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**CITY OF HEMET  
Hemet, California  
ORDINANCE NO. 1944**

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**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET AMENDING ARTICLE XX, ARTICLE XXIII, AND SECTION 90-893 OF CHAPTER 90 (ZONING ORDINANCE) OF THE HEMET MUNICIPAL CODE AS ASSOCIATED WITH ZONING REQUIREMENTS AND APPLICATION PROCEDURES FOR MOBILE HOME PARKS AND TRAVEL TRAILER PARKS.**

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**WHEREAS**, there are 30 mobile home parks and 5 recreational vehicle parks in the City of Hemet (not including mobile home subdivisions); and

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**WHEREAS**, the City's processing procedures for applications and permits associated with mobile home parks and recreational vehicle parks are not codified; and;

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**WHEREAS**, updating the zone requirements and processing procedures for applications and permits associated with mobile home parks and recreational vehicle parks clarifies policy and establishes a regulatory framework; and

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**WHEREAS**, amending the permitted uses table for commercial uses to delete mobile home parks and recreational vehicle parks as an allowable use in the commercial zones establishes consistency with the policies and intent of the General Plan, and

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**WHEREAS**, approval of these zoning ordinance amendments will not detrimentally affect the health, safety, or welfare of residents of the City of Hemet; and

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**WHEREAS**, on January 16, 2018, the Planning Commission was presented with a draft of this Ordinance No. 1944 and, after conducting a duly noticed public hearing, voted to recommend that the City Council approve Ordinance No. 1944.



1 adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the  
2 CEQA Guidelines.

3 **SECTION 4: SEVERABILITY.**

4 If any section, subsection, subdivision, sentence, clause, phrase, or portion of this  
5 Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any  
6 court of competent jurisdiction, such decision shall not affect the validity of the remaining  
7 portions of this Ordinance. The City Council hereby declares that it would have adopted  
8 this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or  
9 portion thereof, irrespective of the fact that any one or more sections, subsections,  
10 subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or  
11 unconstitutional.

12 **SECTION 5: EFFECTIVE DATE.**

13 This Ordinance shall take effect thirty (30) days from its passage by the City  
14 Council of the City of Hemet.

15 **SECTION 6: PUBLICATION.**

16 The City Clerk is authorized and directed to cause this Ordinance to be published  
17 within fifteen (15) days after its passage in a newspaper of general circulation and  
18 circulated within the City in accordance with Government Code Section 36933(a) or, to  
19 cause this Ordinance to be published in the manner required by law using the alternative  
20 summary and pasting procedure authorized under Government Code Section 39633(c).

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22 **INTRODUCED** at the regular meeting of Hemet City Council on the 13th day of  
23 February, 2018.  
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**APPROVED AND ADOPTED** this 27th day of February, 2018.

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Michael Percival, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sarah McComas, City Clerk

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Eric S. Vail, City Attorney

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State of California )  
County of Riverside )  
City of Hemet )

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance was introduced and first read on the 13th day of February, 2018, and had its second reading at the regular meeting of the Hemet City Council on the 27th day of February, 2018, and was passed by the following vote:

- AYES: Council Members Brown and Wright, Mayor Pro Tem Meyer and Mayor Perciful**
- NOES:**
- ABSTAIN:**
- ABSENT: Council Member Krupa**

\_\_\_\_\_  
Sarah McComas, City Clerk



**EXHIBIT A**  
**PROPOSED AMENDMENTS TO ARTICLE XX MOBILE HOME PARKS**

*Shown below are the proposed changes to Article XX Mobile Home Parks. The proposed additions are shown in **redline** and the proposed deletions are shown in ~~strike-through~~.*

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ARTICLE XX. - MOBILE HOME PARKS

Sec. 90-651. - Purpose of article.

- (a) The purpose of this article is to supplement the provisions of chapter 14, article VII, division 3 of the Code, the provisions of state law regarding mobile home parks, and the provisions of the underlying zone in which the park is located.
- (b) This article provides supplemental regulations for the establishment, maintenance and operation of mobile home parks in the city.

(Code 1984, § 22500; Ord. No. [1919](#), § 1(Exh. 2), 9-27-16)

Sec. 90-652. - Pre-existing mobile home parks.

