

ORDINANCE NO. 983 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING CHAPTER 21.15A OF THE MUNICIPAL CODE  
REGARDING MANUFACTURED HOMES ON PRIVATE LOTS

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WHEREAS, the City of Paso Robles regulates manufactured homes on private lots; and

WHEREAS, the State of California has limited the City's ability to regulate manufactured homes, necessitating a change to the Municipal Code;

WHEREAS, at its meeting of June 26, 2012, the Planning Commission conducted a public hearing to consider this ordinance and recommended that it be adopted by the City Council.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1. Chapter 21.15A of the Paso Robles Municipal Code is hereby revised in its entirety to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 2. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

SECTION 3. Effective Date. This Ordinance shall take effect thirty (30) days after adoption as provided by Government Code section 36937.

SECTION 4. Publication. The City Clerk will certify to the passage of this Ordinance by the City Council of the City of El Paso de Robles, California and cause the same to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Government Code section 36933.

Introduced at a regular meeting of the City Council held on August 7, 2012, and passed and adopted by the City Council of the City of El Paso de Robles on the 4<sup>th</sup> Day of September, 2012, by the following roll call vote, to wit:

AYES: Steinbeck, Hamon, Gilman, Picanco  
NOES:  
ABSTAIN:  
ABSENT: Strong



Duane Picanco, Mayor

ATTEST:

  
Caryn Jackson, Deputy City Clerk

## Exhibit A

### Chapter 21.15A – Manufactured Homes on Private Lots

#### Sections

21.15A.010	Definition of Manufactured Home
21.15A.020	Standards
21.15A.030	Foundation systems

#### 21.15A.010 Definition of Manufactured Home

“Manufactured home” shall have the same definition as set forth in Health and Safety Code section 18007(a), as it may be amended from time to time.

#### 21.15A.020 Standards

The following standards apply to manufactured homes:

(a) Manufactured homes are a permitted use on any lot in which the Zoning Code permits single-family residential uses. Except as otherwise provided in this Chapter, manufactured homes shall be subject to the same regulations as conventional single-family homes.

(b) Manufactured homes shall be subject to the same parking requirements as single-family residential uses.

(c) Requirements for building height, lot coverage, side yard setbacks, front yard setbacks, rear yard setbacks, and usable open space shall be subject to the same requirements as the zone in which the manufactured home is located.

(d) Roof overhangs, roofing materials and siding materials shall be in character with the overhangs and materials that are commonly used in conventional single-family homes in the subject subdivisions (or in adjacent subdivisions if there are not sufficient examples in the subject subdivision). Manufactured homes installed in a district with design guidelines shall comply with the guidelines for the district.

#### 21.15A.030 - Foundation systems

(a) All manufactured homes constructed on a foundation system shall comply with the requirements of Health and Safety Code section 18551 and California Code of Regulations, Title 25, Division 1, as they may be amended from time to time.

(b) Prior to installing a manufactured home on a foundation system as a fixture or improvement to real property, the owner or a licensed contractor shall obtain a building permit from the City, provide the City with the information required under Health and Safety Code section 18551, and pay any applicable permit fees.

(c) No manufactured home currently on private property or located in a mobile home park shall be required to be placed on a foundation system.