

ARTICLE 8

RESIDENTIAL TRAILER (RT ZONING)

8.00 PURPOSE

The R-T Zone is hereby added to Ordinance No. 340, the Zoning Ordinance of the City of San Jacinto in order to promote and encourage a suitable environment for family living on individual parcels of land to be used for single-family mobilehome subdivided lots and appropriate accessory uses and community services and facilities appurtenant thereto. The following regulations shall apply in all R-T Zones, subject to the provisions of Article 15, commencing at Section 15.00, relating to off-street parking and loading requirements.

8.10 USES PERMITTED

The following uses shall be permitted in the R-T Zone: Structures that do not conform to the zone shall not be constructed or maintained in the R-T Zone.

- A. One-family mobilehome with floor area of not less than 480 sq. ft. for residential use as a part of a subdivision development.
- B. The following accessory structures and uses on individual lots: cabana, Ramada, patio, slab, carport or garage, washroom buildings, swimming pools, storage of camp and boat trailers providing they conform to proper setbacks.
- C. The raising of fruit trees, berry and bush crops and vegetable, flower and herb gardening on a family garden plot basis.
- D. Temporary real estate tract offices to be used only for and during the original sale of the subdivision but not to exceed a period of two (2) years per subdivision.
- E. Home occupations in accordance with Article 18A.08.b,c.

8.20 USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses shall be permitted provided a conditional use permit is granted per Article 17: Mobile-home parks.

- A. Mobilehome parks
- B. Recreational vehicle parks
- C. Recreational vehicle park subdivisions

8.30 MOBILE-HOME SUBDIVISION STANDARDS

The following standards of development shall apply to mobilehome subdivisions:

- A. No real property shall be used unless a subdivision has been recorded pursuant to the provisions of the Subdivision Ordinance and this Article.

- B. The minimum site that may be developed for a mobilehome subdivision is ten (10) acres gross.
- C. Building height shall not exceed fifteen (15) feet on mobilehome lots and shall not exceed thirty-five (35) ft. on recreation area lots.
- D. Mobile-homes shall meet the following minimum lot setbacks; Fifteen (15) ft. front yard property line to the coach; five (5) ft. side yard and five (5) ft. rear yard. The fifteen (15) ft. front setback may be reduced on interior lots to ten (10) ft. if community recreation areas are developed as a part of the subdivision.
- E. Minimum lot size shall be 6,000 sq. ft. with a minimum average width of fifty (50) ft. and a minimum frontage of not less than forty-five (45) ft. and a minimum average depth of seventy (70) feet for each lot. Lots fronting on knuckle and cul-de-sac street may have a frontage of not less than thirty-five (35) ft.

Minimum lot size of 2800 sq. ft. with a minimum average width of forty (40) ft. and a minimum frontage of not less than thirty (30) ft. and a minimum average depth of not less than seventy (70) ft. for each lot if community recreational facilities are developed as a part of the subdivision. Provisions, approved by the Commission, shall be required for the continued maintenance and operation of the recreational facilities by the granting of an undivided interest in the recreational area to each owner of a lot in the subdivision and the formation of a community association or other legal entity which provides for participation by the individual lot owners in the responsibility and cost thereof. The community associated shall have the right to place a lien upon the individual lots for all necessary costs and expenses of the association. The standards for the recreation area shall be as follows:

- 1. Minimum of three hundred (300) sq. ft. for each residential lot in the subdivision shall be devoted to usable community recreation area. In no event shall the required recreation areas for any subdivision total recreation site be less than 30,000 sq. ft.
 - 2. The recreation areas shall be entirely within the subdivision development.
- F. All mobilehome subdivisions shall be connected to the city sewer system or approved public sewer system.

8.40 IMPROVEMENTS

The following improvements shall be installed on all lots used for residential purposes.

- A. A concrete slab or other metal or wood deck containing at least three hundred (300) sq. ft.
- B. The area between the ground level and the floor of a mobile home shall be screened from view by an opaque skirt entirely around the mobile home.

8.50 ADDITIONAL REQUIREMENTS

- A. No common area for storage of camper and boat trailers shall be permitted unless it is designated on the subdivision map.
- B. Not more than one mobile home for residential purposes shall be permitted on a lot.
- C. Street right-of-way minimum of fifty (50) ft. and forty (40) ft. curb surface-to-curb surface. (The California Administrative Code title 25, Section 5072, requires forty (40) ft. minimum for parking on both sides).
- D. Curbs, gutters, aprons and sidewalks shall be provided as required by the City Municipal Code, Ordinance No. 505.

