

ORDINANCE NO. 141

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING TITLE 8, DIVISION 12, CHAPTER 1 RELATING TO DEFINITIONS AND TITLE 8, DIVISION 8, CHAPTER 3, RELATING TO MOBILE HOME PARKS OF THE SAN BERNARDINO COUNTY CODE AS ADOPTED AND AMENDED BY THE TOWN OF YUCCA VALLEY (DCA-01-03)

The Town Council of the Town of Yucca Valley does ordain as follows:

SECTION 1. Development Code Amended.

1.1 Title 8, Division 12, Chapter 1 of the San Bernardino County Code as adopted and amended by the Town of Yucca Valley is hereby further amended by amending the following definitions:

“Manufactured Housing: Means a structure, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square-feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. “Manufactured home” includes a mobilehome subject to the National Manufactured Housing Construction and Safety Act of 1974.

Mobilehome: Means a structure that meets the requirements of Section 18007 of the California Health and Safety Code. “Mobilehome” does not include commercial coach, as defined in Section 18001.8 of the California Health and Safety Code, factory-built housing, as defined in Section 19971 of the California Health and Safety Code, or a recreational vehicle, as defined in Section 18010 of the California Health and Safety Code.

1.2 Title 8, Division 8, Chapter 3 of the San Bernardino County Code as adopted by the Town of Yucca Valley is hereby amended in its entirety to read as follows:

**“Chapter 3
MOBILEHOME/MANUFACTURED HOUSING PARKS**

Sections:

- 88.0301 Purpose.
- 88.0305 Mobile Home/Manufactured Housing Park Boundary Standards.
- 88.0310 Development Standards.
- 88.0315 Bonds to Guarantee Improvements.
- 88.0320 Subdivisions of Mobile Home/ Manufactured Housing Parks.
- 88.0325 Existing Mobile Home Parks.

88.0301 Purpose.

(a) Purpose

1. The purpose of this Chapter is to establish standards to insure that mobile/manufactured housing parks are developed in a manner that is compatible and complementary to existing and future residential or any other development in the immediate vicinity.
2. It is also the purpose of this Chapter to provide for flexibility in the design of residential development and encourages:
 - (A) A creative approach to land development
 - (B) An efficient use of the land
 - (C) Community open space and amenities for recreational and visual enjoyment.
 - (D) Buffer zones from surrounding land use for benefit of park residents and to separate from incompatible use
 - (E) To ensure proximity to services
 - (F) To ensure adequate ingress, egress and on-site circulation, especially for emergency service vehicles

88.0305 Mobile Home/ Manufactured Housing Park Boundary Standards.

(a) Screening of the mobile home park shall be provided around the entire site by a wall and landscaping and shall incorporate the following:

1. **Street Property Frontage Landscaping.** A landscaped setback area with a minimum width of twenty (20) feet from the edge of the right-of-way along the property street frontage(s).
2. **Park Boundary Walls.** A minimum six (6) foot-high, decorative masonry wall shall enclose the mobile home park at its front and street side setback lines, except that decorative open fencing such as wrought iron may be used where common open space abuts a street frontage or as approved by the Planning Commission. No open fencing shall be allowed where spaces/lots are adjacent to the front or street side

setback lines. Fencing material along interior property lines shall be as approved by the Planning Commission.

88.0310 Development Standards. The following site development standards shall apply to mobile home/ manufactured housing parks and subdivisions:

- (a) **Compliance With Laws.** Each map or plan prepared pursuant to this chapter shall be in accordance with applicable State and Federal laws, and any other ordinance or statute or law pertaining to the establishments of mobile home parks.
- (b) **Mobile Home /Manufactured Housing Park Accessory Building Setbacks.** The setbacks required for the mobile home/ manufactured housing park accessory buildings shall be equal to the required setbacks of the land use district in which the park is located.
- (c) **Mobile Home/ Manufactured Housing Space Standards.** Individual mobile home/ manufactured housing spaces shall comply with the following standards:
 - 1. Minimum area of a mobile home/ manufactured housing park shall be as indicated by the underlying land use district. If the area of the mobile home park is greater than the minimum parcel size as specified by the underlying land use district, the first phase of the mobile home park development shall be not less than the minimum parcel size required by the underlying land use district and shall include all required recreational and service amenities.

2. **Table 88.0310(c)(2) Space Standards**

Land Use District	Min. Space Area (s.f.) (net) *	Max. Space Coverage	Min. Space Dimensions	
			Width**	Depth
RM	2,000 with an average of 2,500	75%	30'	40'
RS	4,000 with an average of 5,000	60%	50'	70'
RL	5,000 with an average of 6, 000	50%	60'	70'
R-HR	6,000 with an average of 7,000	50%	70'	75'

* Lots larger than the above minimum sizes may be required where it is determined that said lots will be consistent with the general pattern established by mobile homes parks in the vicinity or necessary to accommodate manufactured homes size.

