

**YOLO COUNTY ZONING CODE
Title 8 LAND DEVELOPMENT**

CHAPTER 2: ZONING REGULATIONS

Article 10: General and Special Development Standards

Sec. 8-2.1001 Purpose

The purpose of this Article is to provide for the necessary special provisions and regulations which are not otherwise set forth in this Chapter, as well as to provide for exceptions and modifications to the provisions of this Chapter where necessary for the practical and uniform application of the regulations of this Chapter. If conflicts occur between the provisions of this Article and other provisions of this Chapter, the provisions of this Article shall apply.

Sec. 8-2.1002 Area of lots

The minimum lot size and building site size regulations set forth in this Chapter for each particular zone shall be modified as follows:

- (a) Where a public water supply and/or public sanitary sewer is not accessible, the Environmental Health Services Division may establish minimum lot size or lot area requirements for home site or new development in excess of, or less restrictive than, those otherwise set forth in this Chapter, which requirements shall be based upon the area the Division determines to be necessary for the adequate provision of water and sewerage in the location and for the use requested. . Under the provisions of Section 19 (Onsite Wastewater Treatment Systems) of Title 6 (Sanitation and Health) of the County Code, the Division has set a minimum parcel size of two acres for land use projects located on lands that rely upon an onsite wastewater treatment system. The Director of Environmental Health has the authority to issue variances to provisions set forth in the ordinance.

- (b) Any lot or parcel of land in an agricultural or residential zone containing an area or dimension smaller than that required by the provisions of this Chapter, which lot or parcel was of record in the office of the Clerk-Recorder on December 18, 1963, may be used as follows: one single-family dwelling may be constructed on a parcel containing less than the minimum parcel size of the zone provided such structure complies with all the other regulations of the zone in which it is situated and regulations of other County departments, including water and sewerage requirements, and regulations of State or federal agencies that have jurisdiction over the development.

Sec. 8-2.1003 Front yards

The following modifications shall apply to the front yard regulations set forth in this Chapter for each particular zone:

- (a) On a lot in any residential zone which adjoins a developed lot on which the front yard is less than that required for the particular zone, the required front yard may be reduced to the average of the established front yard on the adjoining lot and the front yard otherwise required in such zone.
- (b) On a lot in any residential zone which has frontage on the turnaround portion of a cul-de-sac street, the front yard need not exceed twenty (20') feet on the portion of such frontage which is radial to the center point of the turnaround.

Sec. 8-2.1004 Height regulations

The maximum height limitation regulations set forth in this Chapter for each particular zone shall be modified as follows:

- (a) In any zone, other than the Agricultural Intensive Zone (A-N), the Agricultural Extensive Zone (A-X), the Agricultural Commercial Zone (A-C), the Agricultural Industrial Zone (A-I), the Agricultural Residential Zone (A-R), the Airport Overlay Zone (A-O), and other than properties adjacent to an A-O zone within a designated aviation safety zone and/or which are regulated by an applicable airport master or land use plan, the following structures may extend not more than thirty (30) feet above the height limits set forth in such zone; provided, however, applicable State and federal regulations shall govern wherever conflicts occur: chimneys, church spires, flagpoles, monuments, windmill water pumps under 35 feet in height, water towers, fire and hose towers, observation towers, distribution lines and poles, communication equipment buildings, smokestacks, television towers, radar towers, masts, aerials, television antennas, outdoor theater screens (provided such screens contain no advertising matter other than the name of the theater), equipment penthouses and cooling towers, grain elevators, farm equipment and storage barns, silos, and gas holders.
- (b) In the Agricultural Intensive Zone (A-N), the Agricultural Extensive Zone (A-X), the Agricultural Commercial Zone (A-C), the Agricultural Industrial Zone (A-I), and the Agricultural Residential Zone (A-R), there shall be no height limits, except for residential uses and small wind energy systems, as specified in Section 8-2.1103, respectively.
- (c) Upon the approval of a Use Permit by the Planning Commission, the structures set forth in Subsection (a) of this Section and all structures normally permitted in such zones may be permitted to further exceed the height limits for the particular zone when the Planning Commission finds that such additional height is necessary for the normal operation of a permitted use and will not be injurious to neighboring properties or detrimental to the public health, safety, and welfare.

