

**DRAFT**  
BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,  
STATE OF CALIFORNIA

ORDINANCE NO.

[ORDINANCE TITLE]

The Board of Supervisors of the County of San Joaquin ordains as follows:

**Section 1.** Table 9-200.020-1, Table 9-200.020-1, Chapter 9-200, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-1: USES IN RESIDENTIAL ZONES							
P = Permitted Use (Building Permit may be required); T=Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted							
Use Types	R-R	R-VL	R-L	R-M	R-MH	R-H	Additional Regulations
<b>Residential</b>							
Manufactured/Mobile Home Park	-C	-C	C	C	-C	-C	9-409.310, <u>Manufactured/Mobile Home Park</u>

**Section 2.** Table 9-201.020-1, Table 9-201.020-1, Chapter 9-200, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-1: USES IN COMMERCIAL ZONES										
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted										
Use Types	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
<b>Residential</b>										
<u>Manufactured/</u> Mobile Home Park	-	-	-	-	-	-	-	-	-	

**Section 3.** Table 9-202.020-1, Table 9-202.020-1, Chapter 9-200, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted						
Use Types	I-W	I-P	I-L	I-G	I-T	Additional Regulations
<b>Residential</b>						
Manufactured/Mobile Home	-	-	-	-	-	

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES

P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted

Use Types	I-W	I-P	I-L	I-G	I-T	Additional Regulations
Park						

**Section 4.** Table 9-203.020-1, Table 9-203.020-1, Chapter 9-200, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-1: USES IN AGRICULTURAL ZONES

P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted

Use Types	AG	AI	AL	AU	Additional Regulations
<b>Residential</b>					
Manufactured/Mobile Home Park	-C	-C	-	-C	9-409.310, <u>Manufactured/Mobile Home Parks</u>

**Section 5.** Table 9-204.020-1, Table 9-204.020-1, Chapter 9-200, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-1: USES IN AIRPORT, MIXED USE, AND PUBLIC FACILITIES ZONES

P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted

Use Types	P-F	M-X	AP-X	Additional Regulations
<b>Residential</b>				
Manufactured/Mobile Home Park	-	-	-	9-409.310, <u>Manufactured/Mobile Home Parks</u>

**Section 6.** Section 9-409.310, Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

### **9-409.310 MANUFACTURED/MOBILE HOME PARKS**

Manufactured/Mobile Home Parks must be located, developed, and operated in compliance with the following standards, where allowed by the 200 Series, Base Zones. Manufactured/Mobile Home Parks with more than 50 units will require a Specific Plan rather than a Conditional Use Permit.

- (a) **Maximum Density.** The maximum density is 10 manufactured/mobile home units per net acre unless a lower General Plan density limit is set for the ~~Residential~~ Z zone where the park is located.
- (b) **Minimum Manufactured/Mobile Home Site Dimensions.**
  - (1) **Minimum area:** 2,500 square feet.

- (2) *Minimum width: 40 feet.*
- (3) *Minimum Service Road Frontage: 25 feet.*

(c) **Access and Circulation.**

- (1) **Entrance Roads.** *Roads that serve entrances to Mobile Home Parks shall provide two-way access and be located no less than 150 feet from a public street. The minimum number of entrances and exits for Manufactured/Mobile Home Parks shall be determined by the Zoning Administrator.*

- (2) **Internal Roads.**

- (A) *All Manufactured/Mobile Home Parks shall be served by at least one interior road of continuous two-way circulation.*
  - (B) *No road that does not provide for continuous circulation shall exceed 600 feet in length. Dead-end roads shall have cul-de-sacs of no less than 50 feet in radius.*

- (3) **Minimum Road Widths.**

- (A) *24 feet for roads on which parking is prohibited;*
  - (B) *32 feet for roads on which parking is allowed on one side only; and*
  - (C) *40 feet for roads on which parking is permitted on both sides.*

(d) **Walkways and Bikeways.** *All Manufactured/Mobile Home Parks shall provide internal walkways that connect each manufactured/mobile home site and provide access to all common areas and a public street.*

- (1) *Driveway Crossings. Driveway crossings shall be held to a minimum on walkways, shall be located and designed to provide safety and shall be appropriately marked and otherwise safeguarded.*
- (2) *Walkways Used by Children. Walkways to be used by children as routes to school, bus stops, or other destinations shall be located and safeguarded to minimize contacts with automobile traffic.*
- (3) *Bikeways. Bikeways shall be incorporated into the walkway system if there are more than 200 spaces proposed.*
- (4) *Combined with Easements. Walkways and bikeways may be combined with other easements and used by emergency, maintenance, or service vehicles.*

