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Mobile Home Park  
Development Standards  
& Design Criteria

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Draft  
September 7, 2010

Prepared For:  
*Redevelopment Agency  
for the County of Riverside*

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Prepared For:  
***Redevelopment Agency  
for the County of Riverside***  
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## A. Overview

The Redevelopment Agency for the County of Riverside (hereafter referred to as Agency) administers a funding program that assists Property Owner(s) in the development of Mobile Home Parks throughout the unincorporated areas of Riverside County. The Mobile Home Development Standards and Design Criteria is applicable to all projects seeking the Agency's financial assistance for construction of mobile home parks located in the unincorporated Riverside County. Mobile home parks developed under the Polanco Bill are limited to a maximum of 12 mobile home park spaces, plus a main unit and second unit on the site, provided that Zoning allows for a main unit and second unit on the site. The main unit and second unit must be filed under a separate application. Agency funding is also available for larger projects of 15 or more mobile home park spaces that are developed under the County's existing zoning process.

## B. Purpose and Intent

The Agency is committed to assisting qualifying applicants with financial assistance for the rehabilitation or with the construction of a new mobile home park. In order to qualify for funding the applicants proposed project must meet the minimum requirements as set forth in the Riverside County Zoning Ordinance for Mobile Home Parks, and/or the Polanco Bill if applicable, and the applicant must apply the criteria set forth in the Mobile Home Development Standards and Design Criteria. The purpose of these additional standards and criteria is to ensure projects receiving Agency funding achieve and maintain an elevated level of quality, livability and appearance.

## C. Applicability

The Mobile Home Park Development Standards and Design Criteria contained herein apply to all applicants who are interested in receiving funding assistance from the

Agency for rehabilitation or construction of a Polanco and /or mobile home park located throughout unincorporated Riverside County.

## CHAPTER TWO

# Development Standards & Design Criteria

## A. Overall Project Site Development

The Overall Project Site Development section describes the standards that are applicable to the entire tract or parcel and the relationship to its external perimeter edge conditions. In the case of a Polanco project, the criteria applies to a defined area within the Agricultural Zoned parcel. This defined area shall be shown on the Site Plan. (For specific site design criteria within the parcel or individual lots, refer to Chapters 2.B and 2.C.)

### i. Table A – Project Development Standards <sup>(1)</sup>

	<b><u>Polanco Bill</u></b> ▼▼▼	<b><u>All Others</u></b> ▼▼▼
Minimum Project Site Area	1 Acre	5 Acres
Maximum Project Density	4 Du/Ac	7 Du/Ac
Number of Units	Up to 12 units	15 units or more
Minimum Project Setbacks		
• Adjacent to perimeter streets	20'	20'
• Adjacent to residential zoned land	15'	15'
• Adjacent to non-residential zoned land	10'	10'
Perimeter Landscaping	Refer to Chapter 2.B.xv	Refer to Chapter 2.B.xv