A pre-existing mobile home park shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed by this article, provided that the regulations of this article shall apply to the enlargement or expansion of a mobile home park, and provided that a preexisting mobile home park on a site less than ten acres shall not be further reduced in area.

(Code 1984, § 22501)

Sec. 90-653. - Permitted locations for mobile home occupancy.

- (a) Except as provided in state law or pursuant to section 90-73, pertaining to temporary uses, no mobile home shall be occupied or used for living or sleeping purposes unless it is located in a mobile home park or in an approved TR-20 independent mobile home subdivision or travel trailer park.
- (b) Mobile home parks shall only be permitted pursuant to this article and articles XI and XIII. Where there is a conflict or lack of clarity, the director shall have the authority to determine which standard to apply or the meaning of the standard.

(Code 1984, § 22502; Ord. No. [1919](#), § 1(Exh. 2), 9-27-16)

Sec. 90-654. - ~~Criteria for granting of conditional use permit.~~ **Applications.**

**For purposes of this article, the terms "space" shall have the same meaning as "lot" as set forth in in Health and Safety Code section 18210.**

- (a) **A Conditional Use Permit is required for the establishment of a new mobile home park.** Before granting a conditional use permit for a mobile home park, the commission shall make the following determinations, in addition to those specified in article II, section 90-42 of this chapter, pertaining to conditional use permits:
  - (1) That the mobile home park will be located on streets affording adequate access for the transportation of mobile homes into and out of the mobile home park without undue

inconvenience to or interference with normal vehicular traffic and circulation in the neighborhood.

- (2) That the mobile home park will be located and developed in a manner that permits adequate circulation to and within the proposed development for emergency and protective services, including police and fire equipment.
  - (3) That the mobile home park is established in a manner that conforms with and is complementary to the character, development intention, and within the maximum density of the general plan and the underlying zone in which it is located.
  - (4) That the mobile home park assures the health, safety, welfare, and quality of life for park residents and the surrounding community.
- (b) A Conditional Use Permit – Modification is required for a proposal to enlarge, add spaces or units, reduce the common area or amenities, encroach into a travel aisle or common area, alter the circulation, or otherwise modify the site plan of an existing park except as specified in Sec.90-654(c). If the City does not have the park’s original entitlement documentation, the Conditional Use Permit – Modification will be based on existing site conditions. Before granting the Conditional Use Permit – Modification, the commission shall make the following findings in addition to those specified in article II, section 90-42 of this chapter, pertaining to conditional use permits, as applicable:
- (1) That a mobile home park located within a zone that does not allow mobile home parks and which has been determined by the director to be a non-conforming use does not violate any applicable provision of Division 2 of Article II of this chapter.
  - (2) That the notification requirements of applicable state law were met.
- (c) A Mobile Home Park – Minor Modification application is required for a proposal to alter the line of a singular space within a mobile home park that does not encroach into the common area, impact circulation, or increase the total number of spaces within the park. The application shall be prepared and submitted in accordance with procedures as established by the Planning Department. Before granting the Minor Modification application, the director shall make the following findings:
- (1) That a mobile home park located within a zone that does not allow mobile home parks and which has been determined by the director to be a non-conforming use does not violate any applicable provision of Division 2 of Article II of this chapter.
  - (2) That the notification requirements of applicable state law were met.

(Code 1984, § 22503; [Ord. No. 1903](#), § 2(Exh. 1), 8-11-15; Ord. No. [1919](#), § 1(Exh. 2), 9-27-16)

Sec. 90-655. - Site standards generally.

The following regulations shall apply to the site of a mobile home park. Additional regulations may be specified as conditions of a use permit.

- (1) Minimum site area is ten acres.
- (2) Minimum frontage is 250 feet of continuous frontage on a dedicated public street.
- (3) Minimum site area per unit shall be sufficient to provide a maximum density that does not exceed the density established by the underlying zone.
- (4) Minimum yards are 25 feet adjoining a street, and 15 feet adjoining an interior lot line.
- (5) Maximum height is 20 feet.
- (6) Perimeter roads shall be required subject to staff approval. This requirement may be waived by the city council providing approved alternatives are offered.

(Code 1984, § 22504; Ord. No. [1919](#), § 1(Exh. 2), 9-27-16)

Sec. 90-656. - Interior site development.

The following requirements shall apply to development of mobile home spaces and to facilities within a mobile home park. Additional requirements may be specified as conditions of a use permit.

