

ARTICLE 3

MOBILE HOME REGULATIONS

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ARTICLE 3

MOBILE HOME REGULATIONS

SEC. 5-3.000 PURPOSE. It is the intent of this Article to provide regulations and standards for the establishment, operation and maintenance of mobile home parks and the use of mobile homes in the City of Hayward that equal or exceed all applicable state laws. It is hereby declared that in any instance where the provisions hereof do not conflict with State regulations, such regulations are included and required for conformance as a part of this Article. These regulations and standards are established to provide the occupants of mobile homes with suitable living environment and this Article is based upon the premise that the use of mobile homes for residential purposes constitutes a residential use of property and is adopted to promote the general health, safety and welfare of the occupants of mobile homes.

The State of California Health and Safety Code, Division 13, Part 2, and the State of California Administrative Code, Title 8, Chapter 9, Articles 2, 3, 4 and 5, insofar as the same are not inconsistent herewith, are hereby adopted as a part of the Mobile Home Regulations for the City of Hayward.

SEC. 5-3.100 DEFINITIONS. For the purposes of this Article, certain words and phrases are defined, and certain provisions shall be construed as herein set out, unless it shall be apparent from their context that a different meaning is intended.

SEC. 5-3.101 APPROVED. When used in connection with any material, appliance or type of construction shall mean: (1) meeting the requirements of the Building Department based upon the result of investigations or tests conducted by a nationally recognized testing agency; or (2) based upon accepted principles and standards established by national authorities or technical, health, or scientific organizations or agencies.

SEC. 5-3.102 ALTER shall mean any change, addition or modification in construction or occupancy.

SEC. 5-3.103 AWNING shall mean any shade structure of approved material, installed, erected or used adjoining or adjacent to a mobile home, and which is completely open on at least one side. A side may be interpreted to be an "end". Awning does not include a window awning. Awning does not mean cabana.

SEC. 5-3.110 BUILDING shall mean any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind. Building includes public baths and toilets, cabanas and laundry rooms, community or recreation structures or other permanent or portable enclosures constructed for the exclusive use of occupants of a mobile home park.

SEC. 5-3.115 CABANA shall mean any portable or demountable building, enclosed on at least three sides, erected, constructed or placed on any mobile home site within six (6) feet adjacent to a mobile home and used for human habitation. Cabana does not include awning.

SEC. 5-3.116 CARPORT shall mean an awning or shade structure under which an automobile is to be stored.

SEC. 5-3.120 EXISTING PARKS shall mean trailer parks or mobile home parks presently established in areas annexed by the City of Hayward after the effective date of this Article.

SEC. 5-3.125 FREE STANDING shall mean a structure sufficiently strong to withstand loads and forces as specified in the Building Code of the City of Hayward.

SEC. 5-3.130 MOBILE HOME shall mean an "independent" trailer coach of any length and excludes "dependent" trailer coach and "camp car".

SEC. 5-3.131 MOBILE HOME PARK shall mean any lot or parcel of land designed for, used or intended to be used for the parking and occupancy of two or more mobile homes for dwelling or sleeping purposes.

SEC. 5-3.132 MOBILE HOME SITE shall mean that portion of a mobile home park designated and designed for the use or occupancy of a mobile home, and includes any area thereon that is set aside or used for automobile parking, carport, storage cabinet, awning, cabana, or other structure, but not including park roadways, sidewalks, or central service, recreation or parking areas.

SEC. 5-3.140 NUISANCE includes any of the following.

- a. Any public nuisance known at common law or in equity jurisprudence.
- b. Whatever is dangerous to human life or detrimental to health.
- c. The overcrowding of any room or mobile home to a degree which will limit the cubic footage of available air space to less than 300 cu. ft. per person for permanent or semi-permanent occupancy.
- d. Insufficient ventilation or illumination of any room or mobile home.
- e. Inadequate or insanitary sewage or plumbing facilities.
- f. Whatever renders air, food or drink unwholesome, or detrimental to the health of human beings.

SEC. 5-3.150 PARK ROADWAY shall mean any passageway inside a mobile home park intended for the use of automobiles and for transporting mobile homes, except areas on or within approved mobile home sites.

SEC. 5-3.151 PARK SEWER COLLECTOR SYSTEM shall mean that part of the mobile home park sanitary sewer system which collects sewage from the park sewer service line and conveys sewage to the park sewer outfall.

SEC. 5-3.152 PARK SEWER OUTFALL shall mean that part of the mobile home park sanitary sewer system which is connected to the public sanitary sewer main either in a public street or in a public easement.

SEC. 5-3.153 PARK SEWER SERVICE LINE shall mean that part of the mobile home park sanitary sewer system which conveys the sewage from the mobile home sites to the park sewer collector system.

SEC. 5-3.154 PARK WATER SERVICE LINE shall mean that part of the mobile

home park water system extending from the park water main to a mobile home site or to a service building, and includes connections, devices and appurtenances.

SEC. 5-3.155 PARK WATER SYSTEM shall mean all of the water supply piping from the main public supply to, but not including, the park water service line.

