



RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

ADOPTION OF MOBILE HOME PARK DESIGN STANDARDS

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many General Plan policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, the El Dorado County Board of Supervisors adopted Resolutions of Intention No. 183-2011 and No. 184-2011 authorizing a comprehensive update of the Zoning Ordinance as part of the Targeted General Plan Amendment – Zoning Ordinance Update Project; and

WHEREAS, as part of the comprehensive Zoning Ordinance Update, the County has developed new and/or updated community design standards to augment those standards found in the Zoning Ordinance Update; and

WHEREAS, to provide additional guidance for development within mobile home parks, the County has created mobile home park design standards regulating the design, aesthetics, infrastructure and services, and the general health, safety and welfare of residents and visitors to mobile home parks; and

WHEREAS, mobile home park design standards can provide clear and graphic direction for development and can serve as a tool for an applicant when designing a project; and

WHEREAS, design standards can assist staff and applicants with project processing; and

WHEREAS, design standards serve as a basis for quality design resulting in a higher quality of life for residents and visitors to mobile home parks,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the County of El Dorado Board of Supervisors hereby adopts design standards, identified as the Mobile Home Park Design Standards, to apply to County review of new mobile home parks or new development within existing mobile home parks, attached hereto as Exhibit A.

NOW, THEREFORE, BE IT FURTHER RESOLVED that as the County has recently completed a comprehensive recodification of its entire code of ordinances, code references within the above standards may require minor reformatting, as needed, for consistency with the County's code of ordinances, and to maintain internal consistency within applicable section(s) of the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____ 2015, by the following vote of said Board:

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

_____ Chair, Board of Supervisors

DRAFT



EXHIBIT A

Community Design Standards

In accordance with the Zoning Ordinance Update

Mobile Home Park Design Standards

Adopted October 4, 2015

Community Design Standards

Mobile Home Park Design Standards

MOBILE HOME PARK DESIGN STANDARDS

Sections:

- 2.1 Pedestrian circulation
- 2.2 Street width
- 2.3 Access
- 2.4 Parking
- 2.5 Boat and trailer storage
- 2.6 Landscaping
- 2.7 Utilities
- 2.8 Profile
- 2.9 Fences
- 2.10 Signs
- 2.11 Garbage disposal
- 2.12 Drainage
- 2.13 Sewage
- 2.14 Water
- 2.15 Fire protection
- 2.16 Demonstrator homes
- 2.17 Occupancy requirements
- 2.18 Additional requirements

The following provisions shall apply in all mobile home park districts unless and until a variance is obtained from the planning commission:

- A. Minimum parcel area, ten acres;
- B. Maximum overall density, seven units per gross acre;
- C. Landscaped perimeter side and rear buffer areas of fifteen feet; landscaped front setbacks and yards adjacent to public used road rights-of-way, twenty-five feet;
- D. Recreation area, a minimum of twenty percent of the total site area shall be devoted to indoor and outdoor community activity and service facilities which may include but shall not be limited to the following:
 - 1. Community center building (minimum size based on twenty-five square feet per mobile home space),
 - 2. Swimming pool,
 - 3. Golf putting greens,
 - 4. Landscaped open space,
 - 5. Bicycle paths,
 - 6. Tennis and badminton courts,
 - 7. Shuffleboard and horseshoes,
 - 8. Hobby and craft shop,
 - 9. Sewing room,
 - 10. Small indoor gymnasium for winter sports such as handball, etc.

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- In computing the size of this area, landscaped open spaces such as might be provided by buffer areas, pedestrian pathways and boat and storage areas may be taken into account. However, open areas such as roads and parking spaces shall be excluded from computation;
- E. Lot area, no mobile home shall have less than two thousand seven hundred square feet of lot area nor a width of less than thirty feet and no double less than three thousand six hundred square feet of lot area nor a width of less than fifty feet. No double shall occupy a space designed for a single unit;
- F. Yards: side yards, a five-foot minimum setback from the outer edge of any structure or mobile home to the mobile home lot line shall be maintained, encroachment into the setback area shall not be permitted; rear yard, a five-foot minimum setback from the outer edge of any structure or mobile home to the mobile home lot line shall be maintained, encroachment into the setback area shall not be permitted; front yard, a fifteen-foot minimum setback from the outer edge of any structure or mobile home to the mobile home lot line shall be maintained, encroachment into the setback area shall not be permitted. (Prior code §9422(b)(1)–(6))
- G. Building Height: thirty-five feet (35'). (Ord. 4236, 1992)

2.1 Pedestrian Circulation.

Pedestrian circulation and pedestrian ways shall be provided as a part of the park design to allow normal circulation patterns to take place between adjacent parcels and recreational areas. (Prior code §9422(b)(7))