- (1) *Mobile home spaces.* Each space shall contain a minimum of 4,400 square feet for exclusive use by the occupants of the space. Each space shall be at least 40 feet wide abutting a private or public street. Each space shall have minimum dimensions of 55 feet by 80 feet.
- (2) *Mobile home placement.* Every space shall have a front and rear yard of not less than ten feet in depth. All spaces shall have a minimum five-foot side yard on each side of the lot. A mobile home and related structures shall not occupy more than 60 percent of the area of any mobile home space.
- (3) *Access drives.* All mobile home access drives within a mobile home park shall be privately owned, and shall be at least 30 feet wide, exclusive of adjoining parking areas.
- (4) *Sidewalks.* Concrete sidewalks at least five feet in width shall be provided to serve all central or common facilities within the mobile home park.
- (5) *Accessory buildings and uses.* Accessory buildings and uses serving the entire mobile home park, including recreation facilities, laundry areas, mobile home park offices, maintenance and storage areas, shall be located at least 50 feet from the boundary of the mobile home park.
- (6) *Landscaping.* Not less than 20 percent of each mobile home space shall be landscaped with live plant materials, including at least one tree on each space.
- (7) *Community recreation.* Unless preempted by state law, a minimum of 270 square feet per mobile home space of recreation area, exclusive of any mobile home space, shall be provided within the mobile home park. The recreation areas shall contain a clubhouse and a recreational area for outdoor games and activities such as shuffleboard and horseshoes or facilities such as putting greens and swimming pools. The community recreation and service area, together with the activities planned thereon, shall be shown on the plans and specifications in such detail as shall be required from time to time by the planning commission. The location and size of all facilities indicated in this subsection shall be subject to the approval of the planning commission and the building department. The clubhouse shall have a floor area of not less than 25 square feet for each residential lot, and shall contain adequate kitchen, restroom and storage facilities therein.
- (8) *Electrical, cable, and telephone services.*
  - a. All electrical, cable, telephone, CATV and similar service wires or cables which provide direct service to the property being developed shall, within the exterior boundary lines of such property, be installed underground in accordance with city standards.
  - b. For the purposes of this subsection, appurtenances and associated equipment such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets may be placed above ground pursuant to city standards.
- (9) *Parking.* The provisions of article XL of this chapter shall apply.

(Code 1984, § 22505; Ord. No. [1919](#), § 1(Exh. 2), 9-27-16)

Sec. 90-657. - Screening and landscaping.

- (a) Where a mobile home park site adjoins a single-family zone or a site general planned for low density single-family use, a solid masonry wall six feet in height shall be located adjoining the property line,

except adjoining a required front yard; and an area at least five feet in depth adjoining the property line shall be landscaped with live plant materials, including trees.

- (b) All areas to be used for the outdoor handling and drying of laundry shall be screened from view.
- (c) Required yards shall be landscaped in accord with a site development plan to be approved as a part of the use permit, and screening shall be provided around the entire site, except that, where a required yard adjoins a street, screening shall be located at the rear of the required yard. Screening and landscaping shall conform to article XLVIII of this chapter and the city's landscape design guidelines.

(Ord. No. 1009; Code 1984, § 22506; Ord. No. [1919](#), § 1(Exh. 2), 9-27-16)

Sec. 90-658. - Onsite improvements.

Onsite improvements in a mobile home park shall be constructed and maintained in conformance with the city's development and maintenance standards. Such standards may include but shall not be limited to the design, construction and maintenance of the following:

- (1) Access drives, sidewalks and parking spaces.
- (2) Walls and fences.
- (3) Lighting.
- (4) Curb and gutter, drainage and sanitary sewer facilities.
- (5) Electrical and water service.
- (6) Fire protection facilities.
- (7) Refuse collection facilities.
- (8) *Storage areas.*

(Ord. No. 621; Ord. No. 767; Code 1984, § 22507; Ord. No. [1919](#), § 1(Exh. 2), 9-27-16)

Secs. 90-659—90-680. - Reserved.

**EXHIBIT B**  
**PROPOSED AMENDMENTS TO ARTICLE XXIII TRAVEL TRAILER PARKS**

*Shown below are the proposed changes to Article XXIII Travel Trailer Parks. The proposed additions are shown in **redline** and the proposed deletions are shown in ~~strike-through~~.*

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ARTICLE XXIII. - TRAVEL TRAILER PARKS

Sec. 90-761. - Purpose of article; application for conditional use permit.