** For spaces on curved internal streets or cul-de-sacs, the minimum width shall be provided at the front yard setback line but in no case shall the frontage be less than twenty-five (25) feet along the interior park street.

- 3. All buildings, including accessory buildings and structures, shall not exceed the allowed space/lot coverage.

4. **Table 88.0310(c)(4) Space Setback Standards**

Land Use District	Front Setback	Side Setback	Rear Setback
RM	5 feet with a 7 foot average	Min. distance required for separation between units shall be 10 feet but no less than 3 feet to any side lot line.	10 feet
RS	15 feet with a 20 foot average	5 feet each side (or zero lot line on one side & 10 feet on the opposite side)	10 feet
RL	20 feet with a 25 foot average	5 feet each side (or zero lot line on one side & 10 feet on the opposite side)	10 feet
R-HR	20 feet with a 25 foot average	5 feet each side (or zero lot line on one side & 10 feet on the opposite side)	15 feet

5. The area of separation between units and other park buildings shall not be less than 20 feet.
6. A minimum of one tree shall be provided on each unit space.

(d) **Internal Access and Access Drives.** On-site access improvements shall be established and maintained in conformance with the following minimum standards:

1. All mobile home park access shall be from a public street; however, internal access drives shall be privately owned and maintained. Entrance streets shall be located to assure safe access to and from the public street system.
2. Access drives shall be paved with a minimum of two and one-half inches of asphalt concrete to a minimum width of thirty (30) feet if no street parking is provided, thirty-three (33) feet if parking is provided on one side only, or forty-one (41) feet if parking is provided on both sides (curb to curb).
3. Interior access drives shall be improved on each side by cement concrete rolled curbs and gutters, or as approved by the Town Engineer.
4. Lighting fixtures shall be fully shielded to comply with the Town's *Outdoor Lighting Ordinance*.

(e) **Parking Requirements.** In accordance with the *Parking Code* each unit shall be provided with two off-street parking spaces, one covered (carport or garage) as follows:

1. The spaces may be in tandem.
2. Parking space and driveway shall be improved concrete surfaces.
3. The required covered parking shall not be located within the required yard setback

area.

- (g) **Guest Parking.** Where no street parking is allowed, one (1) guest parking space per each eight (8) units shall be provided. Guest parking shall be provided in accordance with the *Parking Code* located at designated areas along the interior streets of the mobile home park. In addition, parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square-feet of gross floor area.

- (h) **Common Open Space Requirements.**
 - 1. A common recreational open space area that may contain a recreational building shall be provided in the park for use by all the tenants and their invited guests. The area shall be provided in one common location or more than one location as approved by the Planning Commission that is easily accessible and convenient to the tenants with a minimum aggregate area of four hundred (400) square-feet of recreational space for each mobile home space.

 - 2. The calculation of the common recreation areas shall not include yard areas, setback areas, pedestrian ways, management offices, tenant storage areas, areas reserved for drainage purposes, and parking areas.

 - 3. Common open space shall be landscaped as approved by the Town and in compliance with the Hi-Desert Water District *Water Conservation/Landscaping Regulations*.

- (i) **Common Recreational Facilities.** Common recreational facilities shall be provided according to the number of units in the mobile home park. Mobile home parks with fewer than ten (10) units shall provide within the required common open space area a landscaped and sheltered barbecue area with seating. The number of amenities shall be provided according to the following schedule:

Number of Units	Number of Amenities Required
0-10	Barbecue Area
11-20	1
21-50	2
51-100	3
101-200	4
Add one amenity for each 100 additional units or fraction thereof.	

All mobile home park or subdivision development shall provide recreational amenities within the site which may include: swimming pool; spa; clubhouse; putting green; children's play area with play equipment; court game facilities such as tennis, basketball, or racquetball. The type of amenities shall be provided according to the following schedule or

as approved by the Planning Commission:

Number of Amenities	Type of Amenity
1	Swimming Pool or Clubhouse or a comparable amenity as approved by the Planning Commission
2	Swimming Pool and either a Clubhouse or Court Game Facility or comparable amenities as approved by the Planning Commission
3	Swimming Pool and Clubhouse and an additional amenity as approved by the Planning Commission or comparable amenities as approved by the Planning Commission
4	Swimming Pool and Clubhouse and any additional amenities as approved by the Planning Commission or comparable amenities as approved by the Planning Commission.
5 or more	Two Swimming Pools, a Clubhouse, and any amenity as approved by the Planning Commission.

