Article 2: Overlay Zones

Division 7: Mobilehome Park Overlay Zone
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§132.0701 Purpose of the Mobilehome Park Overlay Zone

The purpose of the Mobilehome Park Overlay Zone is to preserve existing mobilehome park sites, consistent with the City’s goal of accommodating alternative housing types, and to provide supplemental regulations for the discontinuance of mobilehome parks and the relocation of the mobilehome park tenants.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§132.0702 Where the Mobilehome Park Overlay Zone Applies

(a) This overlay zone applies to all property located within the boundaries shown on Map Nos. C-669, C-672, C-673, and C-674.1 filed in the office of the City Clerk. These areas are shown generally on Diagram 132.07A.

(b) Table 132-07A shows the sections that contain the supplemental regulations and the type of permit required by this division, if any, for specific types of development proposals in this overlay zone.

Table 132-07A
Mobilehome Park Overlay Zone Applicability

<table>
<thead>
<tr>
<th>Type of Development Proposal</th>
<th>Supplemental Development Regulations</th>
<th>Required Permit Type/Decision Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Any development of mobilehomes in the RM zones</td>
<td>See Section 132.0705 and the regulations for mobilehome parks in Section 143.0340</td>
<td>Neighborhood Development Permit/Process Two</td>
</tr>
<tr>
<td>(2) Any development of mobilehomes in the RS or RX zones</td>
<td>See Section 132.0705 and the regulations for mobilehome parks in Section 143.0340</td>
<td>Site Development Permit/Process Three</td>
</tr>
<tr>
<td>(3) Any proposal to discontinue a mobilehome park that is located within this overlay zone</td>
<td>See the regulations for mobilehome park discontinuance in Sections 143.0610-143.0640</td>
<td>Site Development Permit/Process Three</td>
</tr>
</tbody>
</table>
DIAGRAM 132-07A
Mobilehome Park Overlay Zone
This is a reproduction of Map Nos. C-669, 672, 673, and 674.1 for illustration purposes only.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 1-29-2019 by O-21040 N.S.; effective 2-28-2019.)
§132.0705  **Supplemental Use Regulations of the Mobilehome Park Overlay Zone**

Only the following uses may be permitted in the Mobilehome Park Overlay Zone:

(a) *Mobilehome* parks to accommodate *mobilehomes* intended for use as single-unit dwellings; and

(b) The following *accessory uses*:

(1) Recreation buildings, game courts, swimming pools, and other similar facilities intended only for the use of the residents of the *mobilehome* park and their guests;

(2) Nonresidential occupancy *accessory structures* such as private garages, carports, and storage sheds;

(3) Home occupations in accordance with Section 141.0308; and

(4) *Signs* as permitted by the applicable zone.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*