(a) The purpose of this article is to:

- (1) Supplement the provisions of chapter 14, article VII, division 3 of the Code, the provisions of state law regarding mobile home parks, and the provisions of the underlying zone in which the park is located.
- (2) Provide regulations for the establishment, maintenance and operation of travel trailer parks in the city.

**Sec. 90-762. Applications**

~~(a)~~**(b)** A conditional use permit is required for the establishment of a travel trailer park. Applications submitted to the planning commission for consideration of a conditional use permit to allow a travel trailer park shall comply with the submittal requirements of section 90-42 and shall include:

- (1) A site plan depicting all lots, with at least ten percent of all lots occupied with typical recreational vehicles and paving, permanent buildings and structures, trash storage areas, recreational facilities, internal streets, accessways to the park, parking areas, sidewalks, existing vegetation, landscaped area and signs.
  - (2) An elevation and art rendering showing each open accessway to the park, including a view of at least 50 feet in length on each side of the main entrance. All trees and other required landscaping, permanent buildings and structures, signs, typical recreational vehicles, screening walls or earth berms, and any other objects visible from the intersection of each open accessway and the public street shall be shown.
  - (3) Plans and elevations depicting size, materials, lettering and color of all identification signs.
  - (4) An elevation showing at least 75 lineal feet of each required screening wall or berm at the rear of each front setback area, depicting materials, colors, texture, landscaping and any permitted openings in the screening wall or berm.
  - (5) Demonstration that the travel trailer park is established in a manner that conforms with and is complementary to the character, development intention, and within the maximum density of the general plan and the underlying zone in which it is located.
  - (6) Demonstration that the travel trailer park is established in a manner that assures the health, safety, welfare, and quality of life for park residents and the surrounding community.
- (b) A Conditional Use Permit – Modification is required for a proposal to enlarge, add spaces or units, reduce the common area or amenities, encroach into a travel aisle or common area, alter the circulation, or otherwise modify the site plan of an existing park except as specified in Sec.90-654(c). If the City does not have the park’s original entitlement documentation, the Conditional Use Permit – Modification will be based on existing site conditions. Before granting the Conditional Use Permit – Modification, the commission shall make the following findings in addition to those specified in article II, section 90-42 of this chapter, pertaining to conditional use permits, as applicable:**

- (1) That a travel trailer park located within a zone that does not allow travel trailer parks and which has been determined by the director to be a non-conforming use does not violate any applicable provision of Division 2 of Article II of this chapter.
  - (2) That the notification requirements of applicable state law were met.
- (c) A Mobile Home Park – Minor Modification application is required for a proposal to alter the line of a singular space within a travel trailer park that does not encroach into the common area, impact circulation, or increase the total number of spaces within the park. The application shall be prepared and submitted in accordance with procedures as established by the Planning Department. Before granting the Minor Modification application, the director shall make the following findings:
- (1) That a travel trailer park located within a zone that does not allow travel trailer parks and which has been determined by the director to be a non-conforming use does not violate any applicable provision of Division 2 of Article II of this chapter.
  - (2) That the notification requirements of applicable state law were met.

(Ord. No. 621; Ord. No. 634; Code 1984, § 22801; Ord. No. [1919](#), § 1(Exh. 3), 9-27-16)

Sec. 90-762~~3~~ - Applicability of state law.

The construction and operation of all travel trailer parks in the state is governed by the state Health and Safety Code and the California Administrative Code as may be amended from time to time. These state requirements shall apply. The city shall enforce all state travel trailer park requirements in the city.

(Code 1984, § 22802; Ord. No. [1919](#), § 1(Exh. 3), 9-27-16)

Sec. 90-763~~4~~ - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Berm* means an artificial bank or hill of earth used for screening purposes and planted with ground cover, trees or shrubs.

*Recreational vehicle* means a camp car, motor home, travel trailer or tent trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, and which is identified as a recreational vehicle by the manufacturer.

*Travel trailer lot* means any portion of a travel trailer park designated or used for the occupancy of one recreational vehicle. **The terms “lot” and “space” shall have the same meaning for purposes of this article.**

*Travel trailer park* means any area or tract of land where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes not intended for permanent residence. **A travel trailer park shall have the same meaning as recreational vehicle park or special occupancy park.**

(Code 1984, § 22803; Ord. No. [1919](#), § 1(Exh. 3), 9-27-16)

Sec. 90-764~~5~~ - Permitted locations.

