

ORDINANCE #10

AN ORDINANCE PROVIDING FOR MOBILE HOME PARKS

BE IT ORDAINED BY BUTTE COUNTY THAT IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF ITS CITIZEN'S, THE FOLLOWING ORDINANCE REGULATING MOBILE HOME PARKS.

SECTION I

A. A MOBILE HOME PARK IS A PARCEL OF LAND OWNED, LEASED, OR CONTROLLED BY AN INDIVIDUAL, CORPORATION, PARTNERSHIP, JOINT VENTURE, OR LIMITED PARTNERSHIP THAT CONTAINS MORE THAN FIVE MOBILE HOMES.

B. A MOBILE HOME PARK MAY BE AUTHORIZED ONLY IN ACCORDANCE WITH THIS ORDINANCE.

C. A MOBILE HOME PARK MUST FIRST BE APPROVED BY THE BUTTE COUNTY PLANNING COMMISSION, AND THEN RE-APPROVED BY THE BUTTE COUNTY BOARD OF COUNTY COMMISSIONERS.

D. A MOBILE HOME PARK MUST COMPLY WITH THE SUBDIVISION ZONING ORDINANCE, HIGH DENSITY SUBDIVISION, ENACTED BY THE BUTTE COUNTY COMMISSIONERS ON MAY 5, 1977. WHEREVER THE ORDINANCE CONFLICTS WITH THE ABOVE MENTIONED ORDINANCE, THIS MOBILE HOME ORDINANCE SHALL CONTROL.

SECTION II

A. A MOBILE HOME PARK SHALL CONTAIN NOT LESS THAN 5 ACRES, WITH NOT LESS THAN 10,000 SQUARE FEET FOR EACH MOBILE HOME PROVIDED ON THE SITE. THE SPACE RATIO SHALL NOT INCLUDE PUBLIC OR PRIVATE ROAD RIGHT-OF-WAYS OR RECREATIONAL AREAS.

B. WHEN APPLYING FOR A PERMIT FROM THE PLANNING COMMISSION FOR A MOBILE HOME PARK PERMIT, THERE SHALL BE PROVIDED FIVE COPIES OF A DEVELOPMENT PLAN, TO INCLUDE A COMPREHENSIVE PLOT PLAN DRAWN TO SCALE AND A NARRATIVE, COMPLETE IN DETAIL, ADDRESSING EACH OF THE FOLLOWING:

1. LEGAL ACCESS SHALL BE PROVIDED TO THE MOBILE HOME PARK FROM A PUBLIC ROAD OR HIGHWAY; HOWEVER IN NO CASE SHALL A PUBLIC RIGHT-OF-WAY DISSECT A MOBILE HOME PARK.

2. ALL ACCESS AND INTERIOR ROADS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE DRIVING SURFACE OF ALL ACCESS AND INTERIOR ROADS SHALL BE, AT A MINIMUM , THIRTY-THREE (33) FEET IN WIDTH AND SHALL BE CONSTRUCTED WITH AN ADEQUATE BASE AND SURFACED WITH GRAVEL, OR BETTER, IN COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS. DEAD-ENDS ROADS ARE PROHIBITED, BUT CUL-DE-SACS MAY BE ALLOWED.

3. PROVISIONS FOR TRASH AND GARBAGE REMOVAL SHALL BE PROVIDED.

4. UTILITY SERVICE CONNECTIONS SHALL BE PROVIDED. CONSIDERATION SHALL BE GIVEN TO THE INSTALLATION OF UNDERGROUND UTILITIES.

5. WATER SYSTEMS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF STATE LAW.

6. THE LOCATIONS OF DRAINAGE WAYS AND SPECIAL FLOOD HAZARD AREAS SHALL BE SHOWN. PROVISIONS FOR ADEQUATE STORM WATER DRAINAGE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.

7. WASTEWATER FACILITIES SHALL NOT BE INDIVIDUAL ONSITE WASTEWATER SYSTEMS. PUBLIC WASTEWATER FACILITIES SHALL BE ENCOURAGED; HOWEVER, WHEN A PUBLIC WASTEWATER SYSTEM IS NOT AVAILABLE, A SMALL OR CENTRAL ONSITE WASTE-WATER SYSTEM, SERVING ALL UNITS IN THE MOBILE HOME PARK, MAY BE ALLOWED PROVIDED IT IS DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, TO MEET STATE REGULATIONS.

8. A FIRE PROTECTION PLAN SHALL BE PROVIDED.

9. EACH MOBILE HOME PARK SHALL BE PERMITTED TO DISPLAY ON EACH PUBLIC ROAD FRONTAGE, ONE (1) IDENTIFICATION SIGN A MAXIMUM OF NINE (9) SQUARE FEET IN SIZE. THIS SIGN MAY BE LIGHTED BY INDIRECT LIGHTING ONLY.

10. THE DEVELOPER SHALL PRESENT A TIME FRAME FOR DEVELOPMENT. ALL REQUIRED IMPROVEMENTS AND FACILITIES SHALL BE INSTALLED, AS APPROVED IN THE DEVELOPMENT PLAN, PRIOR TO OCCUPANCY OF THE MOBILE HOME SPACES.

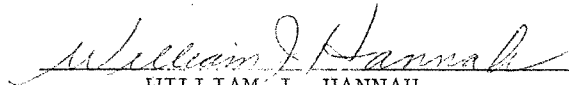
FIRST READING - FEBRUARY 18, 1992

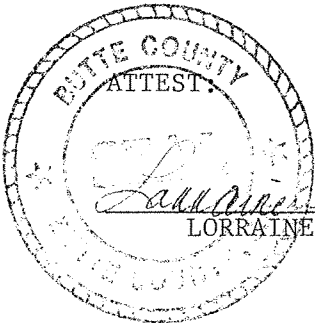
SECOND READING - MARCH 3, 1992

THIS ORDINANCE WILL BECOME EFFECTIVE ON THE TWENTIETH DAY AFTER ITS COMPLETED PUBLICATION.

THIS ORDINANCE WAS PASSED BY A MAJORITY VOTE OF THE BUTTE COUNTY COMMISSIONERS.

DATED THIS 3RD DAY OF MARCH, 1992.

  
WILLIAM J. HANNAH  
ACTING CHAIRMAN, BOARD OF  
BUTTE COUNTY COMMISSIONERS



  
LORRAINE SCHMIDT - AUDITOR