- (d) Churches, schools, and other permitted public and semi-public buildings may exceed the height limits of the zone in which they are located in accordance with the terms and conditions of an approved Use Permit.
- (e) In any zone, other than the Airport Overlay Zone (A-O), public utility transmission lines may exceed the height limits of the zone in which they are located.

Sec. 8-2.1005 Fences and walls, hedges, and trees

- (a) Fences, walls and hedges may be located anywhere on a property in Residential (R) Zones up to a maximum height of seven feet, except as noted herein:
 - (1) Within the front yard setback, they do not exceed three feet in height for a distance of four feet from the sidewalk or edge of pavement, to provide site distance for cars backing into the roadway from the driveway.
 - (2) One foot of lattice may be added to any three-foot front yard fence provided that the lattice is at least 50 percent open.
 - (3) Within the front yard setback, they do not exceed six feet in height, if they are located behind the ten foot setback in the front yard of an interior lot and at the 15-foot setback in the front yard on a corner lot. The height of the fence or wall should be reduced in height in increments between the ten (or 15) foot setback and the four foot setback required by Subsection (1), above.
 - (4) On a corner lot, a fence, wall or hedge over three feet in height, measured from the curb gutter grade, shall not be located in a triangular area measured twenty-five feet along the inside face of the sidewalk in either direction from the sidewalk intersection. Where no sidewalk exists, the measurement shall be made along the right-of-way line.
 - (5) On a corner lot, if not exceeding six feet in height and set back a minimum of ten feet from the property line, they may be located along the street side yard. At such height, they may extend along the rear yard portion of the lot as well as the length of the house on the street side yard until they meet the triangular area described in Subsection (3), above.
 - (6) Atrium and courtyard walls located outside the required yards may exceed six feet in height through approval of a Site Plan Review application.
 - (7) The Planning Director may modify the maximum heights of fences, walls, and hedges as set forth in this section, as long as it is found that the size, shape, topography, location of the site, or orientation of structures on adjacent properties justifies such modification, and the property where the fencing or landscaping is modified will not cause detriment to the surrounding neighborhood nor a safety hazard for the use of adjacent properties or roadways.
- (b) Where trees are located within twenty (20) feet of intersected street lines, the main trunks of such trees shall be trimmed free of branches to a height of seven and one-half (7 1/2) feet above the curb grade.

Sec. 8-2.1006 Landscaping

All applications that are accompanied with plans for lawn and landscaped areas shall comply with the provisions of Chapter 3 of this Title, the Water Efficient Landscaping Ordinance.

Sec. 8-2.1007 Nonconforming Buildings and Uses

(a) Purpose

The purpose of this Section shall be to permit the continued operation of existing uses and buildings which do not otherwise conform to the provisions of this Chapter, while guarding against such uses becoming a threat to more appropriate development, and to provide for the eventual elimination of uses likely to be most objectionable to the neighbors of such uses.

(b) Definitions

For the purpose of this section, the following definitions shall apply:

Nonconforming building

“Nonconforming building” shall mean a building or structure, or portion thereof, which lawfully existed prior to the adoption of the zoning regulations on November 18, 1963, or a subsequent amendment to this chapter, but which, as a result of such adoption or amendment, does not conform to all the height and area regulations of the zone in which it is located or which is so designed, erected, or altered that it could not reasonably be occupied by a use permitted in the zone in which it is located.

Nonconforming use

“Nonconforming use” shall mean a use which lawfully occupied a building or land prior to the adoption of the zoning regulations on November 18, 1963, or a subsequent amendment to this chapter, and which, as a result of such adoption or amendment, does not conform with the use regulations of the zone in which it is located.

(c) Continuing existing buildings and uses

Except as otherwise provided in this Chapter, any use of land, buildings, or structures which is legally nonconforming due to the adoption of the zoning regulations on November 18, 1963, or a subsequent amendment to the zoning regulations contained in this Chapter, may be continued. Except as provided for in this Section, no use of land, buildings, or structures shall be enlarged, expanded, or intensified in any manner.

