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ORDINANCE NO. 1421

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AN AMENDMENT TO ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS ADDING SECTION 52.20 - MOBILE HOME PARK DEVELOPMENT REGULATIONS

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN:

Section One. That Zoning Ordinance No. 1000 of the City of Redlands is hereby amended by the adoption of Section 52.20 MOBILE HOME PARK DEVELOPMENT REGULATIONS, as follows:

SECTION 52.20: MOBILE HOME PARK DEVELOPMENT REGULATIONS

The purpose of the mobile home park provisions is to provide for the orderly development of mobile home parks in certain areas of the city provided such development can be accomplished in a manner which is harmonious and compatible with existing and future uses in the adjacent areas.

Section 52.21: GENERAL PROVISIONS

A. DEFINITION

A mobile home park is defined as a development designed and constructed as one land use complex for the purpose of locating residential trailers or mobile homes and related facilities.

B. MOBILE HOME PARK DEVELOPMENT, A PERMITTED USE

A Mobile Home Park is herein deemed to be a single family use and as such, subject to the granting of a Conditional Use Permit, may be located within any residential district subject to compliance with the density of the particular zone, except that the maximum density provisions of this ordinance shall apply in those zones wherein a higher density is permitted.

C. PARK DESIGN CRITERIA

It is intended that the design of the park and arrangement of mobile home sites within the park shall present an esthetically pleasing appearance. For this reason the provisions of this ordinance require that there be variations provided in the arrangement and placement of the mobile homes as well as a curvilinear circulation system within the park. In order to achieve this design

concept a 20% variation in individual mobile home site dimensions and areas shall be permitted provided that the average area of all sites combined meets the required minimums; however, all yards and space between mobile homes must conform to the standards of this ordinance.

D. REVIEW CRITERIA

In reviewing the application the commission and council shall take into consideration the location of the site and its relationship to other uses of land, topographic features and existing as well as projected patterns of land subdivision. The commission and council shall make a finding in their recommendation for approval that development of a Mobile Home Park in the location proposed will have no detrimental effect on the existing or future development, use and enjoyment of surrounding properties and further declare the development of said land for Mobile Home Park purposes to be reasonable and desirable in the location proposed. The commission may disapprove the application if, in their opinion, the application does not comply with any of these criteria.

Section 52.22: APPLICATION PROCEDURE

A. CONDITIONAL USE PERMIT REQUIRED

An application for a Mobile Home Park development shall be in the form of a Conditional Use Permit in accordance with the provisions of Section 52.00. Such permit shall be subject to the additional requirements of this section. Where conflicts occur the regulations of this section shall apply.

B. DEVELOPMENT PLAN

The applicant shall submit a development plan to the Planning Commission for approval. The development plan shall be

accurately prepared to a scale of not less one (1) inch equals fifty (50) feet and contain the following information as well as that required in Section 52.00:

1. Legal description or boundary survey map of subject property.
2. The location and dimensions of all street dedications required by the General Plan or which are required to handle the traffic generated by the proposed uses.
3. The location of all points of entry and exit for motor vehicles and general circulation pattern indicating both public and private vehicular and pedestrian ways.
4. Arrangement and dimensions of individual mobile home sites.
5. Location and arrangement of all structures.
6. Location of recreation and open space areas.
7. Schematic plans and elevations of all permanent structures to indicate architectural type and construction materials.
8. Relationship of development to surrounding properties and uses.
9. Existing topography with proposed grading and drainage plans.
10. The location and complete description of all landscaping to be provided.

11. The location of all lighting standards and devices.
12. The location of all walls and fences and the indication of their height and construction materials.
13. The location of all off-street parking facilities.
14. Such other information as may be appropriate to assist in the consideration of the proposed development.

C. SPECIAL CONDITIONS

The commission may require one or more of the following in instances where the proposed Mobile Home Park development appears to create special problems of traffic, landscaping, or economic feasibility.

1. Circulation studies, prepared by a Traffic Engineer, showing the movement of vehicular and pedestrian traffic within the development and to and from existing thoroughfares. Special engineering features and/or traffic regulation devices needed to facilitate or insure safety of circulation may be required.
2. A landscaping and tree planting plan prepared by a landscape architect.
3. An economic feasibility report or market analysis prepared by a qualified economist.

D. CONDITIONS TO APPROVAL

In its report to the council recommending approval of a Mobile Home Park, the commission shall set forth such conditions as it deems necessary and reasonable to protect the best interests

of the surrounding property or neighborhood, the General Plan or the intent thereof.

E. TIME LIMIT FOR START OF DEVELOPMENT

An initial time limit for start of construction of one (1) year shall be established on the council approval date of the development plan. An extension of said time limit not to exceed one year may be granted by the Council upon demonstration of cause by the applicant. Failure to begin development within the approved time limit shall forfeit all rights to develop and require a new application.