2.2 Street Width.

The minimum driveway or road within a mobile home park shall be no less than twenty-five feet of clear width. The roads shall be surfaced as directed by the director of public *El Dorado County Zoning Ordinance (Revised September 2013) 213* works. All access drives, parking bays and connections to county roads shall be subject to county encroachment permits issued by the director of department of transportation. (Ord. 3766 §67, 1987; prior code §9422(b)(8))

2.3 Access.

All mobile home spaces shall be served from internal private streets within the mobile home park and there shall be no direct access from a mobile home space to a public street or alley. Ingress and egress roads shall have a clear and unobstructed access to a public thoroughfare. (Prior code §9422(b)(9))

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2.4 Parking.

The developer shall provide two off-street parking spaces for each mobile home unit on the mobile home lot. The two off-street parking spaces may be in tandem and shall be designed so that a parked vehicle will not encroach into the street or pedestrian way area. One off-street guest parking space for each two mobile home units shall be provided within convenient distance. (Prior code §9422(b)(10))

2.5 Boat and Trailer Storage.

All pleasure boats, trailers, campers or motor coaches shall be stored in an area set aside for such storage on the approved plans. The area shall be screened from view and shall provide a minimum of one boat or trailer space for every four mobile home sites. Such storage shall not be allowed on any street or individual mobile home lot. (Prior code §9422(b)(11))

2.6 Landscaping.

A detailed landscaping plan shall be submitted for consideration with each special use permit application. All open areas except driveways, parking areas, walkways, utility areas, decks, patios or porches shall be well landscaped and maintained. Landscaping shall be used as a buffer between mobile home units and adjoining property. Trees shall be planted throughout the development. Whenever possible, plants that are indigenous to this area shall be incorporated into the landscaping plan. All required planting shall be permanently maintained in good growing condition and repaired or replaced whenever necessary. (Prior code §9422(b)(12))

2.7 Utilities.

All utilities shall be installed underground. (Prior code §9422(b)(13))

2.8 Profile.

To lower the profile of a mobile home so that it more closely resembles a conventional residential structure, wheels may be removed, but hubs and running gear are to remain intact.

- A. The utility island sewer connection shall be set as low as possible, consistent with state law.
- B. Whenever possible and consistent with proper drainage and minimum state cross-ventilation requirements, the mobile home shall be positioned by accepted and appropriate grading practices to improve its setting.
- C. The height limit is two stories. (Prior code §9422(b)(14))

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2.9 Fences.

The planning commission may require that the park property be enclosed by fence and/or thick screen planting for control of view, light, sound and adequate security. (Prior code §9422(b)(15))

2.10 Signs.

Park identification signs shall be subject to architectural review by the planning department. No flashing or revolving signs will be permitted. Identification signs shall be limited to one eighty square foot sign per park, not to exceed a height of thirty-five feet above the ground. *214 (Revised September 2013) El Dorado County Zoning Ordinance* Each mobile home park shall maintain an additional directory sign showing the location and house number of each mobile home unit. Incidental signs may be permitted upon approval by the planning commission. (Prior code §9422(b)(16))

2.11 Garbage Disposal.

A trash and garbage disposal system shall be installed in compliance to the regulations of the county health department. (Prior code §9422(b)(17))

2.12 Drainage.

Developers shall provide adequate drainage facilities to prevent damage by storms and shall dispose of drainage waters in a natural watercourse. (Prior code §9422(b)(18))

2.13 Sewage.

Sewage disposal shall be provided in compliance with county health department requirements. (Prior code §9422(b)(19))

2.14 Water.

All mobile home parks shall procure water from an approved water facility. (Prior code §9422(b)(20))

2.15 Fire Protection.

Prior to construction, the applicant shall confer with the State Division of Forestry or appropriate local entity and shall provide the installations necessary for protection against fire pursuant to the Health and Safety Code. (Prior code §9422(b)(21))

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2.16 Demonstrator Homes.

Demonstration of model mobile homes shall be permitted as long as it does not constitute a retail sales yard for mobile homes located off the premises. This is not intended to prohibit the sale of a single mobile home on an approved site. (Prior code §9422(b)(22))

2.17 Occupancy Requirements.

No mobile home parks shall be occupied until all requirements of the planning commission, health department, drainage control, director of department of transportation, building inspection departments and fire protection requirements have been met. (Ord. 3766 §68, 1987: prior code §9422(b)(23))

2.18 Additional Requirements.

Additional development requirements may be prescribed as conditions of special use permit approval when the requirements are determined to be necessary to insure the protection of the character of neighboring properties, the compatibility of land uses and the health and safety of mobile home park occupants and other county residents. (Prior code §9422(b)(24))