Footnote

1. Refer to Chapter 2.C.i, Table C, for individual Lot Standards

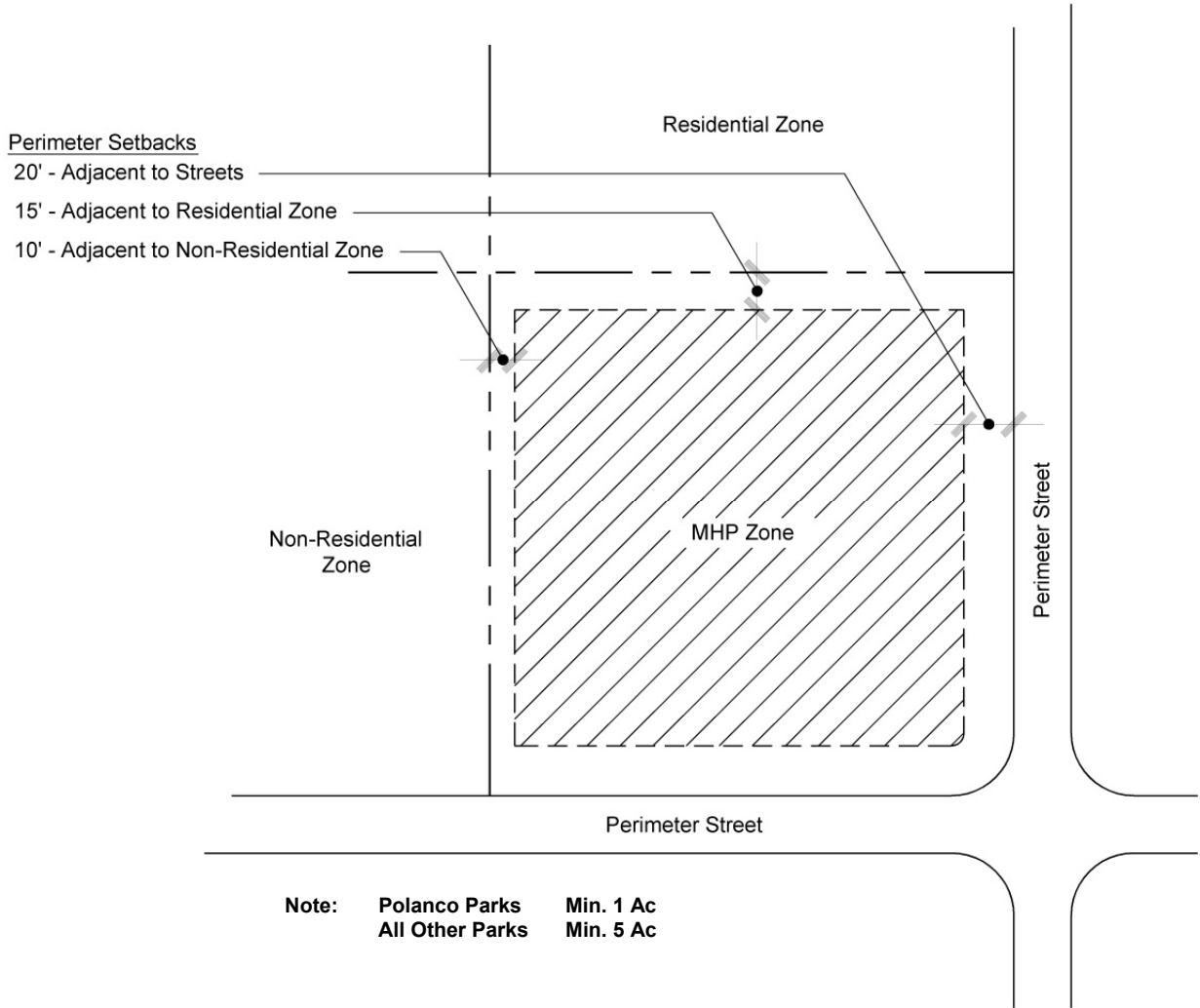


Exhibit 1  
**OVERALL PROJECT  
 DEVELOPMENT STANDARDS**

**Mobile Home Park  
 Development Standards & Design Criteria**



## B. Interior Site Development Standards And Criteria

### i. Streets and/or Access Drives

All streets within a mobile home park and perimeter public streets shall be paved with asphalt concrete and shall be developed to County standards and specifications. Minimum paving thickness of all streets shall be per specifications Section 8.07 of Riverside County Ordinance No. 461. All streets and access drives within a mobile home park shall be privately owned and maintained by the property owner(s) of the mobile home park, or other private entity.

Adequate traffic circulation to and within the development for emergency and protective services, including fire and police equipment, shall be provided and approved by the County public works director. Any gates blocking any entrance or exit to a public street shall have an approved breakaway device for emergency public safety vehicles. The breakaway gate shall be approved by the public works director.

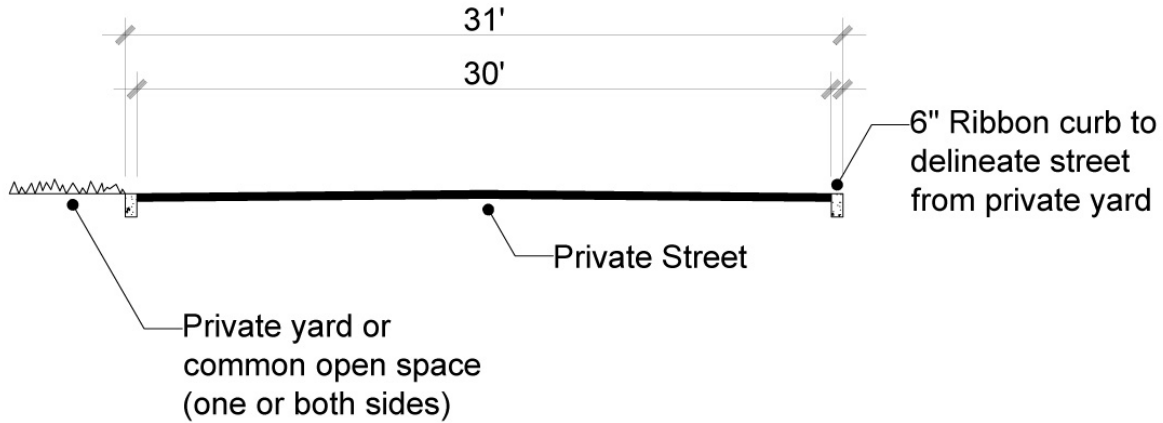
Blue-dot reflectors shall be mounted in private streets and access drives to indicate fire hydrant locations. Reflectors shall be mounted at the centerline of the street directly in line with the fire hydrants.

Access rights to private streets and access drives shall be granted to the County and other public or quasi-public agencies.

