

ORDINANCE NO. 105

AN ORDINANCE OF THE CITY OF RIDGECREST AMENDING ARTICLES 6 AND 8 OF ZONING ORDINANCE NO. 80 TO PROVIDE FOR CURBS, GUTTERS AND SIDEWALKS, AND OTHER REQUIREMENTS, IN CERTAIN CASES

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 80 is hereby amended by adding thereto Section 614 to Article 6 thereof to read as follows:

"SECTION 614 - REQUIREMENT FOR CURBS, GUTTERS AND SIDEWALKS FOR NEW SINGLE FAMILY CONSTRUCTION

When the site of any new single family construction fronts on or is adjacent to a dedicated public street or highway, curbs, gutters and sidewalks shall be constructed to City standards. However, where official grades and alignments have not been established, curbs, gutters and sidewalks need not be constructed immediately, but the owner in lieu ~~of~~ thereof shall file and execute a lien agreement providing for the construction of curbs, gutters and sidewalks when official grades and alignments are established. This provision shall be enforced by the City Building Department."

Section 2. Ordinance No. 80 is hereby amended by adding thereto Section 814 to Article 8 thereof to read as follows:

"SECTION 814 - REQUIREMENTS FOR USE OF MOBILEHOMES AS SINGLE FAMILY DWELLINGS

Mobilehomes used as single family dwellings shall be permitted only if the following conditions are met, which conditions shall be enforced by the City Building Department:

- A. Construction of curbs, gutters and sidewalks to City standards. However, where official grades and alignments have not

been established, curbs, gutters and sidewalks need not be constructed immediately, but the owner in lieu thereof shall file and execute a lien agreement providing for the construction of curbs, gutters and sidewalks when official grades and alignments are established;

- B. Construction of a six (6) foot high non-transparent fence from the front yard setback to and including the rear of the lot, and if a fence is installed enclosing the front yard setback, it shall comply with all requirements of Section 804;
- C. Any appliances installed or used outside the mobilehome shall be enclosed in a building conforming to City and Uniform Building Code standards;
- D. All improvements, including sanitary facilities, shall conform to City standards and all Uniform Building, Plumbing and Wiring Codes; and
- E. All mobilehomes and mobilehome installations shall equal or exceed the requirements of Sections 18000 et seq. of the California Health & Safety Code, and all administrative regulations issued pursuant thereto."

APPROVED AND ADOPTED this 16 day of October, 1969, by the following vote:

AYES: Mayor Smith, Councilmen Edwards, Fox, Kessler and Shacklett  
NOES: None  
ABSENT: None

Kenneth M. Smith  
Mayor

ATTEST:

James R. Heek  
City Clerk

I hereby certify that the foregoing was duly and regularly passed by the City Council of the City of Ridgecrest at a regular meeting thereof held Oct. 16, 1969

James R. Heek  
Clerk of the City of Ridgecrest