- (a) Except as provided in state law or pursuant to section 90-73, pertaining to temporary uses, no recreational vehicle shall be occupied or used for living or sleeping purposes unless it is located in a mobile home park or travel trailer park.

(b) Travel trailer parks shall only be permitted pursuant to this article and articles XI and XIII. Where there is a conflict or lack of clarity, the director shall have the authority to determine which standard to apply or the meaning of the standard.

(Code 1984, § 22804; Ord. No. [1919](#), § 1(Exh. 3), 9-27-16)

Sec. 90-7656. - Site development standards generally.

In order to ensure adequate levels of light, air and density of development, to maintain and enhance the locally recognized values of community appearance, and to promote the safe and efficient circulation of pedestrian and vehicular traffic, the site development standards in this article shall apply to all travel trailer parks.

(Code 1984, § 22805)

Sec. 90-7667. - Site area.

The minimum site area for a travel trailer park, measured to the centerline of any adjacent public street, shall be ten acres.

(Code 1984, § 22806)

Sec. 90-7678. - Density.

In order to ensure adequate levels of light, air and density of development, to maintain and enhance the locally recognized values of community appearance, and to promote the safe and efficient circulation of pedestrian and vehicular traffic, the site development standards in this article shall apply to all travel trailer parks.

(Code 1984, § 22807; Ord. No. [1919](#), § 1(Exh. 3), 9-27-16)

Sec. 90-7689. - Lot size.

Travel trailer lots in a travel trailer park shall have a minimum area of 1,250 square feet and a minimum frontage of 25 feet. One space a minimum of 3,600 square feet in size may be designated as a permanent mobile home site for the residence of the park manager. Ten percent of the travel trailer park may be designated for motor homes and campers with a minimum of 900 square feet.

(Code 1984, § 22808)

Sec. 90-76970. - Lot coverage.

No more than 60 percent of any travel trailer lot in a travel trailer park shall be paved, and all unpaved areas shall be landscaped with live plant materials and permanently maintained by the owner of the travel trailer park.

(Code 1984, § 22809)

Sec. 90-7701. - Lot occupancy.

Travel trailer parks shall accommodate recreational vehicles and accompanying boat trailers, dune buggies, etc., only. Occupancy of travel trailer lots is limited to one recreational vehicle or camping party.

(Ord. No. 850; Code 1984, § 22810)

Sec. 90-774~~2~~<sup>2</sup>. - Building height.

- (a) The maximum building height for all structures in a travel trailer park, other than recreation buildings, shall not exceed 15 feet and shall not exceed one story.
- (b) The maximum building height for recreation buildings shall not exceed 35 feet.

(Code 1984, § 22811)

Sec. 90-772~~3~~<sup>3</sup>. - Setbacks at park property lines.

- (a) Setbacks for a travel trailer park shall be measured perpendicular to the travel trailer park property line. Property lines include all interior property lines, as well as all ultimate street or highway right-of-way lines as shown on the master street plan.
- (b) Setbacks shall be measured to the recreational vehicle tongue, or any other such appendage or structure, from the park property line.
- (c) The minimum setback from a travel trailer park property line shall be as follows:
  - (1) The minimum setback from a property line abutting an arterial highway shall be based upon a five-foot setback from the required screening wall or earth berm as outlined in section 90-773.
  - (2) The minimum setback from an interior property line which abuts a developed, approved for development, zoned or general plan designated single-family or low density residential use shall be 34 feet, which shall include, beginning from the interior property line wall, a minimum six-foot-wide landscaped planter area, a minimum 25-foot-wide interior street, provided no parking is allowed, and a minimum five-foot front, rear or side yard setback from the interior street.
  - (3) The minimum setback from an interior boundary line which abuts a developed, approved for development, zoned or general plan designated use other than single-family shall be five feet.

(Code 1984, § 22812)

Sec. 90-773~~4~~<sup>4</sup>. - Screening.