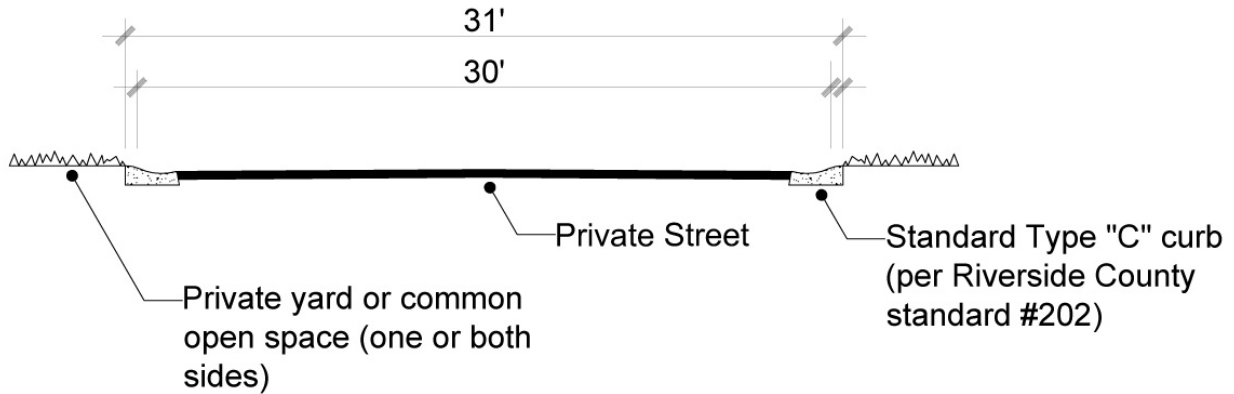
### ii. Table B - Street and Drive Aisle Requirements

<u>Polanco Bill</u> ▼▼▼	<u>All Other Parks</u> ▼▼▼
31' back of curb to back of curb with minimum 6" wide ribbon curb or standard rolled curb, unless otherwise noted. No Parking	31' back of curb to back of curb with standard rolled curb required, unless otherwise noted. No Parking
30' drive aisle plus 18' on one or both sides for head-in guest parking. (Parking areas require use of 6" L-curb)	30' drive aisle plus 18' on one or both sides for head-in guest parking. (Parking areas require use of 6" L-curb)
On-street parallel parking is not allowed	37' back of curb to back of curb with parallel guest parking on one or both sides

The above criteria are minimum requirements for projects receiving Agency funding. Additional criteria may be required by the County of Riverside Transportation Department and/or Planning Department pursuant to the General Plan designation of the subject site. If any conflicts occur between the above criteria and any other public agency requirements, the more restrictive shall apply.

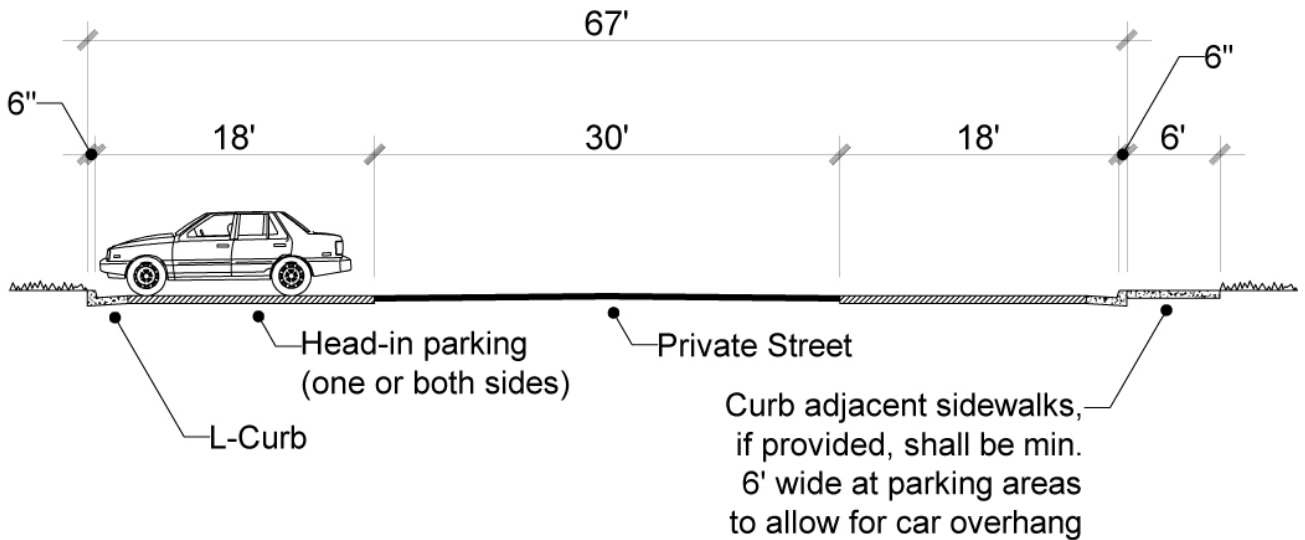


**Typical 31' Private Street w/ No On-Street Parking (Polanco Parks)**



**Typical 31' Private Street w/ No On-Street Parking (All Other Parks)**

Exhibit 2  
**ROADWAY CROSS-SECTIONS  
PRIVATE ROADS WITH NO PARKING**



**Typical Street w/ Head-in Parking  
(Polanco and All Other Parks)**

\* Refer to section 2.B.vi for additional sidewalk information



**Typical Street w/ Parallel Parking  
(All Other Parks Only;  
Not Allowed in Polanco Parks)**

Exhibit 3  
**ROADWAY CROSS-SECTIONS  
PRIVATE ROADS WITH PARKING**

iii. Community Identification Signage

Community identification signage shall not exceed 100' in surface area.

