

## CHAPTER 4.1: MOBILE HOME PARKS

### SECTION 4.100: PURPOSE

The purpose of this chapter is to promote housing opportunities for residents of the City of Clearlake by establishing policies and development standards for mobile home parks. The development standards for the mobile home parks will further encourage the creation of stable and attractive parks which will benefit the residents of the park and the community as a whole.

### SECTION 4.101: SUPPLEMENTAL REGULATIONS

The provisions of this section shall be considered supplemental to applicable State regulations including Title 25, Chapter 2 and to other pertinent city ordinances. Where this section, and such regulations and other ordinances do not control, the provisions of the Federal Department of Housing and Urban Development's Mobile Home Development Guide, or successor documents, shall be used by the city as "minimum standards" to guide decisions regarding mobile home parks.

### SECTION 4.102: CONDITIONAL USES

- (a) Mobile homes for single family use.
- (b) Common recreational facilities and structures.
- (c) Administration offices for mobile home park use only.
- (d) Accessory uses normally incidental to mobile home parks.
- (e) On-site sales of new mobilehomes by a licensed owner or his agent.

### SECTION 4.103: PROHIBITED USES

Commercial activities, except the sale of a mobile home by the owner or by a real estate company, shall not be permitted.

### SECTION 4.104: MINIMUM PARK SIZE

The minimum lot size for a mobile home park shall be two and one half (2 1/2) acres.

### SECTION 4.105: DENSITY

The density of the mobile home park shall not exceed the density of the zone district in which it is located.

SECTION 4.106: MINIMUM LOT SIZE

- (a) Single wide: Two thousand four hundred (2400) square feet.
- (b) Double wide: Three thousand four hundred (3400) square feet.
- (c) Triple wide: Four thousand four hundred (4400) square feet.

SECTION 4.107: HEIGHT LIMITATION

The maximum height of structures shall be thirty (30) feet.

SECTION 4.108: MINIMUM SETBACK DISTANCES

- (a) Mobile Home Park: Structures along the perimeter of the mobile home park shall meet the same setback distances as required by the base zone.
- (b) Individual Mobile Home Lot:
  - (i) Front Yard: Ten (10) feet.
  - (ii) Side Yard: Five (5) feet.
  - (iii) Rear Yard: Five (5) feet.

SECTION 4.109: DEVELOPMENT STANDARDS

All development shall be consistent with the requirements of Article V: Development Standards related to accessory structures, density bonus, parking, signs, performance standards, street improvements, landscaping, fences, walls and hedges, satellite dishes, residential housing standards, general development standards, and environmental protection or as modified by the procedures identified in Chapter 1.8 with the following special provisions:

- (a) Streets: Street development associated with mobile home parks shall be consistent with improvement standards for the City of Clearlake and the following requirements:
  - (i) Entrance streets, collector streets, and all other streets within the mobile home park shall not have a pavement width less than twenty five (25) feet wide.
  - (ii) Cul-de-sacs shall be a maximum of six hundred (600) feet in length with a fully paved and have a turnaround which has a diameter of ninety (90) feet.
  - (iii) Street name signs shall be provided and maintained at each street intersection and at each entrance to a public

street.

- (b) Storm Drainage:
  - (i) Each mobile home park application shall be accompanied with a complete preliminary drainage plan prepared to the satisfaction of the City Engineer.
  - (ii) Maintenance of mobile home park drainage facilities shall be the responsibility of the mobile home park association.
- (c) Undergrounding: All public utilities shall be installed underground, including electrical supply, telephone, street lighting, and cable TV. Park TV antennas or cable TV shall be provided. Use of individual TV antennas is not permitted.
- (d) Recreation Area: A minimum of four hundred (400) square feet of common recreation area shall be provided for each mobile home lot.
- (e) Skirting: All mobile homes shall be fitted with skirting which extends from the floor level of the mobile home to the ground.
- (f) Laundry Facilities: Each mobile home park shall provide a laundry building which provides for the washing and drying of clothes.
- (g) No more than one mobile home shall be allowed on each mobile home lot.
- (h) All mobile home parks shall be enclosed by a fence, wall or hedge six (6) feet in height except in the front yard where the maximum height shall be four (4) feet within the required setback area. Fences, walls or hedges within the required front yard over four (4) feet but not more than six (6) feet in height may be allowed upon approval of the Planning Commission and the City Engineer.
- (i) Supplemental parking for boats, travel trailers and other vehicles shall be provided at a ratio of one space for each ten (10) mobile home lots. Such space shall be at least ten (10) feet by twenty (20) feet.
- (j) Parking may be permitted on both sides of entrance and collector streets and on only one side of other streets.