8.60 SETBACKS, PARKING AND UNDERGROUND UTILITIES

- A. All mobilehome subdivisions that are proposed to be constructed adjacent to, or across the street from, land zoned R-1 shall have a common area consisting of a fifteen (15) ft. minimum setback along all adjoining boundary streets, and a ten (10) ft. side and rear setback along all non-street boundaries of the development. Masonry block walls six (6) ft. high average shall be erected along all boundary lines except that along the front boundary of the main entrance the wall shall be erected four (4) ft. high average and a sidewalk, minimum five (5) ft. wide, shall be installed adjacent to the curb line. The area between the wall and/or sidewalk or curb shall be planted in ground cover or low-growing shrubs. All trees and/or shrubs planted shall be of a variety that will grow to a height of not to exceed fifteen (15) ft. and shall be planted at intervals so that at maturity the trees or shrubs will provide partial screening of the mobilehome subdivision. All plantings shall be maintained in a growing condition. In mobilehome subdivisions approved provisions shall be required for the continued maintenance of the landscaped area surrounding the development by a community association composed of the owners of the individual lots or other legal entity providing for participation by the individual lot owners in the responsibility and cost thereof. The association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of maintaining the area.
- B. No mobilehome are to be parked overnight on streets-regardless of whether attached or separated from tractor vehicle.
- C. All utility services shall be underground.
- D. Street lighting shall be provided to reasonably light all streets within the subdivision including installation of marbleite, aluminum or equivalent poles.

8.70 MOBILE-HOME PARK STANDARDS

Conditional Use Permit for establishment and expansion of Mobilehome Parks.

- A. Conditional Use Permit from the Planning Commission is required to:
1. Construct a mobilehome park.
 2. Construct additional buildings or additional mobilehome sites, reconstruct or move existing buildings or relocate mobilehome sites in an existing mobilehome park.
- B. Any person or persons desiring to establish, enlarge or operate a mobilehome park shall first make application for a permit to be issued by the Building Inspector of the city. Forms for such permit shall be secured from the Building Inspector.
- C. Under no conditions shall the Planning Commission of the City approve or permit the construction or operation of a mobilehome park unless the following are provided for:
1. Adequate fencing and landscaping for the protection of adjoining property owners in accordance with the discretion of the Planning Commission.
 2. All mobilehome parks and all mobilehome sites within parks shall be served by the city sewer system.
 3. All streets and/or alleys in mobilehome parks shall be paved with 3" D & G and pre-mix AC paving at least two and one-half (2-1/2) inches in thickness, together with such other specifications as shall be established by the Planning Commission and approved by the Building Inspector.
 4. All streets within mobilehome parks shall not be less than thirty-two (32) ft. in width if car parking is permitted on one side of the driveway and not less than forty (40) ft. in width if parking is permitted on both sides of a driveway.
 5. A driveway divided into separate traffic lanes by a curbed divider or similar obstacle shall be not less than fifteen (15) ft. in clear width on each side of the divider.
 6. Access from a mobilehome lot to a driveway shall be maintained so that the movement of a mobilehome to the driveway is not permanently obstructed.
 7. Access from a mobilehome lot to a driveway shall be not less than fifteen (15) ft. in width. Arrangement of mobilehome lots shall be such that it shall not be necessary to trespass on another lot or to pass by more than one other mobilehome lot to reach a driveway.
 8. The park area shall be so graded that there will be no depressions in which surface water will accumulate. The ground shall be sloped to provide storm drainage runoff by means of surface or sub-surface drainage structures.