SEC. 5-3.160 SERVICE BUILDING means any structure providing public facilities including, but not limited to the following: bathing, toilet, laundry, recreation.

SEC. 5-3.170 TRAILER COACH shall mean any camp car, trailer or other vehicle, with or without motive power, designated and constructed to travel on the public thoroughfares at the maximum allowable speed limit and in accordance with the provisions of the State Vehicle Code and designed or used for human habitation.

Camp Car shall mean any self-propelled vehicle provided with living or sleeping quarters.

Dependent shall refer to a trailer coach which is not equipped with all of the following: a toilet for sewage disposal, a sink and a bath or shower.

Independent shall refer to a trailer coach which is equipped with a toilet for sewage disposal, a sink and a bath or shower.

SEC. 5-3.171 TRAVEL TRAILER shall mean a "dependent" trailer coach or a "camp car".

NEW MOBILE HOME PARKS

SEC. 5-3.200 PERMIT REQUIRED. No person shall establish, enlarge, maintain, reconstruct, or alter a mobile home park without first obtaining a permit authorizing him to do so issued by the City Council.

SEC. 5-3.210 APPLICATION AND FEE. Any person desiring to establish, enlarge, maintain, reconstruct, or alter a mobile home park shall file an application with the Planning Commission through the Planning Department on forms provided for said purpose. Each application shall be accompanied by the fees required by Part 2 of Division 13 (commencing with Section 18000) of the Health and Safety Code of the State of California, no part of which shall be refundable. The application shall contain the following information:

- a. The name of the applicant and all persons to be directly connected if the permit is granted.
- b. The residence and business address of the applicant(s). This is to include all members of a firm, or all officers of a corporation applying for a permit.
- c. A statement by the applicant as to whether he is the owner, lessee or option holder of the property, and stating the present use of the land.
- d. A legal description of the property proposed for a mobile home park.
- e. A statement of the proposed source of water supply.

- f. A statement of the proposed method of disposal of sewage, garbage and rubbish.
- g. Such additional information as may be required by the various departments or jurisdictions of or for the City of Hayward.

SEC. 5-3.211 REQUIRED PLANS. Each application shall be accompanied by ten (10) copies of a plot plan prepared by a registered civil engineer or licensed land surveyor. Said plans shall be clearly and legibly drawn and dimensioned to a scale of not smaller than one (1) inch equals forty (40) feet. Approval of said plans shall be a condition of approval of the mobile home park permit. Said plans shall include the following information:

- a. The exterior boundaries of the proposed mobile home park property.
- b. The existing use of properties on each side and to the rear.
- c. The locations, widths and names of all public streets adjacent to the proposed mobile home park.
- d. Contours of the property at one foot intervals for ground slopes between level and three percent, and at five foot intervals for ground slopes over three percent.
- e. The locations of all mobile home sites with dimensions of such sites.
- f. The locations, widths, types of construction, and grades of all mobile home park roadways, automobile parking spaces and mobile home pads.
- g. The locations of all unpaved areas which are to be landscaped.
- h. The locations, uses and types of construction of all buildings or other structures.
- i. The locations of all sites on which cabanas will be permitted.
- j. The extent and type of utilities to be provided for mobile home sites, including refuse and garbage disposal areas and facilities.
- k. The locations and sizes of water supply, storm drain and sanitary sewer lines together with easements pertaining to same.
- l. The locations and types of fire hydrants.
- m. The locations of laundry and drying yard areas and facilities.
- n. The locations and types of construction of all fences and other improvements which the City of Hayward may require.
- o. The locations, dimensions and improvements of all street dedications required by the City of Hayward or which are required to handle the traffic generated by the proposed uses.
- p. The locations and types of construction of all lighting standards and devices.

- q. The locations and types of all trees existing on the property which have a height of twenty (20) feet or greater, and indication of which are planned to be removed.
- r. Such other architectural and engineering data or drawings, including but not limited to cross-sections of proposed roadways and descriptions of community recreation areas and landscaping treatment, as may be required to permit the Planning Commission and City Council to make a finding that the provisions of this Article will be complied with.
- s. Scale and date of drawing.
- t. North arrow.

SEC. 5-3.212 TIME SCHEDULE. Each application shall be accompanied by a time schedule for development which shall demonstrate the applicant's readiness and ability to provide the proposed services. Approval of said time schedule shall be a condition of approval of the Mobile Home Park Permit and may be considered a basis for time extensions and granting of additional permits as hereinafter provided.

SEC. 5-3.213 APPLICATION REFERRALS. Copies of the application and plot plan and other drawings and cross-sections which have been submitted with the application shall upon receipt by the Planning Commission be referred to all interested agencies as well as to the Director of Public Works, Health Officer, and Fire Chief. Each such agency shall investigate to determine whether the proposed mobile home park will meet the requirements of this Article and other ordinances and laws and shall submit any resultant recommendations to the Planning Commission.