(e) **Required Parking.**

- (1) **On-site Parking for Residents.** One parking space at each manufactured/mobile home site.
  - (2) **Guest Parking.** One space for every two units, located within 350 feet of the manufactured/mobile home site in a designated parking area.
- (f) **Screening.** ~~A Screening a minimum of six feet in height-foot high masonry wall~~ shall be provided along the perimeter on the rear and interior side property lines using materials permitted by Section 9-400.040(d)(1). All common storage areas and common areas for garbage or rubbish shall be screened from manufactured/mobile home park residents by a screen not less than seven feet in height, and equipment screening shall be provided, as required by Section 9-400.090, Screening of Equipment.
- (g) **Landscaping.** In addition to the requirements of Chapter 9-402, Landscaping:
- (1) ~~A 10-foot-wide landscaped strip shall be provided along the perimeter of the Manufactured/ Mobile Home Parks abutting roads.~~
  - (2) Trees shall be provided pursuant to Section 9-402.050 Required Trees.
  - (3) All areas not used for buildings, manufactured/mobile homes, parking, driveways, walkways, recreational facilities, or other permanent facilities shall be landscaped within the project area.
- (h) **Outdoor Recreation Area.** All Manufactured/Mobile Home Parks with more than 10 manufactured/mobile home sites shall provide outdoor recreation and open space areas as follows:
- (1) *Minimum Size.* Required recreation and open space areas shall contain a minimum of 5,000 square feet plus 100 square feet for each home site over 50. These areas shall be centrally located, free of traffic hazards, accessible to all park residents, and available on a year-round basis.
  - (2) *Limits on Paving.* Not more than 30 percent of outdoor recreation area shall be paved; the balance shall be planted or have pervious surfaces for active use.
- (i) **Common Storage Area.** A minimum of 50 square feet for each manufactured/mobile home site shall be provided on the manufactured/mobile home site or within common storage areas for use by residents of the Manufactured/Mobile Home Parks for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles.
- (j) **On-site Amenities.** Manufactured/Mobile Home Parks are permitted to have on-site amenities including a clubhouse, laundry facilities, and gym and pool facilities, or other ancillary uses.

- (k) **Water and Sewer.** Each Manufactured/Mobile Home Parks shall have water and wastewater disposal facilities as required by Chapters 9-601, Water Well and Well Drilling, 9-602, Water Systems, and 9-604, Wastewater Treatment and Disposal, respectively.
- (l) **Design Consistency.** Manufactured/mobile homes within the same park shall maintain a consistent design and color scheme.
- (m) **Locational Criteria.** The following special use regulations shall apply to projects in Agricultural Zones:
  - (1) Cannot be located on land under a Williamson Act contract.
  - (2) Must provide sufficient access to residential support services, such as schools and grocery stores, and job opportunities.
  - (3) Must be located adjacent to utility special districts, or within 2 miles of a General Plan Urban Community or city boundary.
- (n) **Modification of Requirements.** The requirements of this Chapter may be modified by the Zoning Administrator in cases in which, due to the unusual nature of the proposed use(s), specific location, or the site plan submitted, the requirements set forth in this Chapter are judged insufficient or excessive. Decisions of the Zoning Administrator pursuant to this Section may be appealed to the Planning Commission under Chapter 9- 802, Common Procedures.

**Section 7.** Section 9-402.050(a)(1), Chapter 9-402, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-402.050 REQUIRED TREES**

- (o) **On-Site Trees.** To provide cooling and improve air quality, trees must be provided as follows:
  - (1) **Residential Zones.** One tree for every 1,000~~5,000~~ square feet of lot area for residential development. The Zoning Administrator may grant a reductions in to this ratio for the R-R zone.
  - (2) **Commercial Zones.** One tree for every 2,000 square feet of lot area.
  - (3) **Public Facilities, Mixed-Use and Airport Zones.** One tree for every 2,500 square feet of lot area.
  - (4) **Industrial Zones.** One tree for every 5,000 square feet of lot area with none required for the I-G and I-T zones.
  - (5) **Agricultural Zones.** None, except for Manufactured/Mobile Home Parks, which require one tree for every 5,000 square feet of lot area. The Zoning Administrator may grant a reduction to this ratio.

- (6) **Off-Site Planting.** *If the lot size or other site conditions make planting of the required trees impractical, the Zoning Administrator may allow the required trees to be planted off-site at twice the required ratio.*
- (7) **Exception for Existing Trees.** *If the required number and size of trees already exists on the site, the applicant shall not be required to plant new trees on-site.*

**Section 8.** Section 9-409.070, Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-409.070 ANIMAL KEEPING AND RAISING**

Animal Keeping and Raising establishments must be located, developed, and operated in compliance with Table 9-409.070 and the following standards, where allowed by the 200 Series, Base Zones.

- (a) **Household Pets.** The keeping of up to 10 small domestic household pets for noncommercial purposes, including up to a maximum of three household pets any kind, is permitted in Single-Unit Dwellings. For dwelling units in multi-unit residential structures and for manufactured/mobile homes in manufactured/mobile home parks, the total number of dogs, cats and other household pets combined shall not exceed three. The decision as to whether a specific animal is a household pet under this Title shall be made by the Zoning Administrator.