Maximum height of community identification signage shall be 8'.

Community identification signage shall not be located within 100' of any existing residence that is outside of the project site.

Community identification signage shall be constructed of durable materials such as masonry and/or stucco. Signage fabricated from wood is not allowed.

Written or graphic information shall be precision cut or sandblasted into the signage. Applied graphics are not allowed.

Written or graphic information shall be painted a contrasting color from the surrounding sign color.

Lighting for community identification signage shall be automatically controlled ground-mounted fixtures that are vandal resistant. Internally illuminated signs are not allowed.

iv. Project Directory Display Board

A master Project Directory Display Board shall be placed near each entry into the mobile home park. The display board shall include a site plan of the park clearly showing all streets, building designators, unit numbers and fire hydrant locations within the complex.

The display board shall be a minimum of 4' x 4' in dimension. The maximum height shall be 5' measured from finish grade. Directory text shall be no closer than 18" above finish grade.

The directory board shall be easily read from a vehicle, including font type and size.

The directory board shall have automatically controlled night lighting.

v. Address Numbering

Each street name, where applicable, shall be clearly and visibly identified, with the location, type and color to be approved by the public works department.

Street address numbers shall be uniformly marked and placed for each mobile home space. And shall be clearly visible from the street. Street address numbers shall be no less than 3" in height, with at least a 1/2" brush stroke.

All street names and street address numbers shall be clearly visible to approaching emergency vehicles.

vi. Common Open Space

Common Open Space within a mobile home park shall correspond with the number of mobile homes in the park. Refer to Chapter 2.C.i, Table C.

Common Open Space amenities may include, but are not limited to:

- Bar-be-cue / picnic area (minimum requirement in Polanco projects)
- Swimming pools
- Spas
- Game Courts
- Tot Lots
- Dog Parks
- Gardens
- Greenbelts/Paseos
- Putting Greens
- Clubhouse or multi-purpose building
- Other similar facilities

Permanent buildings such as a clubhouse, multi-purpose building or other accessory structures shall have a maximum building height of 35', with the exception of architectural features such as towers, steeples, flagpoles, chimneys or similar architectural elements, which may extend a maximum of an additional 10'.

vii. Sidewalks/Connectivity

A clearly defined paved pedestrian pathway system shall be provided to ensure convenient pedestrian access to common area amenities within the mobile home park.

Sidewalks may be curb adjacent, detached from curb with parkway, off-street paseo/greenbelts, or a combination thereof.

Sidewalks shall be a minimum of 5' in width.

viii. Laundry Facilities

Accessory structures for laundry facilities are not allowed in Polanco projects. Laundry facility accessory structures are permitted in all other mobile home park projects and when provided shall be located so as to minimize unsightliness and noise disturbances both within and outside the development. Laundry buildings shall be architecturally compatible with the other common area accessory structures (if any) within the mobile home park.

No common areas or individual lots shall be used for the handling or drying of laundry.

ix. Mailboxes

Mailboxes shall be grouped into common master box(es) near the entrance directory and shall meet all minimum requirements of the local U.S. Postal Service Center. Master mailboxes shall have automatically controlled night lighting.

x. Trash Enclosures

Trash enclosures are required within the mobile home park and shall be solid block walls at least 6' in height and finished in a manner compatible with the architecture of any common area accessory structure. The trash enclosure shall contain space for recyclable materials. A separate access for pedestrian shall be

provided. Access gates or doors to any trash enclosure area shall be of opaque material.

The number and location of Trash Enclosures shall conform to Riverside County code requirements and is subject to Agency review. Refer to Exhibit 4, Trash Enclosure Prototypes.

xi. *Utilities*

All on-site electrical, telephone, CATV and similar services wires or cables within the mobile home park shall be installed underground.

Utility systems (water, sewer, drainage, electrical, gas and communication facilities) shall be constructed to the standards of the County or the appropriate jurisdiction in effect at the time of application.

Propane tanks shall be a maximum 250 gallons and shall have a maximum height of 42" measured from finish grade to the highest point of the tank.

Propane tanks must be located so that the filling connection and fixed liquid level gauge are at least 10' from any external source of ignition (i.e., open flame, window A/C, compressor, etc.), intake to direct vented gas appliance, or intake to a mechanical ventilation system.