(d) Continuing conditional uses

Any use lawfully existing at the time of the adoption of the zoning regulations on November 18, 1963, or a subsequent amendment to this Chapter, shall be and remain a nonconforming use, and in no case shall such use be enlarged, expanded, or intensified in any manner until a Use Permit has been obtained pursuant to the provisions of this Chapter.

(e) Repair of unsafe or unsanitary buildings

The provisions of this Chapter shall not prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by the Community Services Department or declared unsanitary by the Health Department.

(f) Replacement of damaged or destroyed nonconforming buildings

Any nonconforming building or structure damaged by fire, flood, explosion, wind, earthquake, war, riot, or other calamity or act of God may be restored or reconstructed; provided, however, such repair or reconstruction shall conform to the applicable Building Codes, including FEMA requirements and local ordinances regulating development in a flood zone, in effect at the date of such restoration or reconstruction and without change to a nonconforming use, should such exist.

(g) Reconstruction and enlargement of certain nonconforming dwellings

The provisions of this Chapter shall not prevent the reconstruction or enlargement of any single family dwelling located in any zone on any lot or parcel containing an area or dimension smaller than that required by the provisions of this Chapter, which area or dimension existed or exists at the time of the imposition of such area or dimension regulation; provided, however, any such reconstruction or enlargement shall comply with all the other regulations of the zone in which it is situated.

(h) Extension of nonconforming uses and buildings

Upon an application for a Use Permit, the Planning Commission may permit the extension of a nonconforming use throughout those parts of a building, which parts were manifestly designed or arranged for such use prior to the date such use of the building became nonconforming, if no structural alterations, except those required by law, are made therein.

(i) Changes to other nonconforming uses

Upon an application for a Use Permit, the Planning Commission may permit the substitution of one nonconforming use for another nonconforming use which is determined by the Planning Commission to be of the same or more restrictive nature. Whenever a nonconforming use has been changed to a more restrictive use or conforming use, such more restrictive use or conforming use shall not thereafter be changed back to a less restrictive use or to a nonconforming use.

(j) Cessation of uses

For the purposes of this Section, a use shall be deemed to have ceased when it has been discontinued, either temporarily or permanently, whether with the intent to abandon such use or not, for a continuous time period of twelve months (12) or more.

(k) Cessation of uses of buildings designed for nonconforming uses

A building or structure which was designed for a use which does not conform to the provisions of this Chapter and which is occupied by a nonconforming use shall not again

be used for nonconforming purposes when such use has ceased for a period of twenty-four (24) months or more.

(l) Cessation of uses of buildings designed for conforming uses

A building or structure which was designed for a use which conforms to the provisions of this Chapter but which is occupied by a nonconforming use shall not again be used for nonconforming purposes when such use has ceased for a period of twelve (12) months or more.

(m) Cessation of nonconforming uses of land

Land on which there is a nonconforming use not involving any building or structure, except minor structures, including buildings containing less than 300 square feet of gross floor area, fences, and signs, where such use has ceased for six months or more shall not again be used for nonconforming purposes, and such nonconforming use of land shall be discontinued, and the nonconforming buildings or structures shall be removed from the premises within twelve (12) months after the first date of nonconformity.

(n) Cessation of nonconforming junk yards

Regardless of any other provision of this Chapter, no junk yard which exists as a nonconforming use in any zone shall continue as provided in this Section for nonconforming uses unless such junk yard, within one year after the junk yard has become a nonconforming use, shall be completely enclosed within an existing building or otherwise within a continuous solid fence not less than eight (8) feet nor more than twelve (12) feet in height or equivalent continuous hedgerow screening. The operation shall be conducted in such a manner as to be substantially screened at all times by the building, fence, or hedgerow. Plans for the required fence or hedgerow shall meet the approval of the Planning Director. All other provisions of this Section shall apply to any nonconforming junk yard.

(o) Construction approved prior to November 18, 1963

The provisions of this Chapter shall not require any change in the overall layout, plans, construction, size, or designated use of any development, buildings, or structure, or part thereof, where official and valid approvals and required building permits have been granted prior to November 18, 1963, the construction of which development, building, or structure, conforming with such plans, shall have been started prior to December 18, 1963, and carried on in the normal manner to completion within the subsequent one-year period.