**Section 9.** Section 9-409.370(e)(3), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (3) **Manufactured/Mobile Homes.** A recreational vehicle park shall have no manufactured/mobile\_homes other than one (1) for the use of a caretaker or manager.
  - (A) The site for the manufactured/mobile\_home shall comply with the provisions of Section ~~9-1040.4 (Mobilehome Sites)~~ 9-409.310(b) of this Title.
  - (B) If a manufactured/mobile\_home is used to provide housing for a caretaker or manager, a conventional single-family dwelling for the use of a caretaker or manager shall not be permitted.

**Section 10.** Section 9-500.040(a), Chapter 9-500, Series 500, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- a) **Financing or Leasing of Buildings.** The financing or leasing of apartments, offices, stores, or similar space within apartment buildings, industrial buildings, commercial buildings, manufactured/mobile home parks, or trailer parks.

**Section 11.** Section 9-507.030(c), Chapter 9-507, Series 500, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (c) **Standard and Formula for Dedication of Land.** Where a park or recreational facility has been designated in the General Plan or a specific plan or master plan and is to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivider shall dedicate land for a local park sufficient in size and topography to serve the residents of the subdivision. The minimum amount of land to be dedicated shall be determined using the general standard in the following formula:

$$U \times P \times S = \text{Minimum acreage dedication}$$

where:

U = Number of potential dwelling units within the subdivision;

P = Average number of persons in the dwelling unit type (e.g., single-family, manufactured/mobile home, multi-family units) based on the latest U.S. Census.

S = Parkland standard of three acres per 1,000 people (3/1000).

**Section 12.** Section 9-900.010, Chapter 9-900, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-900.010 KEY TERMS**

Manufactured/Mobile Home, Caretaker

Manufactured/Mobile Home, Temporary

Manufactured/Mobile Home Park

Manufactured/Mobile Home Site or Space

**Section 13.** Section 9-900.020, Chapter 9-900, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-900.020 DEFINITIONS**

**Caretaker Residence.** A residence used only by an individual whose presence on the property is necessary to prevent vandalism, pilferage, damage, or destruction to property, structures, or equipment located on the same parcel. A caretaker residence may be a permanent residence or a temporary manufactured/mobile home.

**Evacuation Plan.** A plan for the evacuation of manufactured/mobile homes and recreational vehicles in a manufactured/mobile home or recreational vehicle parks or for the evacuation of recreational vehicle parks during time of flood hazards.

**Manufactured/Mobile Home, Caretaker.** A manufactured/mobile home used to provide complete living facilities for an individual whose presence on the property is necessary to prevent vandalism, pilferage, damage, or destruction to property, structures, or equipment located on the same parcel.

**Manufactured/Mobile Home, Temporary.** A manufactured/mobile home used as a residence during the construction of a permanent dwelling on the same property.

**Manufactured/Mobile Home Park.** Any parcel of land composed of a lot or contiguous lots used, designed, or intended to accommodate more than four manufactured/mobile homes.

**Manufactured/Mobile Home Site or Space.** A portion of a manufactured/mobile home park designated or used for the occupancy of one manufactured/mobile home.

**Noise-Sensitive Land Uses.** Uses that may be adversely affected by high noise levels, including residential dwelling units, day care centers and family day care homes, assembly, group residential, manufactured/mobile home parks, colleges and schools, cultural institutions, offices, recreational facilities, social service centers, and transient lodging,

**Residential Development.** A project containing residential dwellings, including manufactured/mobile homes, or a subdivision for residential dwelling units.

**Temporary Work Trailer.** A trailer transported to a worksite for use as an on-site manufactured/mobile office or for storage of construction materials and equipment for a limited period of time.

**Work Trailer.** A portable structure, such as a manufactured/mobile home, that can be transported to a construction site for use as a temporary office. A work trailer may be installed on a foundation system.

**Section 14.** Section 9-901.040, Chapter 9-901, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

## **9-901.040 RESIDENTIAL USE TYPES**

**Manufactured/Mobile Home Park.** An area or tract of land where two or more lots are rented or leased to accommodate manufactured homes or mobile homes that is not used to provide employee housing or housing for the landowner.

**Equipment Sales, Repair, and Storage.** Establishments that sell, rent, service, repair, or store equipment. The following are the categories of this use type.

**Leisure, Sales and Repair.** Sale/rental, servicing, and repair of boats, trailers, recreational vehicles, and manufactured/mobile homes. Typical uses include recreational vehicle dealers, boat dealers, and manufactured/mobile home dealers.

**Leisure, Storage.** Storage of boats, trailers, recreational vehicles, and manufactured/mobile homes. Typical uses include storage lots for recreational vehicle dealers, boat dealers, and manufactured/mobile home dealers.

**Section 15.** This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Stockton Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this \_\_\_\_ of \_\_\_\_ to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MIGUEL A. VILLAPUDUA  
Chairman, Board of Supervisors  
County of San Joaquin  
State of California

ATTEST: RACHÉL DeBORD  
Clerk of the Board of Supervisors  
County of San Joaquin  
State of California

By: \_\_\_\_\_  
Deputy Clerk