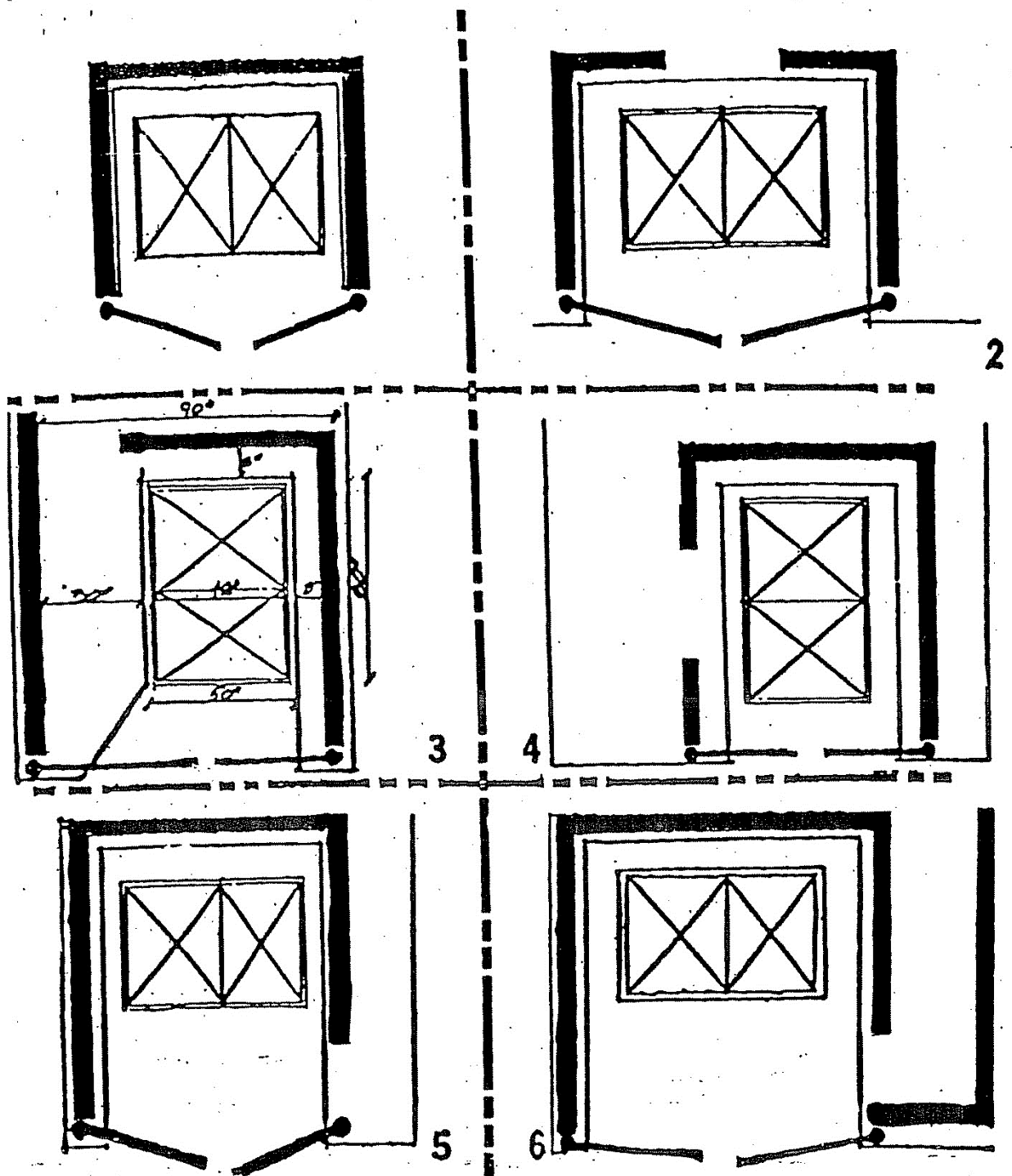


Exhibit 4  
TRASH ENCLOSURE PROTOTYPES  
(2 through 6 Only)



Propane tanks shall be located within the rear setback area of the lot and shall be screened from view through the use of landscaping, solid walls or fences.

Propane tanks shall not encroach onto septic system leach fields.

All propane tanks shall be maintained on a firm pad or foundation.

Utility pedestals shall be located within the rear setback area of each lot and shall be screened from view through the use of landscaping, solid walls or fences.

Mobile homes that cannot be connected to a sanitary sewer system or approved septic system that is located immediately behind the unit, shall not be permitted to be used for human habitation.

Septic system leach fields shall be located within rear setback areas and shall be fenced. Fencing shall match side yard fence. Refer to Chapter 2.B.xii

Appurtenances and associated equipment such as surface-mounted transformers, pedestal mounted terminal boxes and meter cabinets may be placed above ground.

Exterior utility meters shall be screened architecturally or with live landscaping.

