

## IMPORTANT INFORMATION

- Within mobilehome parks constructed on or after 9/15/61, minimum distances from a manufactured home/mobilehome to:
  1. A permanent building shall be 10 (ten) feet, measured from the eaves:
  2. Another manufactured home/mobilehome, installed, including eaves,
    - a. Side to side 10 (ten feet)
    - b. Side to rear or side to front 8 (eight) feet
    - c. Rear to front or rear to rear 6 (six) feet
- Within mobilehome parks constructed prior to 9/15/61, (verification required) a 6 (six) foot separation to any permanent building or another manufactured home/mobilehome is required.
- Manufactured home/mobilehomes or accessory structures shall not be located:
  1. Over underground gas piping, unless the gas piping is installed in gas tight sleeves (open awnings and carports excluded).
  2. Over main sewer line clean outs.
  3. Within 5 (five) feet of a septic tank.
  4. Within 8 (eight) feet of sewage disposal (leach) fields.
  5. Under overhead insulated electrical conductors, unless 8 (eight) feet of clearance is provided.
  6. So as to restrict access to park electrical equipment, indicate clearances.
  7. Over lot gas risers or meters.
- Additionally, accessory structures shall not be located:
  1. As to restrict access or ventilation of the lot gas risers or meters.
  2. So as to block:
    - a. Required light or ventilation in the manufactured home/mobilehome.
    - b. Required egress windows or exit doors in the manufactured home/mobilehome.
    - c. Access to the manufactured home/mobilehome's fixed appliances.
- All combustible construction, including manufactured homes/mobilehomes, eaves, storage cabinets (sheds), awning posts, decks, etc., must be at least 3 (three) feet from the lot lines (except a lot line bordering a roadway). NOTE: Metal storage cabinets (sheds) with no combustible framing (walls/roof) may be placed up to a lot line, provided there is 3 feet clearance from any structure on the adjacent lot.
- The locations of proposed units or accessory buildings or structures in relation to liquefied petroleum gas (LPG) tanks shall be in accordance with Title 25, section 1211 or 2211.
- A Flood Plain Ordinance Compliance Certificate (HCD Form 547) is required for manufactured home installations where the local government agency has adopted a Flood Plain Management Program.
- For manufactured home/mobilehome installation inspections and accessory buildings or structures that enclose an exit, **ALL** exterior doorways shall be provided with a means of egress (stairway, ramp, etc.) complying with the California Building Code at the time of the home installation inspection.
- The total occupied area of a lot may not exceed 75% of the lot area, including but not limited to the unit, awnings, carports, storage cabinets, storage buildings, porches, stairways and ramps. Driveways, walkways, slabs and similar flat work are not subject to this limitation.
- Plot plans and permits are not required for storage cabinets (sheds), provided the total floor area of all storage cabinets on a lot, do not exceed 120 square feet. Storage cabinets exceeding these limits are storage buildings and require a permit and must be constructed as permanent buildings.
- A School Impact Fee Certification (HCD Form 502) may be required for new manufactured home/mobilehome installations on new lots (constructed on or after September 1, 1985).

## Lot Plot Plan Instructions

### DRAINAGE AND GRADING

- Each mobilehome lot or site shall be graded to insure that water cannot accumulate beneath the unit.
- Final grading must be complete prior to final approval.

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