(p) Expansion of legal nonconforming residential buildings

Where an existing single family dwelling unit in the Residential Low Density (R-L) zone is legally nonconforming by reason of off-street parking and/or substandard yard setbacks, it may be enlarged or expanded so long as the improvement does not result in a further encroachment into a required parking area or yard.

(q) Expansion of legal nonconforming single-family dwellings and duplexes

Where an existing single-family dwelling or duplex in any of the residential zones is nonconforming by reason of off-street parking and/or substandard yard setbacks, it may be enlarged or expanded so long as the improvement does not result in a greater encroachment into an existing required parking area or yard.

(r) Densities greater than one per lot

Dwellings constructed prior to March 18, 1986, in densities greater than one per lot may be expanded or repaired provided the improvement does not result in an encroachment into a required parking area or yard.

Sec. 8-2.1008 Outdoor storage in residential zones

(a) Outdoor storage prohibited

No outdoor storage, as defined in this Section, shall be conducted on any parcel within the Rural Residential one acre (RR-1), Residential Low (R-L), Residential Medium (R-M), Residential High (R-H) zone, except as otherwise authorized by this Section.

(b) Outdoor storage defined

For the purposes of this Section, “outdoor storage” shall mean the physical presence of any personal property not fully enclosed within a structure. “Outdoor storage” shall mean and include, but not be limited to, the following:

- (1) Inoperable motor vehicles and farm, commercial, and industrial equipment of all types;
- (2) Inoperable or unlicensed recreational vehicles;
- (3) Junk, imported waste, and discarded or salvaged materials;
- (4) Dismantled vehicles and vehicle parts, including commercial and industrial farm machinery, or parts thereof, tires, and batteries;
- (5) Scrap metal, including salvaged structural steel;
- (6) Salvaged lumber and building materials;
- (7) Salvaged commercial or industrial trade fixtures;
- (8) Operable or inoperable industrial or commercial equipment or tools, except commercial vehicles as defined in Section 8-2.1314 of Article 13 of this Chapter;
- (9) New building materials and supplies for any project for which no building permit has been issued;
- (10) New or used furniture and/or appliances;
- (11) Bottles, cans, and paper;
- (12) Boxes, cable spools, and packing crates; and
- (13) All other miscellaneous personal property not excluded by Subsection (c) of this Section.

(c) Exclusions

Outdoor storage as defined by Subsection (b) of this Section shall exclude the following:

- (1) The parking of operable motor vehicles, including passenger vehicles, commercial vehicles, and recreational vehicles, in compliance with Article 13 of this Chapter; and
- (2) The storage of residential building materials and supplies which are needed to construct a project on the parcel for which a building permit has been issued.

(d) Regulations regarding outdoor storage

- (1) The maximum area on any parcel within which outdoor storage shall be allowed shall not exceed 200 square feet in area.
- (2) Such storage areas shall be screened from view by the public and adjoining residents by a fence which meets the height regulations of this Article and which in fact screens the view of the storage area.
- (3) The materials stored within the storage area shall not exceed the height of the fence.
- (4) Such storage areas shall not be located in a required front yard setback.

(e) Violations and penalties

Any violation of this Section shall constitute an infraction, punishable as provided by Section 25132 of the Government Code of the State. Four (4) or more violations by any person during the preceding twelve (12) months shall constitute a misdemeanor.

Sec. 8-2.1009 Public utility lines and structures

- (a) *Lines.* With the exception of lines associated with major electrical transmission and distribution projects, local public utility communication and gas and electrical power distribution and transmission lines, both overhead and underground, shall be permitted in all zones without the necessity of first obtaining a use permit or site plan approval. The routes of all proposed utility transmission lines, except communication transmission lines for local service purposes, shall be submitted to the Commission for recommendation prior to the acquisition of rights-of-way therefore.
- (b) *Structures.* Communication equipment buildings and electric power distribution substations shall be permitted in all zones, subject to first obtaining a use permit, unless otherwise provided for in this Chapter. As a condition of the issuance of such permit, the Commission may require screening, landscaping, and/or architectural conformity to the neighborhood. Other structures associated with major electrical transmission and distribution projects, such as poles and towers, shall be subject to Subsection (c), below.
- (c) *Major Electrical Transmission and Distribution Projects.* A use permit requirement applies to all major electrical transmission and distribution projects. Such projects are not allowed in any zone where they are not identified as a conditional