## xii. Walls and Fences

Permitted types of walls or fences:

- Decorative masonry (including split face CMU block walls and stucco)
- Open rail with vertical or horizontal metal pickets
- Open or solid vinyl fencing (except white)



Split-Face CMU Block Wall



Vinyl Fence

Prohibited types of walls or fences:

- Wood fences
- Chain link fences
- Precision-cut CMU, unless used in a decorative manner subject to Agency review and approval.

Walls or fencing between units shall be a maximum of 42” in height measured from finish grade and shall be consistent and shall be the same material utilized within the mobile home park. Absolutely no chain link fence shall be permitted in any area of the mobile home park.

Wall or fencing in any other permitted location shall be a maximum of 6’ in height measured from finish grade and shall be consistent and shall be the same material utilized within the mobile home park.

#### xiii. Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, satellite dishes, and other such devices shall not be roof mounted where they would be visible from any public or private street, access drive, or common area. Placement of such devices is subject to all federal regulations.

Ground mounted air conditioning units must be screened by evergreen landscaping or an opaque wall or fence that is the same height or greater than the unit being screened.

#### xiv. Lighting

A lighting system approved by the County of Riverside Transportation Land Management Agency shall be installed along all perimeter public streets and along all private streets and access drives within the Mobile Home Park. Additionally, an on-site lighting system shall be installed along major pedestrian pathways within the Mobile Home Park. Light sources shall be shielded away from adjacent properties. Outdoor lighting devices shall be all-weather fixtures and approved by the Agency.

xv. Landscaping

The following sub-sections describe the minimum landscape requirements in Mobile Home Park developments. In addition, all landscaping shall comply with the Riverside County Water-Efficient Landscape Requirements (Ordinance No. 859).

**1) Perimeter Project Landscaping**

A maximum 6' high decorative masonry wall (split face concrete masonry units or stucco), open metal fence, or combination thereof, shall be placed along the development perimeter edges that are adjacent to public streets. (Vinyl fencing is prohibited at perimeter edges.) Wall or fence shall be set back at least 10' from the right-of-way line of the dedicated perimeter street. This landscape set back area may be calculated toward the required project setbacks listed in Chapter 2.A.i, Table A.

The perimeter landscape setback area adjacent to public streets shall be landscaped per the following minimum requirements:

- One 15-gallon tree for every 750 square feet of total landscape area in the remaining common open space areas.
- Trees may be grouped in clusters. Trees planted less than 15' apart should be of the same species.
- 50% minimum vegetative cover for all non-paved areas
- Turf, when used, shall be a maximum of 30% of the total landscape area.
- The remaining 50% of non-paved areas may be rock mulch. Rock should be earth-tone colors. White rock is not allowed.

The setback areas shall be planted with live landscaping. Landscaping shall be irrigated and maintained as a common element by the property owner(s).

At perimeter property lines that are adjacent to land zoned for residential, commercial or industrial uses, a solid masonry wall 6' in height shall be located on the property line and a landscape buffer at least 5' in depth shall be provided. This buffer area may be calculated toward the required project setbacks listed in Chapter 2, Table A. The buffer shall be landscaped with live plant materials, including at least one 15 gallon tree per lot. The landscape buffer shall be irrigated and maintained as a common element within the mobile home park.

At perimeter property lines that are adjacent to land zoned for Open Space or Agriculture, a 6' high solid masonry wall, open rail fence, or combination of these shall be constructed on the property line.

## **2) Interior Project Landscaping**

All common open space areas shall be landscaped per the following minimum requirements:

- One 15-gallon tree for every 600 square feet of total landscape area in the primary recreation area.
- One 15-gallon tree for every 750 square feet of total landscape area in the remaining common open space areas.
- Trees may be grouped in clusters. Trees planted less than 15' apart should be of the same species.
- 50% minimum vegetative cover for all non-paved areas
- Turf, when used, shall be a maximum of 30% of the total landscape area.

- The remaining 50% of non-paved areas may be rock mulch. Rock should be earth-tone colors. White rock is not allowed.

### **3) Individual Space Landscaping**

At least 10% of each lot shall consist of live landscaping, including at least one 15 gallon tree on each lot. The tree shall be located in the front setback area a minimum of 2½' from side PL on the driveway side in order to allow for the maneuvering of mobile homes from the street or access drive onto the lot or adjacent lots. Final tree location shall be subject to design review approval.

Remaining non-paved area, if any, on an individual lot may consist of rock mulch. Rock should be earth-tone colors. White rock is not allowed.

Ground mounted air conditioning units must be screened by evergreen landscaping or an opaque wall or fence that is the same height or greater than the unit being screened.

### **4) Walls and Fences**

Refer to Chapter 2, Walls and Fences, for permitted and prohibited wall and fence types.

#### xvi. *Irrigation*

Automatic irrigation systems are required for all planting areas.

Spray heads may not throw water directly onto any street, access drive, walkway or other paved surfaces.