F. GUARANTEE OF COMPLETION

As a condition for approval the commission may require a contract with safeguards satisfactory to the City Attorney guaranteeing completion of the development plan.

G. NOTATION ON ZONING MAP

The boundary of an approved Mobile Home Park development shall be outlined on the zoning map with the letters MHP noted after the zone classification, (e.g.) R-1-MHP. Such designation is for identification purposes only and does not constitute an amendment to the official zoning map.

Section 52.23: USES PERMITTED

No building, structure or land shall be used, and no building shall be erected or structurally enlarged, except for the following purposes:

A. PRINCIPAL PERMITTED USES

1. Parking of residential mobile homes.
2. One dwelling for resident owner or manager.
3. Office.

4. Recreational buildings and facilities.
5. Laundry and Restroom facilities.
6. Miscellaneous vehicle storage for tenants only.

B. ACCESSORY USES

Accessory uses customarily incidental to the principal permitted uses and operated for the convenience of the tenants only.

Section 52.24: USES PROHIBITED

All uses and structures not listed as permitted in Section 52.23 are hereby deemed to be specifically prohibited.

Section 52.25: PROPERTY DEVELOPMENT STANDARDS - GENERAL PROVISIONS

The following property development standards shall apply to all Mobile Home Parks:

A. PARK AREA

No parcel of land containing less than nine (9) acres^{and} capable of accommodating less than 50 mobile home spaces may be used for Mobile Home Park purposes.

B. HIGHWAY FRONTAGE

A Mobile Home Park shall have frontage on and vehicular access to a major or secondary highway, as designated on the General Plan.

C. CONFORMANCE WITH ZONE DENSITY REQUIRED

The maximum number of mobile home units permitted shall be determined by dividing the net development area by the minimum lot area per family required by the district or

districts in which the land is located. Regardless of the density of the zone, the maximum number of mobile homes per net acre of land shall not exceed seven (7).

D. MAXIMUM COVERAGE BY STRUCTURES

Forty (40) per cent of the site area.

E. MAXIMUM BUILDING HEIGHT

No building, structure, or mobile home shall have a height greater than twenty (20) feet.

F. YARDS

1. Front. Each Mobile Home Park shall have a front yard of not less than twenty-five (25) feet extending for the full width of the parcel devoted to said use.

2. Side and Rear. Each Mobile Home Park shall have a rear yard and a side yard(s) of not less than five (5) feet. Where a side or rear yard abuts a street, the yard shall be not less than twenty-five (25) feet in width.

G. REQUIRED WALLS

A Mobile Home Park shall be entirely enclosed at its external boundary by a decorative six (6) foot high solid masonry wall. Said wall shall be placed on the boundary line or property line, except where abutting a street, in which case it shall be located at the front yard setback line.

H. SIGNS

Each Mobile Home Park shall be permitted to display on each street frontage thereof one identifying sign of a maximum size of ten (10) square feet. Said sign shall contain thereon only the name and address of the Mobile Home Park. If illuminated, all lighting shall be directed away from the street and adjacent properties.

I. REQUIRED LANDSCAPING

All required yards shall be landscaped and maintained.

Section 52.26: PROPERTY DEVELOPMENT STANDARDS WITHIN THE PARK

The following standards shall apply to all development within the park:

A. SIZE OF MOBILE HOME SPACE

Each space shall have a minimum width of fifty (50) feet and a minimum depth of 80 feet. The minimum area shall be 4000 square feet except that in order to provide for greater flexibility in the design of mobile home spaces, thus offering variety for the placement of different sizes and configurations of mobile homes, the depth, width, and area requirements of the spaces may be varied up to 20 per cent of the required minimums provided the average area of all spaces combined is equivalent to the required minimum.

B. SETBACKS AND SPACE BETWEEN MOBILE HOMES AND STRUCTURES

1. A mobile home shall be located not less than ten (10) feet from any front or side space line and not less than five (5) feet from a rear space line.
2. Attached or detached accessory structures shall be located not less than three (3) feet from any space line and not less than six (6) feet from any mobile home or accessory structure.
3. Permanent structures, such as laundry building, recreational buildings, and caretaker residence shall be located not less than twenty-five (25) feet from any mobile home.
4. Mobile homes, accessory structures, and permanent buildings shall be located a minimum of five (5) feet from any boundary wall.

5. Mobile homes and accessory structures shall be located a minimum of five (5) feet from any interior walkway system.

C. ACCESSORY BUILDINGS

Demountable accessory buildings or structures, such as car-ports, cabanas, storage rooms, patio covers and other similar structures, are permitted subject to the setback requirements of this section. No permanent structures are permitted on a mobile home space.

D. OFF-STREET PARKING

1. There shall be at least two (2) paved, off-street parking spaces for each mobile home space, which shall be on the same site as the mobile home served and may be located in a required rear or side yard of said mobile home space.
2. There shall be established and maintained within each Mobile Home Park an automobile parking area for the use of guests. The number of spaces within this area shall be equal to one (1) for every four (4) mobile home spaces, or fraction thereof.
3. In addition to the required automobile parking, there may be provided an enclosed miscellaneous vehicle storage area for the parking of travel trailers, campers, boats, and similar equipment. No parking of such vehicles is permitted on the individual mobile home space.

