

Stockton Municipal Code, Charter, and Civil Service Rules

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A. **Location Criteria.** Mobilehome parks may be permitted in zoning districts identified by Table 2-2 (Allowable Land Uses and Permit Requirements) that comply with the following locational criteria:

1. Locations that are logically suited for multifamily development, such as transition areas between major traffic arterials, commercial or industrial development, and low-density residential development.
2. Access to the mobilehome park shall be directly to a major arterial street or within 500 feet of freeway access ramps (major streets are defined and located in the Circulation Element of the General Plan).
3. Mobilehome parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development.
4. Mobilehome parks shall not be permitted at locations that would disrupt the logical expansion of conventional subdivisions or extension of street systems, utilities, or public improvements.
5. Mobilehome parks shall not be permitted at locations so far removed from existing utilities or community services, including fire or police protection, schools, etc., so as to place a financial burden on the City for provision and maintenance of these facilities.

B. **Development Standards.**

1. **General.**

- a. **State and Federal Requirements.** The following local standards are supplemental to the State of California Mobilehome Act or Federal Housing Administration (where applicable) standards and do not relieve the developer from complying with those State or Federal standards not covered herein.
- b. **Waiver of Standards.** Any modifications or waivers to local standards shall be permitted only where the developer can substantiate to the Planning Commission, or City Council on appeal, that there are exceptional or extraordinary circumstances preventing compliance with the standard and where the waiver will not prove detrimental to the surrounding neighborhood or public welfare.

2. **Mobilehome Park Area and Setback Requirements.**

- a. Minimum gross area shall be five (5) acres.
- b. Minimum number of mobilehome spaces shall be 50.
- c. Mobilehome spaces, buildings, parking or recreational areas, and other structures shall be set back a minimum of 20 feet from all property lines along public streets.

3. **Mobilehome Space Area and Setback Requirements.**

- a. Mobilehome space minimum dimensions:
 - i. Width—40 feet;
 - ii. Length—70 feet; and
 - iii. Area—2,800 square feet.
- b. Setbacks and spacing for mobilehomes, accessory buildings and structures:
 - i. Setback of all mobilehomes, accessory buildings and structures from mobilehome access drive and interior property lines—five (5) feet; and
 - ii. Minimum spacing between all structures on separate mobilehome spaces or areas—10 feet.
- c. Maximum coverage permitted by mobilehomes, structures and accessory buildings for the mobilehome park—60 percent.

4. **Mobilehome Park Access Drive Development Standards.**

- a. Minimum width—41 feet (including curbs and gutters).
- b. The access drive shall be surfaced in compliance with City standards for a residential street.
- c. Curbs and gutters shall be provided in compliance with City standards.
- d. Street lights shall be provided in compliance with City standards.
- e. Length of access drive. Access drives that do not provide for continuous circulation shall not exceed 500 feet in length and shall provide a turn-around having a diameter of 40 feet.

5. **Signs.**

- a. In residential zoning districts, one (1) freestanding ground sign identifying the name of the mobilehome park shall be permitted at the main entrance to the park subject to the following limitations:
 - i. Nonmoving and nonflashing;
 - ii. Illumination shall be internal and not reflect or glare on adjacent residential development;
 - iii. Set back 10 feet from property lines;
 - iv. Maximum size of 64 square feet;
 - v. Maximum height of eight (8) feet; and
 - vi. Designed in harmony with park and fencing.
- b. In commercial zones, the identification signs comply with the sign regulations of that district.
- c. Directional and similar type signs may be permitted within the mobilehome park as approved by the Commission.
- d. Outdoor advertising structures (billboards) shall not be permitted within mobilehome parks.

6. **Parking.**

- a. One (1) automobile parking space shall be required on each mobilehome space.
- b. Parking for passenger automobiles is permitted along both sides of a 41-foot wide access drive.
- c. Supplemental storage areas shall be required for boats, campers, travel trailers, and similar recreational vehicles if such vehicles are permitted to be kept within the mobilehome park.

7. **Landscaping.** All areas not occupied by mobilehomes, buildings, other structures, paving or recreational facilities shall be landscaped and maintained with lawn, groundcover, or shrubbery.

8. **Other Improvements.**

- a. Complete frontage improvements shall be installed along public rights-of-way as required by the City Engineer.
- b. Applicable single-lot development fees shall be paid as required by ordinance.
- c. Storm water drainage, sanitary sewer, and water systems shall be installed to City standards at locations required by the City Engineer.
- d. Electrical and telephone service shall be installed underground pursuant to adopted City standards. Individual overhead television or radio antennas shall not be permitted.
- e. Land shall be dedicated or in-lieu fees paid to the City for neighborhood facilities as required in Section [16.84.080](#) (Fees).
- f. A six (6) foot high solid fence of (i) masonry or (ii) wood, with masonry posts spaced at intervals not less than 50 feet apart shall be provided around the entire perimeter of the mobilehome park subject to compliance with the setback requirements of Chapter [16.48](#) (Fences, Hedges, and Walls) and the engineering specifications of the City Building Code.
- g. Facilities for fire protection within the mobilehome park shall be installed to City standards at locations designated by the City Fire Chief.
- h. All outdoor storage and garbage collection areas shall be enclosed with a solid six (6) foot high fence in compliance with Section [16.36.130](#) (Solid waste/recyclable materials storage).

9. **Operational Standards.**

- a. An accessory service use such as a laundromat is permitted within the mobilehome park, for use of the residents. In mobilehome parks with 100 or more spaces, incidental business uses may be permitted as part of the project approval.
- b. Mobilehomes may be sold within the mobilehome park by the owner provided they are located on a mobilehome space, and not more than one (1) mobilehome which is for sale shall be placed on any one (1) space.
- c. The renting of mobilehomes in a mobilehome park is prohibited unless the mobilehome bears the insignia of the State of California Division of Building and Housing Standards and is licensed by the Division for this purpose.

10. **Enforcement.**

- a. The enforcement agency is the State of California Department of Housing and Community Development, Division of Building and Housing Standards. Prior to any construction on a mobilehome park, plans and specifications shall be submitted and approved by the enforcement agency.
- b. The regulations in this section shall be considered supplementary to the rules and regulations of the State of California Department of Housing and Community Development (Title 25, [California Administrative Code](#), Chapter 5, "Mobilehome Parks, Special Occupancy, Trailer Parks and Campgrounds").

(Ord. 015-09 C.S., eff. 12-3-09; prior code § 16-365.170)

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