#### xvii. *Recreational Vehicle Storage*

On-site recreational vehicle (RV) storage is not permitted within a Mobile Home Park development.

xviii. Maintenance

Property Owner(s) shall be responsible for the maintenance of all common elements including but not limited to:

- Project walls and fences
- Common area landscaping (including irrigation)
- Common area accessory structures
- Private streets and parking areas
- Common area lighting
- Project Directory(ies)

In addition, Property Owner(s) shall be responsible for the failure of residents to properly maintain visible exterior elements on individual lots, including but not limited to:

- Reasonable care and exterior maintenance of mobile home units
- Carports
- Walls or fences between lots
- Landscaping
- Screening of utility elements
- Removal of abandoned automobiles
- Removal of trash, debris, clutter, etc.

## C. Individual Lot Standards and Design Criteria

i. Table C - Lot Standards	
Minimum Lot Size	3500 Square Feet
Minimum Lot Dimensions	50' Min. Width; 70' Min. Depth
Minimum Unit Size	990 Square Feet
Minimum Setbacks <sup>(1)</sup>	
Front	10'
Side	5'
Corner Side	10'
Rear	10'
Accessory Buildings	Not Allowed
Open or enclosed porch	Not Allowed
Propane Tanks	10' min setback from external source of ignition (i.e., open flame, window A/C, compressor, etc.), intake to direct vented gas appliance, or intake to a mechanical ventilation system.
Maximum Lot Coverage <sup>(2)</sup>	60%
Maximum Height <sup>(3)</sup>	24'
Common Open Space <sup>(4)</sup>	250 Square Feet per Unit
Parking <sup>(5)</sup>	<p>Polanco Parks</p> <ul style="list-style-type: none"> <li>• Resident: 2 covered spaces per unit</li> <li>• Guest: 1 Handicapped Space 3 Open Guest Spaces</li> </ul> <p>All Other Parks</p> <ul style="list-style-type: none"> <li>• Resident: 2 covered spaces per unit</li> <li>• Guest: 0.3 spaces per unit (including handicapped space(s) per ADA requirements in effect at time of Application.)</li> </ul>
RV Storage	Not Allowed

Footnotes:

- 1) Support columns for patio cover and carport awnings shall not encroach into the required front setback nor extend beyond the front plane of the mobile home unit, whichever results in a greater setback. Likewise support columns for patio cover and carport awnings shall not encroach into required side or rear setback areas. Roof elements for patio cover and carport awnings may encroach a maximum of 1' into side and rear setback areas. Patio cover and carport awnings require the issuance of a permit from Riverside County.
- 2) Lot coverage includes the ground area directly beneath the footprint of the Mobile Home. Driveways, covered patios and carports are not included as part of the lot coverage.
- 3) Permanent buildings such as clubhouses, multi-purpose buildings or other similar structures shall have a maximum building height of 35', with the exception of towers, steeples, flagpoles, chimneys or similar architectural elements, which may extend a maximum of an additional 10'.
- 4) Refer to Chapter 2.B.vi for additional Common Open Space requirements
- 5) On-street parking, where allowed, may be calculated toward guest parking requirement (refer to Chapter 2.B.i)