use. Section 8-2.1106 of this Chapter governs those projects, and sets forth various standards and requirements for applications, permit review, and related matters. In some cases, State and federal laws may regulate certain types of characteristics of these projects. This Section shall be construed to provide the County with the maximum control consistent with such other laws.

- (d) *New Development.* Underground utilities shall be required in all new development within unincorporated communities, where feasible.

Sec. 8-2.1010 Projections into yards and courts

Certain architectural features may extend from a main building into required yards or courts as follows:

- (a) Cornices, canopies, and eaves may extend beyond the front wall and/or rear wall a distance not exceeding three (3) feet.
- (b) Open, unenclosed outside stairways may extend beyond the front wall and/or rear wall a distance not exceeding four (4) feet six (6) inches.
- (c) Uncovered landings and necessary steps may extend beyond the front wall and/or rear wall a distance not exceeding six (6) feet; provided, however, such landing and steps shall not extend above the entrance floor of the building except for a railing which does not exceed three (3) feet in height.
- (d) Bay windows and chimneys may extend beyond the front wall and/or rear wall a distance not exceeding three (3) feet.
- (e) Such architectural features may also extend into any side yard a distance of not more than three (3) feet.
- (f) Accessory structures attached to dwellings, consisting of patio covers, sunshades, and similar structures, may extend into required rear yards provided the following conditions are satisfied:
 - (1) No part of the structure shall be located within ten (10) feet of the rear lot line.
 - (2) The structure shall be unenclosed on three (3) sides except for the following:
 - (i) Required vertical supports;
 - (ii) Insect screening; and
 - (iii) Kickboards not exceeding one foot in height as measured from the ground level.

Sec. 8-2.1011 Pools

Any pool, pond, lake, or open tank not located within a completely enclosed building and containing, or normally capable of containing, water to a depth at any point greater than eighteen (18) inches, when used as a private swimming pool in any zone, shall comply with the following requirements:

- (a) Such pools shall be used solely for the enjoyment of the occupants of the premises on which they are located and their guests and not for instruction or parties when fees are paid therefore, unless a Use Permit is first obtained.
- (b) Such pools shall be located on the rear one-half (1/2) of the lot or not less than fifty (50) feet from the front property line.
- (c) Such pools shall maintain the side and rear yards required for accessory buildings but in no case shall be closer than five (5') feet from any lot line nor cover more than forty (40) percent of any required rear yard.
- (d) Lot coverage by a swimming pool shall not be considered in measuring the maximum lot coverage for buildings.
- (e) Filter and heating systems for swimming pools shall not be located:
 - (1) Within any required yard adjacent to a public street; or
 - (2) Within three (3) feet of a side or rear property line; or
 - (3) Within ten (10) feet from the living area of any dwelling unit on an adjacent parcel, unless enclosed in a soundproof enclosure.
- (f) Fencing and barrier requirements set forth in Yolo County Code Section 7-1.04(h).

Sec. 8-2.1012 Commercial coaches

- (a) For the purposes of this Section, the following definition shall apply:

“Commercial coach” shall mean “commercial coach” as defined in Section 18001.8 of the Health and Safety Code of the State of California. This Section shall apply to the use of commercial coaches or modular offices where the intent is to locate the coach at the same site for more than six (6) months. Temporary uses of mobile homes and commercial coaches are governed by Section 8-2.1013 of this Article.
- (b) Permanent commercial coaches are allowed through the issuance of a Site Plan Review in the following zones, provided that the proposed use of the coach is an allowed or permitted use in the zone in which it is located:
 - (1) Agricultural Intensive (A-N) zone;
 - (2) Agricultural Extensive (A-X) zone;
 - (3) Agricultural Commercial (A-C) zone;
 - (4) Agricultural Industrial (A-I) zone;
 - (5) Light Industrial (I-L) zone;
 - (6) Heavy Industrial (I-H) zone;
 - (7) Parks and Recreation (P-R) zone;
 - (8) Public Open Space (POS) zone; and
 - (9) Public and Quasi-Public (PQP) zone.
- (c) Permanent commercial coaches shall meet the following development standards:

- (1) The commercial coach shall be constructed on a permanent foundation which meets the requirements of all agencies with jurisdiction.
 - (2) The elevation of the floor shall be the same as other commercial structures in the area.
 - (3) The commercial coach shall be covered with exterior siding materials and of colors which are consistent with other structures in the area.
 - (4) If the commercial coach is placed on an elevated foundation, the exterior siding shall extend to the ground.
 - (5) The roof line and overhang shall be consistent with other structures in the area.
 - (6) The commercial coach shall have a covered and/or recessed entrance.
 - (7) Handicapped ramps shall be required in accordance with the provisions of the Uniform Building Code.
 - (8) Landscaping shall be required around the perimeter of the commercial coach.
 - (9) Building components, such as windows, doors, caves, and parapets, shall be consistent with other structures in the area.
 - (10) Mechanical equipment on the roof, ground, or building shall be screened from the public view with materials harmonious with the structure or shall be located so as not to be viewed from public ways.
 - (11) Refuse and waste removal areas shall be screened from view from public ways with materials harmonious with the building.
 - (12) Utility services shall be underground.
- (d) The Zoning Administrator may waive or modify any of the conditions set forth in Subsection (c) of this Section where the Administrator finds that compliance with such conditions is unnecessary to achieve compatibility of the commercial coach or modular office with surrounding land uses.

Sec. 8-2.1013 Manufactured or mobile homes and trailers

- (a) For the purposes of this Article, the following definitions shall apply:

“Mobile home” shall mean a structure used as semi-permanent housing and designed for human habitation, with or without a permanent foundation and can be transported by a motor vehicle. For the purposes of this Section, mobile homes shall be considered structures when such mobile homes are parked in a mobile home park. “Mobile home” includes “trailers” that are used for habitable purposes, whether temporary or permanent.

“Trailer” shall mean any vehicle without motive power or designed to be drawn by a motor vehicle and to be used in such a manner as to permit temporary occupancy thereof as sleeping quarters, or the conduct of any business, trade, or occupation, or use as a selling or advertising device, or use for the storage or conveyance of tools, equipment, or machinery, and so designed that it is mounted on wheels and may be used as a conveyance on highways and streets. “Trailer” shall include the terms “camp trailer”, “trailer coach”, “automobile trailer”, and “house trailer” except when “house trailer” falls within the definition of “mobile home”. For the purposes of this chapter, trailers shall be considered structures when such trailers are parked

in mobile home parks or trailer camps and are used on such sites for human habitation, offices, wash houses, storage, or similar auxiliary services necessary to the human habitation of the court or camp.

- (b) In addition to any other requirements set forth in this Chapter, the use of mobile homes and the operation of mobile home parks shall be governed by the sanitary regulations and building regulations prescribed by the State of California and/or Yolo County, together with all amendments thereto subsequently adopted and as may otherwise be required by law.
- (c) Manufactured or mobile homes may be located on individual lots and temporarily or permanently used as substitutes for “stick built” residences in the agricultural zones, and in other zones if the home is an allowed or permitted use, subject to the following development standards:
 - (1) The mobile home or office meets all other development standards of this Chapter, including the agricultural home siting standards contained in Section 8-2.402 and all setback and other standards for the zone in which it is located.
 - (2) The mobile home shall have a floor area of sufficient size to be compatible with existing dwellings in the area.
 - (3) Approved mobile home skirting shall be applied around the base of the mobile home so as to obscure the area beneath the unit. Wood skirting located nearer than six (6) inches to the earth shall be treated wood or wood of natural resistance to decay and termites as defined in the most current edition of the Uniform Building Code, or any amendment thereto. Metal skirting shall be galvanized or treated metal or metal resistant to corrosion.
 - (4) The mobile home, its installation and facilities, any permanent buildings, and any mobile home accessory buildings and structures shall be governed by the standards adopted by the California Department of Housing and Community Development, and said provisions shall govern the maintenance, use, and occupancy of such mobile homes.
- (d) A mobile home, trailer, or commercial coach may be used as a temporary dwelling or office in any zone, pending the construction of a permanent dwelling or office on the same lot or lots, after obtaining a building permit for the construction of the permanent dwelling or office subject to the following development standards:
 - (1) The mobile home or commercial coach shall not be located on the same site for more than six (6) months, except as otherwise provided in this subsection.
 - (2) Such six (6) months period shall commence on the issuance of the building permit and shall automatically and immediately terminate should the building permit become void.
 - (3) The Chief Building Official Inspector may renew the same for one additional six (6) months period provided he or she determines that substantial progress has been made in the construction and that it is reasonable and probable that the structure will be completed within one additional six (6) months' period.

