

County of Sonoma
REVISED STANDARDS FOR MOBILE HOME PARKS

PURPOSE

Mobile Home Parks (Parks) provide a valuable form of affordable housing in Sonoma County. In order to encourage the development of new Mobile Home Parks and the expansion of existing Parks, changes to the Zoning Code Park standards are being made to reduce the densities and minimum lot size required for new parks; to allow Mobile Home Parks to be established or expanded within the Single Family Residential zoning district; and to revise development standards such as individual lot sizes and minimum interior road widths while preserving public safety.

APPLICABILITY

The changes to Mobile Home Park development standards are applicable to new and existing state-licensed parks within designated Urban Service Areas (USA's) and on parcels zoned for low, medium or high density residential uses (R1, R2, R3 and PC) only. The new standards do not apply to projects using manufactured homes on individually-owned lots, nor to the placement of a single manufactured home on a private lot. The new standards also do not apply to the long-term occupancy of recreational vehicles or travel trailers in campgrounds or RV parks.

PERMIT REQUIREMENTS

The establishment, expansion, or cessation of a Mobile Home Park requires a Use Permit. Establishment of a new park, or the expansion of an existing park, also requires Design Review review and approval. Additionally, the State Department of Housing and Community Development must issue permits for all homes to be located within a Mobile Home Park.

DEVELOPMENT STANDARDS

Mobile Home Parks will be required to meet the following standards:

- Located within an Urban Service Area (w/water and sewer) and zoned R1, R2, or R3
- The minimum lot size for the establishment of a new Mobile Home Park would be three acres in the R1 or PC district, and two acres in the R2 and R3 districts. Expansion of existing parks would be exempt from this requirement.
- Mobile home parks would be subject to the following density limits: On parcels which are zoned R1 or PC at 4 or more units per acre, the allowed density would be 11 units per acre. On parcels which are zoned R2 or R3, the allowed density would be double the mapped density.
- Standards for individual lot sizes, lot widths, mobile home sizes and street widths within parks are being reduced. Parking and open space requirements for senior parks are reduced.