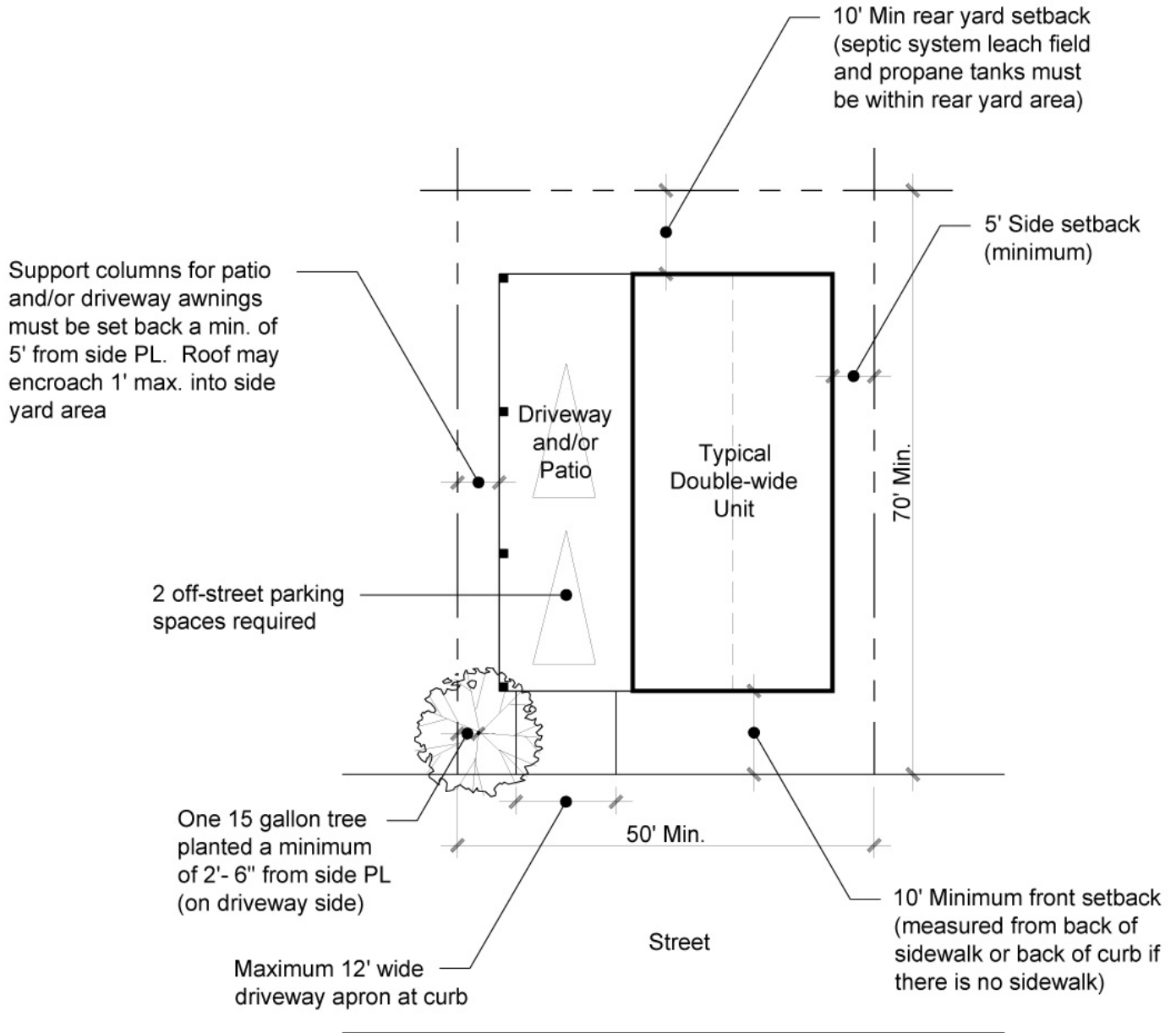


Exhibit 5  
**TYPICAL LOT  
DEVELOPMENT STANDARDS**

ii. Parking Pad

A tandem 2-car concrete parking pad shall be provided on each lot. The parking pad shall be of sufficient depth so that neither parking space protrudes into the front setback area. The driveway apron shall be a maximum of 12' wide within the front yard area.

iii. Opaque Skirt

The area between the ground surface and the first floor level of a mobile home shall be screened by an opaque skirt and painted to match or complement the color of the mobile home.

iv. Windows

All windows in rooms used for living, dining, cooking and sleeping purposes, and bathing and toilet facilities shall be properly maintained with window screens.

v. Storage

Property Owner(s) shall furnish to residents a list of approved storage containers for exterior use on any lot. All such containers should be readily available at local hardware, home improvement store or similar retail store. The list of containers is subject to Agency approval.

All outdoor storage containers shall be selected from the approved list. No other outdoor storage, including but not limited to stick built or manufactured cabinets, sheds, lockers, or other similar containers shall be allowed.

The location of storage containers shall be limited to rear and side yard areas, and shall be placed upon a concrete pad of equal or greater dimension than the container.

## A. Submittal Requirements

Two hard copy sets of the following information shall be submitted for Agency review. All submittal information shall be consistent with the requirements listed on the Riverside County Application for Land Use and Development.

- Redevelopment Agency Application
- Site Plan
- Landscape Plan, if not included on Site Plan.
- Floor Plans and Elevations of any permanent structures on the site.
- Manufacturer's cut sheet(s) for proposed lighting fixtures.
- List of proposed storage container(s) to be used on individual lots, including manufacturer's cut sheets, if available.

Upon Agency approval of the submittal, a final submittal set shall be submitted to the Agency for archive purposes, including one hard copy set and one electronic set of the approved submittal documents.

## B. Design Review and Approval Process

The processing of Mobile Home Park developments shall follow all procedures set forth in the Riverside County Zoning Code.

*In addition*, any Mobile Home Park development that applies for Agency funding must submit the proposed project for design review and Approval by the Agency prior to funding.

The Agency shall review each project submittal solely for consistency with the Development Standards and Design Criteria contained herein. The Agency is not

responsible for the review of submissions to determine conformance with any other applicable codes, ordinances or standards established by any other public agency. Upon review of the submittal, the Agency shall make one of the following determinations:

- Approved
- Approved with Modifications
- Denied

Submittals that are “Approved with Modifications” or “Denied” shall be revised as necessary and re-submitted for Agency approval. All project submittals must be “Approved” by the Agency in order to receive funding.

## C. Administration

### i. Amendment

The Mobile Home Park Development Standards and Design Criteria may be amended from time to time by the Agency. The most up-to-date version of the document may be found on the County’s web-site at [www.rivcoeda.org](http://www.rivcoeda.org).

### ii. Consistency with other Codes, Ordinances & Standards

In the event of any conflict between The Mobile Home Park Development Standards and Design Criteria with any other public agency code, ordinance or standard, the more restrictive shall apply.