- (4) Such mobile home or commercial coach shall not be installed on a foundation.
- (e) In the zones wherein the sale of new or used mobile homes is a permitted or conditional use, one mobile home may be used as an office in conjunction with the sales. Such use shall be considered accessory to the principal use of the site.
- (f) Trailers or commercial coaches, with no permanent foundation or structure, may be used by watchmen employed for the protection of the principal permitted use when located in industrial or public and open space zones, on, or adjacent to, the parcel occupied for the principal permitted use, subject to the approval of the Zoning Administrator.

Sec. 8-2.1014 Mobile Home Parks

- (a) For the purposes of this Section, the following definition shall apply: "Mobile home park" shall mean any area or tract of land where one or more mobile home sites are rented or held out for rent. "Mobile home park" shall include the terms "mobile home court", "trailer court", and "trailer park".
- (b) Mobile home parks are permitted through the issuance of a Major Use Permit in the residential (R-L, R-M, and R-H) zones where they are allowed, although new parks are encouraged to apply for a Planned Development rezoning. New mobile parks may be allowed in other urban, non-agricultural zones through a Planned Development rezoning, provided the park is proposed on lands with access to public services (water, sewer) within an established community. Mobile home parks shall meet the development standards outlined in this Section, unless modified through a Planned Development zone, in addition to any conditions which may be imposed by a Use Permit.
- (c) The minimum mobile home park area shall be five (5) acres and the minimum number of sites shall be fifty (50). The Planning Commission may modify the provisions of this requirement to develop mobile home parks with a minimum park area of one and one-half (1½) acres provided all the other standards set forth in this Section are complied with.
- (d) No more than one (1) single-family mobile home may be placed on a mobile home space. No occupied travel trailer, camper, or recreational vehicle shall be allowed on any approved mobile home space except as provided for in Subsection (s)(3), below.
- (e) The minimum space area, and minimum space width, for each mobile home shall be:
 - (1) Two thousand four hundred (2,400) square feet, and forty (40) feet wide, for single wide mobile homes.
 - (2) Three thousand four hundred (3,400) square feet, and fifty (50) feet wide, for double wide mobile homes.
 - (3) Four thousand four hundred (4,400) square feet, and sixty (60) feet wide, for triple wide mobile homes.

