ORDINANCE NO. 81-2

AN URGENCY ORDINANCE OF THE CITY OF RIDGECREST, CALIFORNIA, REGULATING THE PLACEMENT OF MOBILE HOMES ON PERMANENT FOUNDATIONS ON LOTS ZONED FOR SINGLE FAMILY DWELLINGS

WHEREAS, the State of California has enacted Senate Bill 1960 (Rains) which disallows cities from prohibiting the placement on foundation systems of mobile homes manufactured after September 15, 1971, and issued an Insignia of Approval by the California Department of Housing and Community Development, or was manufactured after July 1, 1976, and was issued an Insignia of Approval by the U.S. Department of Housing and Urban Development; and

WHEREAS, such housing will provide affordable housing for the residents of the City of Ridgecrest; and

WHEREAS, the State of California has given certain powers to limit the placement of such mobile homes so as not to detract from existing housing;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

I. "Residence, Single Family" shall mean a structure containing one (1) dwelling unit. "Residence, Single Family" shall also include a mobile home manufactured and certified under the National Mobile Home Construction and Safety Standards Act of 1974 on a permanent foundation system approved by the State of California.

II. Single family residences in Zone R-1 shall be subject to the following standards:

A. Every single family dwelling shall have a roof constructed with woodshake, shingle, asphalt, composition, crushed rock, or other similar roofing material, except that reflective, glossy, polished and/or roll-formed type metal roofing is prohibited unless modified by the procedure indicated below; and

B. Every single family dwelling shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material, except that reflective, glossy, polished and/or roll-formed type metal siding is prohibited unless modified by the procedure indicated below; and

C. Every single family dwelling shall not be less than twenty (20) feet in width and shall have a floor area of not less than eight hundred (800) square feet, exclusive of any appurtenant structures, such as garages, storage buildings and the like.

III. The Building Official may, without public hearing, approve a modification

to the above standards if any of the following findings can be made:

A. That such modification would enhance architectural compatibility between the proposed structure and existing structures in the surrounding area; or

B. That a proposed alteration or addition to an existing residence will be a continuation of the existing architectural style; or

C. That such modification is needed for safety reasons to comply with other applicable codes, laws, ordinances, rules and regulations.

Such determination may be made by means of elevations, photographs, renderings and/or site plans, as the Building Official deems necessary.

IV. The decision of the Building Official shall be final, unless appealed to the Planning Commission or to the Board of Appeals, as appropriate.

V. In case of conflict with any other Ordinance of the City of Ridgecrest, this Ordinance shall prevail. If, however, a portion of this Ordinance is found unconstitutional, its remaining parts shall remain effective.

VI. Fees for mobile homes on foundations and violations of this Ordinance shall be as specified in the currently adopted Uniform Building Code.

VII. The City Council finds that the need for standards of development for mobile homes on state-approved foundation systems is of such great need, and that the limitations on the placement of said homes are of such importance to the health and well being of the citizens of the City of Ridgecrest, that this Ordinance is deemed hereby an Urgency Ordinance and shall be effective immediately.

APPROVED AND ADOPTED this 1st day of July, 1981, by the following roll call vote:

AYES: Mayor Hockett, Vice-Mayor Bergens, Councilmen Burnett, Cheshire and Grossman
NOES: None
ABSENT: None
ABSTAIN: None

Harold J. Hockett
HAROLD J. HOCKETT, Mayor

ATTEST:

Jacqueline C. Reed
JACQUELINE C. REED, City Clerk