In order to provide a buffer between travel trailer parks and their abutting uses, the standards set forth in this section shall apply:

- (1) *Property lines abutting public streets.* All perimeter fencing and gates adjacent to a public right-of-way shall meet the requirements of section 90-316(b).
- (2) *Interior property lines.* A six-foot-high solid wall shall be provided as a buffer along all interior property lines of travel trailer parks. The wall height shall be measured from the highest finished grade level of land immediately adjacent to the wall.

(Code 1984, § 22813; Ord. No. [1919](#), § 1(Exh. 3), 9-27-16)

Sec. 90-774~~5~~<sup>5</sup>. - Setbacks at lot lines.

- (a) Setbacks in a travel trailer park shall be measured from the recreational vehicle tongue, or any other such appendage, to the travel trailer lot line.
- (b) Placement of recreational vehicles on the lots to provide setbacks of varying depths is encouraged. The minimum front, rear and side yard setbacks shall be five feet.
- (c) Where recreational vehicles are located near any permitted building within the park, other than another recreational vehicle, the minimum distance between the recreational vehicle and the building shall be ten feet.
- (d) The minimum distance between recreational vehicles shall be ten feet, with the exception of the common utilities area, for which the distance shall be six feet.

(Code 1984, § 22814)

Sec. 90-775~~6~~ - Landscaping.

Live landscaping, consisting of trees, shrubs, vines or ground covers, or any combination thereof, shall be installed and maintained in a travel trailer park subject to the following standards:

- (1) Landscaping shall be required for the entire setback area between all required screening walls and property lines abutting public streets, except for the area required for accessways to the park. All trees shall be a minimum of eight feet in height at the time of planting, and shall be planted at a maximum of 30-foot intervals within five feet of the required screening wall or berm, between the wall or berm and the public street, so as to create an effective and decorative screen and buffer between the street and residents of the park. Variations in the tree planting requirements in setback areas may be permitted if effective use of existing trees and vegetation will provide an adequate landscaped buffer between the park and adjoining rights-of-way.
- (2) Landscaping along all streets and boundaries shall be limited to a height of not more than 3½ feet within 20 feet of any open vehicular accessway to the park.
- (3) Landscaping shall be required on all open areas within the park. Trees, which shall be a minimum of eight feet in height at the time of planting, shall be provided on the travel trailer lots at the rate of one tree for each lot.
- (4) Trees a minimum of eight feet in height at the time of planting shall be planted within the park at a maximum of 30-foot intervals within five feet of all periphery walls that abut any residential zone or any property upon which a residential zone has been approved. Every effort should be made by the travel trailer park developer to retain all existing trees in required landscaped areas within the park and within the required landscaped setbacks adjacent to public rights-of-way.
- (5) A permanent underground irrigation system shall be provided for all required landscaped areas.
- (6) Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and regular watering of all plantings, including all offsite landscaping.

(Ord. No. 621; Ord. No. 634; Code 1984, § 22815)

Sec. 90-776~~7~~ - Internal streets.

- (a) No internal street in a travel trailer park shall be less than a minimum of 25 feet in width, provided the corner radius at internal street intersections shall be designed in accordance with a standard detail on file with the public works department.
- (b) No internal street shall be less than 33 feet in width if parallel parking is permitted on one side of a street.

- (c) No internal street shall be less than 40 feet in width if parallel parking is permitted on both sides of a street.
- (d) Each travel trailer lot shall have direct vehicular access to an internal street.
- (e) All internal streets shall be paved and shall be of crown type design with minimum two-foot-wide concrete gutters, or an inverted street section with a four-foot concrete center gutter.
- (f) An internal street divided into separate traffic lanes by a four-foot landscaped median divider shall not be less than 20 feet in clear width on each side of the divider.
- (g) All internal streets and sidewalks shall be provided with light standards at intervals which will ensure adequate lighting in all areas. Minimum illumination at all street and sidewalk levels shall be 0.2 foot-candle.

(Code 1984, § 22816)

Sec. 90-777~~8~~. - Parking.

- (a) Each travel trailer lot shall provide a minimum of one paved automobile parking space per lot.
- (b) Guest and employee parking shall be provided in off-street parking bays in the vicinity of recreation and laundry facilities at the rate of one parking space for each ten travel trailer lots. The parking spaces shall conform to the requirements of the city's parking lot standard.

(Code 1984, § 22817)

Sec. 90-778~~9~~. - Vehicular access.