E. MOBILE HOME PADS

Each pad shall be properly graded and compacted with appropriate material so as to be adequate for the support of anticipated loads during all seasons.

F. PATIO

A cement concrete patio, with a minimum area of 250 square feet and a minimum dimension of ten (10) feet shall be installed for each mobile home space.

G. TENANT STORAGE

A minimum of 90 cubic feet in a general storage locker shall be provided for each mobile home space. Storage lockers may be located in locker compounds.

H. ACCESS ROADS

1. Access roads within a mobile home park shall be paved to a curb to curb width of not less than thirty (30) feet.
2. Cement concrete rolled curbs and gutters shall be installed on both sides of all access roads.
3. Access road, with paved width of less than thirty-six (36) feet shall not be used for automobile parking at any time.
4. Where access roads are paved to a width of thirty-six (36) feet or more, the guest parking provisions may be waived.
5. Each mobile home space shall have frontage on an access road.

I. PEDESTRIAN ACCESS

There shall be a concrete walkway system not less than four (4) feet in width extending throughout the park to serve as pedestrian access to recreation areas and other commonly used facilities.

J. OPEN SPACE RECREATION AREA

One or more common open space recreation areas, each containing not less than three thousand (3000) square feet, shall be provided within the park. The total area set aside for recreation shall be not less than three hundred (300) square feet for each mobile home space. Each area shall contain a minimum dimension of fifty (50) feet and be accessible to each mobile home space through a system of walkways. Open space areas may include swimming pools, putting greens, court games, and other recreational-leisure facilities. If more than

25 per cent of the spaces in the park are occupied by persons having one or more child under the age of 15, an additional one hundred (100) square feet of recreational space shall be provided for each mobile home space so occupied. Said additional recreational space shall be provided in a separate area for the exclusive use of children.

K. LANDSCAPING

All required yards and open space recreational areas shall be landscaped and maintained.

L. TREES

A minimum of two (2) trees, at least one of which shall be an evergreen, shall be provided for each mobile home space. In addition trees shall be provided along the walled boundary of the park at intervals not greater than forty (40) feet. Each tree shall be at least eight (8) feet in height at the time of planting.

M. LIGHTING

A system of adequate lighting shall be provided for all interior streets and walkways. The spacing and height of all light support structures and the intensity of all lights shall be reviewed by the Public Works Department to determine the adequacy of such lighting for safe pedestrian and vehicle circulation.

N. PERMANENT SITE MARKING

The boundaries of each mobile home space shall be clearly and permanently marked so that each space can be readily determined at all times.

O. UTILITIES

All utility distribution facilities, including television antenna service lines serving individual mobile home spaces shall be placed underground.

P. COMMUNITY TELEVISION ANTENNA

Individual roof top or outdoor television antennas shall not be permitted in a mobile home park. One single television antenna for community service may be situated within the mobile home park.

Q. SANITARY SEWER

Each mobile home space shall be provided with a connection to the city's sanitary sewer system.

R. TRASH STORAGE

All trash storage areas shall be located within enclosed areas completely screened from public view. Common trash storage areas shall be within 200 feet of the dwelling served.

S. LAUNDRY FACILITIES

1. Laundry facilities equipped with washing machines and dryers shall be provided.
2. Outside drying yards shall be enclosed with a six (6) foot high solid fence. Laundry drying lines shall not be permitted on any mobile home space.

T. MOBILE HOME STANDARDS

Each mobile home shall be not less than forty (40) feet in length and contain not less than 450 square feet of gross floor area. Each shall be equipped with full bathroom facilities capable of being attached to the municipal sanitary sewer system.

U. PERMANENT BUILDINGS

No accessory building shall be constructed as a permanent part of a mobile home, nor shall any other structure or

device be attached to a mobile home other than a metal or cloth awning or similar temporary device.

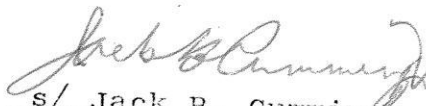
V. MANAGEMENT OFFICE

Each mobile home park shall maintain a management office. Suitable facilities shall be provided for mail distribution.

SECTION THREE: Effective Date. This ordinance shall be in force and effect thirty (30) days after final passage.

SECTION FOUR: Publication. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published once in the Redlands Daily Facts, a daily newspaper hereby designated for the purpose.

ATTEST:


s/ Jack B. Cummings
Mayor of the City of Redlands


City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 3rd day of November, 1970 by the following vote:

AYES: Councilmen Knudsen, Miller, Sewall, Mayor Cummings
NOES: Vice Mayor DeMirjyn
ABSENT: None


City Clerk