- (f) The mobile home and accessory structures shall not cover more than sixty-five (65) percent of the space area.
- (g) The minimum yard setbacks for individual spaces shall be five (5) feet on all sides, except for any side or rear yard abutting the project property line, in which case the minimum yard setback shall be ten (10) feet.
- (h) Spaces beneath mobile homes shall be enclosed with architecturally harmonizing skirts or by a combination of skirts, decks and grading with ventilation and access in accordance with State law.
- (i) The maximum height of the mobile homes shall be twenty (20) feet, and the maximum height of any accessory use structures shall be two (2) stories or thirty (30) feet maximum, whichever is less.
- (j) Each mobile home shall be provided with one or more occupant parking space(s) which may be tandem spaces. For every five spaces within the park, one visitor parking space shall be provided by the park owner/operator.
- (k) Separate recreational vehicle parking spaces shall be provided. RV parking spaces shall be centralized in lots and fenced for security and each space shall be a minimum of ten (10) by twenty (20) feet.
- (l) The park shall include a twenty (20) foot buffer strip along all streets or roadways adjoining the park, which shall be landscaped and into which no mobile homes or parking spaces shall be placed. The buffer strip shall be street side of any perimeter park fencing required.
- (m) At least fifteen (15) percent of the total park area or seven hundred (700) square feet per space, whichever is less, shall be devoted to recreational areas and facilities, excluding any buffer strip. Use of such facilities shall be limited to park residents. All recreational areas and facilities shall be completed prior to park occupancy; except as approved by the Planning Commission in a phasing program. No recreation area shall be less than three thousand (3,000) square feet in area and total recreation area for any park shall not be less than six thousand (6,000) square feet in area. For parks with children, a tot lot of a minimum twelve hundred (1,200) square feet in area equipped with play apparatus shall be provided for each twenty-five (25) spaces.
- (n) All streets shall be designed by a registered civil engineer and paved with asphaltic concrete to not less than twenty-five (25) feet in width if no car parking is permitted; and to not less than thirty-two (32) feet in width if car parking is permitted on one side and forty (40) feet in width if car parking is permitted on both sides. Roads may be divided into separate adjacent one-way traffic lanes by a curbed divider if each lane is not less than fifteen (15) feet in clear width; if car parking is proposed, each lane shall be increased in width by seven (7) feet.
- (o) All utility distribution facilities serving individual mobile home spaces shall be placed underground. The park owner is responsible for complying with the requirements of this Subsection and shall make the necessary arrangements with

each of the serving utilities for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenant structures may be placed above ground. Water and sewer distribution facilities shall be installed in conformance with applicable utility specifications. All mobile home spaces must be served with water, electricity, telephone and cable lines.

- (p) All mobile home park applications shall include a landscaping plan for open space and recreational areas.
- (q) A mobile home park shall be allowed up to fifty (50) square feet of sign area visible from external roadways and adjoining property. Signs shall be limited to:
 - (1) One (1) freestanding sign and one (1) wall sign.
 - (2) No single sign shall exceed twenty-five (25) square feet in area.
 - (3) The maximum height of a freestanding sign shall be six (6) feet.
 - (4) A freestanding sign located in the mobile home park buffer strip.
- (r) The following accessory uses are permitted in a mobile home park:
 - (1) Accessory uses permitted by right through issuance of a building permit include uses that serve park residents and are not available for use by the general public, such as coin operated machines for laundry, soft drinks, and similar uses.
 - (2) Accessory uses permitted subject to first obtaining a Site Plan Review include a management facility or office; recreational facilities or clubhouses; a common car wash; storage facilities; a single family residence for the manager which may also be used in part as an office; and the operation of a business or occupation for the purpose of mobile home sales.
 - (3) Accessory uses permitted subject to first obtaining a Minor Use Permit include permanent or transient recreational vehicle spaces, and associated uses.
- (s) The owner or operator of the mobile home park shall be responsible for maintaining compliance with all Sections of County, State, and other pertinent laws and regulations pertaining to the use, operation, and maintenance of such mobile home park. Nothing contained in this Section shall be construed to abrogate, void or minimize such other pertinent regulations.
- (t) The owner or operator shall have a resident manager on duty at all times who shall be responsible for such compliance in the absence of the owner or operator.
- (u) It shall be the responsibility of the park owner to see that the common landscaped areas are well-kept and maintained.

Sec. 8-2.1015 Massage therapy services

“Massage Therapy Services,” as defined and regulated by the Massage Therapy Act (Chapter 10.5 of the California Business and Professions Code), are an allowed use in any of the zoning districts subject to issuance of a business license and a Use Permit, depending on the size of the business.

- (a) Independent contractors and sole providers, including those individuals that provide outcall services or provide services as a home occupation, within the unincorporated area, shall secure and maintain a business license at all times.
- (b) Massage therapy services which are provided by a business establishment at a physical location, or through an outcall service, and employ more than a single therapist, shall acquire a Minor Use Permit, or Major Use Permit, at the discretion of the Planning Director.