- (a) There shall be provided at least one open vehicular accessway to each travel trailer park. The accessway shall have a minimum right-of-way width of 50 feet and a minimum curb radius of 25 feet. There shall be incorporated in the right-of-way a landscaped median, the width of which shall be ten feet, and the median shall be subject to the requirements of section 90-775. If more than one open vehicular accessway to a park is provided, it shall meet all requirements of this section. No barriers of any kind shall block traffic from any open vehicular accessway.
- (b) There shall be provided at least one secondary or emergency vehicular accessway to each travel trailer park if only one open accessway is provided. The secondary or emergency accessway shall be approved by the police and fire departments.

(Code 1984, § 22818)

Sec. 90-779~~80~~. - Pedestrian access.

Pedestrian access into a travel trailer park shall be provided by connecting the interior pedestrian pathway network with sidewalks located in the rights-of-way of perimeter streets.

(Code 1984, § 22819)

Sec. 90-780~~1~~. - Recreation areas.

A minimum of 90 square feet per space of recreation area, exclusive of any travel trailer space, shall be provided within a travel trailer park for outdoor games and activities such as shuffleboard and horseshoes or facilities such as putting greens and swimming pools. The community recreation and service areas, together with the activities planned thereon, shall be shown on the plans and specifications

in such detail as shall be required from time to time by the planning commission. The location and size of all facilities indicated in this subsection shall be subject to the approval of the planning commission and the city council. The clubhouse shall have a floor area of not less than 15 square feet for each lot, and shall contain adequate kitchen, restroom, shower and storage facilities therein.

(Code 1984, § 22820)

Sec. 90-784~~2~~. - Refuse areas.

Central trash collection and storage areas shall be provided and screened in each travel trailer park. Such areas shall be adequately distributed throughout the park, and shall be approved by the public works department.

(Code 1984, § 22821)

Sec. 90-782~~3~~. - Utilities.

All utility distribution facilities, including television antenna lines, serving individual travel trailer lots shall be placed underground. Individual rooftop or outdoor television antennas shall not be permitted in a travel trailer park, except that one single television antenna for community service may be situated within the park.

(Code 1984, § 22822)

Sec. 90-783~~4~~. - Dogs and other animals.

An area in a travel trailer park shall be provided and used for a dog run. Dogs and other household pets shall not be permitted to run at large in any travel trailer park. Bird aviaries, poultry and other barnyard or wild animals shall not be permitted in any travel trailer park.

(Code 1984, § 22823)

Sec. 90-784~~5~~. - Fire protection.

All travel trailer park fire hydrants and accessways shall conform to the city standards and shall be approved by the fire department.

(Code 1984, § 22824)

Sec. 90-785~~6~~. - Service buildings and facilities.

Service buildings and facilities shall be provided in each travel trailer park, and shall be strategically located in relation to all lots so as to minimize walking distance.

(Code 1984, § 22825)

Sec. 90-786~~7~~. - Plumbing.

All plumbing provided in a travel trailer park shall be designed so that the travel trailer park will accommodate all recreational vehicles and shall not be restricted to California-approved vehicles only.

(Code 1984, § 22826)

Sec. 90-7878. - Signs.

All signs for travel trailer parks shall conform to the requirements of article XXXVI of this chapter.

(Ord. No. 621; Ord. No. 634; Code 1984, § 22827)

Secs. 90-7889—90-810. - Reserved.

**EXHIBIT C**  
**PROPOSED AMENDMENTS TO ARTICLE XXVI COMMERCIAL ZONES**

Shown below are the proposed changes to Article XXVI Commercial Zones. The proposed additions are shown in **redline** and the proposed deletions are shown in ~~strike-through~~.

Article XXVI. COMMERCIAL ZONES

Sec. 90-893. - Permitted uses.

COMMERCIAL ZONES LAND USE MATRIX						
P=Permitted Use      A=Administratively Permitted Use      C=Conditionally Permitted Use						
T=Temporary Use Permit      X=Not Permitted      Requirements: Additional regulations or requirements						
	LAND USE	ZONE				ADDITIONAL REQUIREMENTS
		C-1	C-2	C-M	O-P	
<b>B.</b>	<b>Residential Uses</b>					
5.	<del>Mobile home park, recreational vehicle park, travel trailer park</del>	<del>X</del>	<del>€</del>	<del>€</del>	<del>X</del>	<del>Article XX or XXIII</del>