9. The area beneath a mobile home shall be sloped to provide for drainage from beneath the mobilehome to an outside surface drainage structure.
 10. The location and size of all water mains shall be in accordance with the approval of the Building Official of the city.
 11. The location and size of all gas mains shall be in accordance with the directions and approval of the Building Official of the city.
 12. All areas to be used for the handling and drying of laundry shall be screened from view outside the park.
 13. All facilities for sanitation, garbage, sewerage and trash disposal and water supply shall be subject to such rules and regulations as the Health Officer of the city shall determine.
 14. Such other requirements as the Planning Commission shall reasonably require.
- D. It shall be the duty of the Building Official to enforce all of the provisions of this chapter pursuant to construction, alteration and/or modification of all buildings, plumbing, electric wiring, sewerage disposal construction and gas piping, including appurtenances thereto within mobilehome parks. It shall be the duty of the Health Officer and Building Official to enforce all of the provisions of this chapter pertaining to maintenance, operation, safety, sanitation and occupation of mobilehome parks. Upon presentation of proper credentials the Building Official, Fire Marshal, Health Officer, Planning Director, Police Officer or the duly authorized representative of any of them, may at reasonable time enter upon private property to determine whether a mobilehome park exists and enter upon the premises of any mobilehome park to inspect the structures, sites and facilities, including the register of occupants and to ascertain and require compliance with this chapter.

8.8 RECREATIONAL VEHICLE PARKS AND RECREATIONAL VEHICLE PARK SUBDIVISION STANDARDS

- (a) Minimum site size. The minimum site size shall be ten (10) acres.
- (b) Density. The density permitted within a RV park or subdivision shall be that permitted by the General Plan designation of the property. A density bonus of up to twenty-five (25%) percent may be permitted for parks restricted to seniors by deed restrictions or CC&R's
- (c) Lot size. The minimum lot size for habitable structures shall be 1,200 square feet.
- (d) Yards. There shall be a minimum front yard setback of twenty (20) feet from the exterior boundaries of the park adjacent to a public street, and a ten (10) foot setback from interior boundaries of the park when located adjacent to properties zoned for single-family residences. On interior lots within the park there shall be a minimum of three (3) foot setbacks from all lot lines not

exterior boundaries of the park. Accessory structures such as cabanas, armadas, storage buildings, and the like, shall maintain a three (3) foot setback from all property lines.

- (e) Building height. Building height shall not exceed fifteen (15) feet on recreational vehicle lots and shall not exceed thirty-five (35) feet on recreational area lots.
- (f) Separation. The minimum distance between recreational vehicles or a recreational vehicle and a building shall be ten (10) feet.
- (g) Only Recreational vehicles conforming to the definitions of Title 25 of the California Administrative Code shall be permitted on recreational vehicle lots, including "park models".
- (h) Open space. There shall be a minimum of three hundred (300) square feet of open space for each residential lot exclusive of required setback areas. At least two-thirds of this requirement (two hundred (200) square feet per lot) shall be devoted to usable community recreation area. For any subdivision, total usable recreation area shall not be less than 30,000 square feet.
- (i) Streets. Interior private streets shall be a minimum width of twenty-five (25) feet with an additional five (5) feet if parking is allowed on one side, and ten (10) feet if parking is allowed on both sides. All such streets shall be improved to City standards.
- (j) Utilities. All utility services shall be underground with the exception of a utility riser at each recreational vehicle lot. All units shall be connected to an approved public sewer system.
- (k) Lighting. Street lighting shall be provided to reasonably light all streets within the development including the installation of marbelite, aluminum or equivalent poles..
- (l) Parking. One (1) parking space shall be provided on each recreational vehicle lot, plus one (1) visitor parking space for every ten (10) lots. Said parking spaces shall conform to the development standards of Article 15 of this Ordinance.
- (m) Storage. Outdoor storage shall not be permitted. Storage sheds may be permitted upon individual lots and shall conform to the setback requirements enumerated herein. Additional storage facilities may be provided as part of the project approval process. No storage of construction or flammable materials shall be permitted except as approved by the fire department.
- (n) Trash facilities. Trash enclosures per city standards in number and design shall be provided as required.
- (o) Other applicable laws. The definitions, standards and requirements governing the establishment and operation of travel trailers and travel trailer parks, as set forth in the Health and safety code of the state of California and the applicable regulations of Title 25 of the California Administrative Code shall supercede the

requirements of this Article where conflicts arise, unless the requirements of this Article are more restrictive than the provisions of State law.

ORDINANCE NO. 431, ADOPTED 10-11-66
ORDINANCE NO. 447, ADOPTED 06-13-67
ORDINANCE NO. 516, ADOPTED 05-18-71
ORDINANCE NO. 769, ADOPTED 06-05-84