

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 81- 18 *

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF DEL NORTE COUNTY
PRESCRIBING CONDITIONS FOR PLACEMENT OF MOBILEHOMES ON
INDIVIDUAL LOTS IN ALL R ZONE DISTRICT.

THE BOARD OF SUPERVISORS of Del Norte County do hereby ordain
as follows:

SECTION 1: There is hereby added to the Del Norte County Code
a new Section 28.48.130 which shall be as follows:

Section 28.48.130 Placement of Mobilehomes on
Individual Lots in All R Zone (Single-Family
Residential)

- A. PURPOSE - It is the intent of this ordinance to allow the placement of mobilehomes on individual lots in all R zones which allow single-family dwellings. The mobilehome must conform to all lot size and setbacks, and other development standards for the zone in which it is to be located, and in addition meet the criteria set forth in this ordinance.
- B. REAL PROPERTY - A mobilehome which has been placed on a foundation system pursuant to this ordinance shall be deemed to be a mobilehome subject to local property taxation.
- C. ELIGIBILITY - A mobilehome shall not be located on a permanent foundation or other foundation system on a private lot unless:
- 1) It was constructed after July 1, 1976 and was issued an insignia of approval by the U.S. Department of Housing and Urban Development; and
 - 2) There has been no alteration in violation of the applicable codes.
- D. CRITERIA - Mobilehomes placed on a foundation system on a private lot shall:
- 1) Be occupied only as a residential use;
 - 2) Be subject to all development standards applicable to residential structures;
 - 3) Be attached to a foundation system in compliance with all applicable building regulations;
 - 4) Have a minimum width of 20';
 - 5) The exterior covering material shall extend to within

6" or the ground, except that when a solid concrete masonry perimeter foundation is used the exterior covering material need not extend below the top of the foundation;

- 6) The exterior covering material shall be a wood base siding (such as exterior plywood or masonite siding) or an aluminum or vinyl horizontal lap siding. This does not preclude the use of stucco as an acceptable siding. Vertical aluminum siding is not an allowable siding material;
- 7) Have a roof consisting of composition shingles or wood shingles or shakes, or other roofing material customarily used on conventional dwellings;
- 8) The mobilehome must have eaves of not less than one foot for its entire exterior perimeter;
- 9) The units must have a covered entryway.

E. MODIFICATION OF CRITERIA - Modification of the criteria set forth in paragraph d) shall only be by approval of the Planning Commission and the Commission finds that such modification will not be detrimental to the public interest or surrounding residents.

"No modifications may be granted for items D1, D2, D3 and D4 except as provided in item F and other applicable ordinances of the County."

F. APPLICATION - The above criteria of this Section 20.48.130 does not apply to those areas zoned with an MH overlay (see Chapter 20.37).

SECTION 2: Chapter 20.37 of the Del Norte County Code-- MH1 and MH2 of the Mobilehome combining Districts shall be amended as follows:

A) Section 20.37.005 is amended to read as follows:

20.37.005 Purpose - This combining district is intended to be applied to areas where it has been determined by the County that a mixture of mobilehomes and other dwelling types would be compatible and the requirements for architectural review are unnecessary due to existing circumstances and/or to provide alternative housing choices by the property-owner.

B) Section 20.37.010 is amended to read as follows:

20.37.010 Applicability-

A. The minimum land area to which an MH overlay may be applied to is five contiguous acres for rural areas or one equivalent city block area for urban areas.

- B. The MH district may be applied to all R zone districts excluding duplex or multiple-family zoning.
 - C. Deleted.
- C) Section 20.37.015 is amended to read as follows:
- 20.37.015 Uses Permitted -
- A. One independent mobilehome or single-family structure.
 - B. All other uses as provided in the principal district with which the overlay is combined.
- D) Section 20.37.020 is amended to read as follows:
- 20.37.020 Special Regulations - The minimum width of the mobilehome or residential structure is ten feet at its narrowest dimension.
- E) Section 20.37.025 is amended to read as follows:
- 20.37.025 Regulations -
- A. All mobilehomes for which permits are issued shall submit proof of a contract to install or a signed statement of intent to install the following:
 - 1) Mobilehomes shall be completely enclosed to the ground level by skirting (or other suitable material) except that when a solid concrete or masonry perimeter foundation is used, the exterior covering of the mobilehome need not extend more than 1" below the top of the foundation nor shall a skirting be required.
 - 2) Mobilehomes shall have a covered entryway and steps sufficient to provide access to the dwelling.
 - 3) The above items shall be installed at the time of construction or within sixty days of the issuance of the certificate of occupancy for the subject mobilehome. Failure to comply with the above requirements may result in action being taken regarding the violation against the property-owner and/or installer. Temporary physical impairments (such as terrain features or rainfall) may allow for reasonable extensions of time by the Planning Director if adequate proof of intention to comply is provided to the Planning Director.

Minimum Lot Area Required. The minimum lot area shall be as specified in the principal district with which the overlay is combined.

C. Minimum Setbacks Required. Required front, side, rear or other setbacks required shall be as specified in the principal district with which the overlay is combined.

D. Building Height Limit. Building height limit shall be as specified in the principal district with which the overlay is combined.

F) Section 20.16A R-MH District is hereby repealed in its entirety.

G) All existing areas zoned R-MH are now zoned, as of the effective date of this ordinance, R1-MH without further action by the Planning Commission or the Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors this 3rd day of August, 1981 by the following polled vote:

AYES: Supervisors Burns, Brown, Crockett, Kaufman and Rupert.


NAYES: None.

ABSENT: None.



CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:



CLERK OF THE BOARD