10) feet wide and twenty-five (25) feet long with thirty (30) feet of back up maneuvering area for each space.
- b. Each storage area must be screened from view by a six foot high masonry wall.
- c. Storage areas shall not be located within any required yard setback areas.

11. Recreation Areas

- a. In all mobile home parks, there shall be one or more outdoor recreation areas easily accessible to all park residents and available for year round use.

- b. Recreation areas shall contain a minimum of two hundred and fifty (250) square feet for each mobile home space in the park. A maximum of 30 square feet of the required 250 square feet may be used for a recreation building.
- c. Pedestrian pathways shall be provided to recreation area (s).
- d. Required mobile home park and space yard areas shall not be counted toward required recreation area.

12. Lighting

- a. Lighting shall consist of street electrolier type rather than flood lighting.
- b. Adequate lighting shall be provided along and at the intersections of interior roads, at all guest parking areas, at all recreation areas, and around all buildings containing public facilities. In addition, the general area of the mobile home park shall be lighted to provide for the security and safety of residents. Lights should be directed away from individual mobile homes.

13. Water, Sewer and Drainage

- a. All mobile home parks shall be connected to the public sanitary sewer system and shall be provided in a manner approved by the Regional Sanitation District;
- b. All mobile home parks shall provide a water system approved by the City Public Works and Fire Departments.
- c. All mobile home parks shall provide a system for the collection and disposal of surface water and storm water. Grading and drainage plans shall be approved by the City Engineer.

14. Utilities

- a. All public utilities shall be installed underground, including, but not limited to water, sewer, electrical, gas telephone and community antenna television or cable television.
- b. All mobile home spaces shall be provided with a common television antenna connection or with a cable television connection. Individual overhead television or radio antennas shall not be permitted.

15. Solid Waste Disposal

All mobile home parks shall provide for disposal of solid waste by a system approved by the City Division of Solid Waste. Trash enclosures shall comply with the standards set forth in Section 3 of the Zoning Ordinance.

16. Fire Protection

- a. On and off-site fire hydrants with adequate water supply lines and fire flows shall be installed as determined by the Fire Department.
- b. Internal circulation within all mobile home parks shall be adequate for fire vehicle maneuverability as determined by the Fire Department.

17. Signs

- a. Notwithstanding the provisions of Article II, Chapter 3 of the Sacramento City code, no sign or other form of advertising shall be permitted other than that necessary to identify the mobile home

park. The design of said sign shall be submitted as part of the development plan package to be reviewed by the Planning Commission.

- b. A directory board shall be located near the entrance roadway of the mobile home park but outside of and beyond the required twenty-five (25) foot landscaped perimeter setback.

EFFECTIVE DATE: _____