

## **SECTION 14.3: "M" SPECIAL MOBILEHOME ZONE**

(Added by Ord. No. 1149, effective 7-27-69)

### **PURPOSE A.**

The purpose of this special zone is to provide for mobilehome use in communities and rural areas where, under certain conditions, a mixture of conventional housing and individual mobilehomes for residential use is desirable. (Added by Ord. No. 2453, effective 12-24-81; amended by Ord. No. 2873, effective 4-20-89.)

### **ZONE REGULATIONS B.**

This special zone may be applied to property only in conjunction with the following zones: "R-A" Rural Residential Zone, "R-1" Single Family Residential Zone, "PD-F" Planned Development - Foothill Zone, and "MR" Mountain Residential Zone. When this special zone is applied to property in conjunction with one of the aforementioned zones, the regulations set forth in this Section shall be applicable to the zone. (Added by Ord. No. 1149, effective 7-11-67; amended by Ord. No. 2299, effective 1-17-80; amended by Ord. No. 2417, effective 5-28-81; amended by Ord. No. 2956, effective 4-11-91.)

### **USEC.**

The following uses shall be permitted in the M, Special Mobilehome Zone in addition to the uses set forth in the zone which is combined with the M Zone:

- **Mobilehomes** for use for residential purposes only on any individual lot or parcel, subject to the limitations set forth in Subsection D of this Section.
- A **mobilehome park** is not an allowed use in this zone; provided, however, that this subsection shall not be deemed to prohibit the granting of Special Use Permits for mobilehome parks in those zones where such Special Use Permits are authorized by other provisions of this Ordinance. (Amended by Ord. No. 2453, effective 12-24-81.)

### **LOT AND YARD AREAS D.**

1. A mobilehome shall be placed in such a manner as to comply with all yard requirements of the zone in which it is located; provided, however, that the rear yard for a mobilehome need not exceed five (5) feet. (Amended by Ord. No. 2453, effective 12-24-81.)
2. A mobilehome shall not be located closer than ten (10) feet to any building, other than an accessory building, and shall not be located closer than five (5) feet to any property line, public street or alley
3. The minimum lot area for a lot or parcel which is subdivided exclusively for mobilehome use and is restricted to such use under the provisions of this ordinance shall be four thousand (4,000) square feet in all zones except where subject to the Special Combining Zone (Section 14.5 of this Ordinance), the Planned Development Zone (Section 18.6 of this Ordinance), or any more restrictive lot size requirements under the County

Subdivision Ordinance (Tulare County Ordinance Code Section 7-01-1000 et. seq.), in which case any lot or parcel shall be large enough to satisfy those requirements. Any lot or parcel created pursuant to this paragraph may be occupied by no more than one (1) mobilehome and no other permanent dwellings shall be permitted. (Added by Ord. No. 2453, effective 12-24-81.)

4. If a lot has less area than the minimum area required for a permanent dwelling in the zone in which it is located, and was of record at the time such zone became applicable to the property, said lot may be occupied by one (1) permanent dwelling or one (1) mobilehome, whichever the owner prefers. (Renumbered from Paragraph 3 to Paragraph 4 and amended by Ord. No. 2453, effective 12-24-81.)
5. If a lot has more area than the minimum lot area required for a permanent dwelling in the zone in which it is located, said lot may be occupied by two (2) mobilehomes or one (1) mobilehome and one (1) permanent dwelling subject to approval of a site plan pursuant to the procedure set forth in Paragraph 1 of Subsection G of Section 16.2 of this Ordinance. However, approval of a site plan shall not be required if the lot area is equal to or exceeds twice the minimum lot area required for a permanent dwelling in the zone in which it is located. Development of two (2) mobilehomes or one (1) mobilehome and one (1) permanent dwelling on one (1) lot shall be subject to the following requirements:
  - a. The mobilehome(s) and/or permanent dwelling shall comply with the provisions of Paragraphs 1 and 2 of this Subsection.
  - b. The distance between the two mobilehomes or the mobilehome and the permanent dwelling shall be not less than ten (10) feet.
  - c. If the lot is to be occupied by two (2) mobilehomes, no more than one (1) mobilehome may be rented or leased or held out for rent or lease.
  - d. The proposed facilities shall be maintained and operated in accordance with all State and County health regulations.
  - e. Off-street parking shall be provided for each dwelling unit in accordance with subparagraph a of Paragraph 2 of Subsection A of Section 15 of this Ordinance.

The requirement to secure approval of a site plan shall not be applicable to a mobilehome which is replacing another mobilehome previously removed from the property and which is subject to the provisions of Article 5.1 of Chapter 4 of Part VII of the Ordinance Code of Tulare County. (Added by Ord. No. 2453, effective 12-24-81.)

#### **PARKING E.**

One (1) off-street parking space shall be provided for said mobilehome.

#### **FOUNDATION SYSTEMS: F.**

Any mobilehome permitted under this zone which has been certified under the National Mobilehome Construction and Safety Standards Act of 1974 (42 USC Section 5401 et. seq.) may be placed on a foundation system pursuant to Section 18551 of the Health and Safety Code of the State of California; provided, however, that any such mobilehome shall be placed on a lot in accordance with Subsection D of this Section. (Added by Ord. No. 2453, effective 12-24-81.)

**MOBILEHOME DEVELOPMENTS: G.**

Any mobilehome development which contains minimum lot areas approved pursuant to Paragraph 3 of Subsection D of this section shall be restricted exclusively for mobilehome use by means of appropriate conditions, covenants and restrictions, approved by the Planning Director, and filed for record with the County Recorder by the subdivider. (Added by Ord. No. 2480, effective 7-1-82.)

**SPECIAL ZONING REGULATION ESTABLISHED IN ORD. NO. 2299**

Section 5 of Ordinance No. 2299 (effective 1-17-80) provided as follows: "The changes made in Ordinance No. 352 by Section 1 of this Ordinance\* shall have no effect on property in the R-3-M, O-M, C-2-M and M-1-M zones until the County has rezoned the property to eliminate the Special M Zone from the property."

\*Refers to changes made in Section 14.3-B.