- (j) **Accessory Structure Location.** Accessory buildings serving the entire mobile home park, including recreation facilities, laundry areas, park offices, maintenance and storage areas, shall be located a minimum of 50 feet from the boundary of the mobile home park.
- (k) **Recreational Vehicle Storage.** Supplemental parking for pleasure boats, recreation vehicles, and non-occupied travel trailers shall be provided at a ratio of one parking space for each ten (10) unit spaces and shall be used only by the tenants of the park. Such parking area shall be clustered, easily accessible via internal drives and fully screened from view of the public and private streets by means of a solid wall. Such storage area shall be located a minimum of forty (40) feet from a street or adjacent residential land use district and ten (10) from any other property line or as approved by the Planning Commission if proper mitigation can be demonstrated.
- (l) **Utilities.** All on-site utilities shall be installed underground.
- (m) **Other Facilities Required.** Each mobile home park shall provide the following additional facilities:
 - 1. One (1) Three yard trash bin per ten (10) units within an enclosure in accordance with Town standards shall be provided at locations along the interior street system that are convenient for all residents and for access by refuse trucks. The number of trash bins may be reduced for senior only parks or where the applicant can demonstrate that a lesser number is adequate for the number spaces as approved by the Planning Commission.
- (n) **Placement and Sales of Mobile Homes.**

1. At the time of placement on the site, all mobile homes shall be fitted with appropriate skirting to obscure stands, pads and undercarriage equipment.
 2. Mobile homes or manufactured housing may be displayed and sold within the mobile home park similar to the sale of model homes within a residential subdivision, provided such mobile homes or manufactured housing are not sold for delivery to any location other than within the park in which they are placed on a mobile home site and connected to all utility services. No more than four (4) model mobile home or manufactured houses shall be offered for sale at any one time
- (o) **Drainage and Flood Hazards.** A mobile home park shall be located on a well-drained site. Property must be graded to provide proper drainage. Such areas shall be free of flood hazards from external sources. The Town may require dedications and improvements that will insure proper protection to the park.
- (p) **Signs.**
1. No more than one (1) identification sign shall be erected displaying the name of the mobile home park. The sign shall be located near the park entrance drive and shall not exceed thirty-two (32) square-feet in total readable surface area nor six feet in height. The sign shall be installed within the front yard area setback of the mobile home park with a minimum setback distance of five (5) feet from the right-of way and outside of any clear sight triangle. The sign shall be parallel to the abutting street, with landscaping at the base of the sign. Additional directional and identification signs in conformance with the *Sign Code* may be installed within the mobile home park subject to the approval of the Planning Section.
 2. Any advertising for the sales of mobile homes shall be in conformance with the *Sign Code, Off Site Residential and Subdivision Directional Signs*.

88.0315 Bonds to Guarantee Improvements.

- (a) No building or occupancy permit shall be issued or any lot shall be sold if all improvements required as a condition of approval of a mobile home park are not satisfactorily completed as approved unless said completion is assured by a financing guarantee method approved by the Town.

88.0320 Subdivisions of Mobile Home Parks.

- (a) All mobile home park subdivisions shall be conditioned to require reservation and maintenance of all common areas for common use and enjoyment of the residents of the mobile home subdivision. All mobile home subdivisions shall comply with all appropriate design standards established in *Division 3, Chapter 4 Division of Land Procedures* and all applicable State Subdivision requirements.
- (b) Lots or mobile home spaces shall not be sold nor shall a building permit or occupancy permit be issued unless a corporation, homeowners association, or other approved appropriate entity

has been legally formed with the right to operate and maintain all of the mutually available features of the development including, but not limited to, open space, amenities, landscaping, slope maintenance, and internal streets. Conditions, Covenants and Restrictions (CC&Rs) shall be developed and recorded for the development subject to the review and approval of the Town Attorney.

88.0325 Existing Mobile Home Parks.

- (a) Mobile home parks existing at the time of the adoption of this Code which do not comply with its provisions shall not be deemed nonconforming by reason of failure to meet minimum requirements provided that the regulations of this chapter shall apply to the enlargement or expansion of a mobile home park, and provided that the preexisting mobile home park on a site less than the minimum parcel size required by the underlying land use district is not further reduced in area.”

SECTION 2. NOTICE OF ADOPTION. Within fifteen (15) days after the adoption hereof, the Town Clerk shall certify to the adoption of this Ordinance and cause it to be published once in a newspaper of general circulation printed and published in the County and circulated in the Town pursuant to Section 36933 of the Government Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from and after the date of its adoption.

APPROVED AND ADOPTED by the Town Council and signed by the Mayor and attested by the Town Clerk this _____ day of _____, 2003.

MAYOR

ATTEST:

Town Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Town Attorney

Town Manager