



## Planning & Building Department

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### Chapter 6-5 MANUFACTURED HOMES

#### Sections:

6-527            Manufactured Homes

#### 6-527 Manufactured Homes.

- a) Definition of manufactured home. "Manufactured home". A structure with a permanent foundation designed to be used as a residence and certified under the National Manufactured Home Construction and Safety Standards Act of 1974. "Manufactured home" does not include recreational vehicle, trailer or motor home.
  
- b) Standards. The following standards apply to manufactured homes:
  - 1) Manufactured homes are a permitted use on any lot in any zoning district that permits single-family residential uses. Except as otherwise provided in this Title, manufactured homes shall be subject to the same regulations as conventional single-family dwelling units.
  - 2) Manufactured homes shall be subject to same parking standards as required for single-family dwelling units in the same zoning district.
  - 3) Requirements for building height, lot coverage, side yard setbacks, front yard setbacks, rear yard setbacks, landscape, and useable open space shall be same for manufactured homes as for single-family dwelling units in the same zoning district.
  - 4) Roof overhangs, roof pitch, roofing materials, and siding materials shall be in character with those commonly used in conventional single-family dwelling units in the surrounding area. Manufactured homes installed in an area or district with design guidelines shall comply with such guidelines.
  - 5) The exterior covering material shall extend to the ground.
  
- c) Foundation systems.
  - 1) A manufactured home shall be built on a foundation system in accordance with the Uniform Building Code (UBC).
  - 2) All manufactured homes constructed on a foundation system shall comply with the requirements of Health and Safety Code section 18551 and California Code of Regulations, Title 25, Division 1, as they may be amended from time to time.
  - 3) No manufactured home currently on private property shall be required to be placed on a foundation system.