SEC. 5-3.214 ACTION BY PLANNING COMMISSION. Upon receipt of all recommendations from interested agencies, or within a reasonable time interval following the date of application, the Planning Commission shall review said recommendations and shall forward the application to City Council with a recommendation for either Approval, Conditional Approval, or Disapproval. In the event of a recommendation for Conditional

Approval or Disapproval of the application, the Planning Commission shall state its reasons thereof and shall indicate the manner in which the application can be brought into conformity with the requirements and intent of this Article.

SEC. 5-3.220 ACTION BY CITY COUNCIL. Upon receipt of the Planning Commission's report together with the recommendations of the interested agencies, the City Council shall consider the application and may approve, conditionally approve or disapprove the application and may make such decision or determination as the facts warrant. The decision or determination of the City Council shall be final.

SEC. 5-3.225 EXPIRATION OF PERMITS. The Mobile Home Park Permit shall expire and become void at the expiration of six (6) months after the date of issuance if, in the case of a new, enlarged or reconstructed mobile home park, the construction pursuant to such permit has not been completed and a Certificate of Occupancy issued therefor. Said time period may be extended by the City Council for up to two (2) additional ninety (90) day periods. All permits to construct shall expire one (1) year from the date of issuance at which time an additional permit to complete construction, in accordance with approved plans, is required, together with a construction fee of Twenty-Five Dollars (\$25) payable to the City of Hayward.

SEC. 5-3.230 SUSPENSION AND REVOCATION OF PERMITS. The Mobile

Home Park Permit shall remain in effect for the time specified thereon unless suspended or revoked for

- (1) the violation of any of the provisions of this Article,
- (2) fraud in obtaining the permit to operate, or
- (3) conducting and operating the park in such a manner as to constitute a hazard to the public peace, health, safety, and welfare. Such suspension or revocation shall be preceded by at least one (1) public hearing before the City Council, notice of which shall be mailed to the person holding said permit, at least ten (10) days prior to the date of said hearing, setting forth the reasons for the contemplated suspension or revocation.

Continued operation after notification of suspension or revocation shall be deemed a violation of this Article.

SEC. 5-3.231 REINSTATEMENT OF PERMITS. Upon compliance by the permittee with the provisions of this Article and of said notice, and submission of proof thereof to the City Council, the Council may reinstate the permit.

SEC. 5-3.235 CHANGE OF OWNERSHIP OR NAME. The Health Officer shall be notified by the owner or operator of any mobile home park of any change in the name, ownership or possession thereof. Said notice shall be in triplicate to the Health Officer who shall send copies to the City Council and the Building Official. Said notice shall be in written form and shall be furnished to the Health Officer within fifteen (15) days after such change in name or transfer of ownership or possession.

The new owner or operator shall conform only to Section 5-3.200 and Section 5-3.210 a. and b., excluding fee, when making application for maintenance of said Mobile Home Park.

EXISTING PARKS

SEC. 5-3.250 PERMIT REQUIRED FOR EXISTING TRAILER PARKS. Persons operating trailer parks and mobile home parks in existence in areas annexed to the City after the effective date of this Article may continue to operate said parks without permits issued by the City of Hayward for a period not to exceed one hundred eighty (180) days after said annexation. At the expiration of said one hundred eighty (180) days, existing parks shall not be operated unless permits as required by this Article have been acquired. Said permits shall be issued for a period not to exceed five (5) years.

SEC. 5-3.251 COMPLIANCE REQUIRED. For purposes of issuance of permits for an existing trailer park, compliance with regulations applicable before annexation may be deemed sufficient. This shall include, but not be limited to, compliance with Division 13, Part 2 of the Health and Safety Code of the State of California and with Title 8, Chapter 9, Articles 2, 3, 4, and 5 of the State of California Administrative Code.

SEC. 5-3.252 NEW MOBILE HOME PARK PERMIT REQUIRED AFTER FIVE (5) YEARS FOR EXISTING PARKS. After expiration of the permit required by Section 5-3.250,

all permits required by this Article for new mobile home parks shall be obtained. Failure to obtain such permits within the specified five (5) year period shall be deemed a violation of this Article.

SEC. 5-3.253 COMPLIANCE REQUIRED. For purposes of issuance of the permit required by Section 5-3.252, compliance with all regulations of this article except for minimum park size, shall be required.

SEC. 5-3.255 MAJOR ALTERATIONS, EXPANSION, REPAIRS RE COMPLIANCE. In case the cost of alterations of an existing park shall equal or exceed fifty percent (50%) of the replacement value (exclusive of land value) of the total park, or in the case of any expansion, the entire park shall be brought into conformance with all the requirements of this Article for new mobile home parks except for minimum park size.

Any structure within any existing park which by reason of lack of maintenance or repair becomes a nuisance as defined herein, shall be made to comply with all the provisions of this Article, or be removed and replaced if necessary to secure compliance with specific requirements of this Article, upon order of the enforcement official after proper notice and hearing.

OCCUPANCY AND HEALTH PERMITS

SEC. 5-3.260 CERTIFICATE OF OCCUPANCY REQUIRED. Upon completion of any mobile home park or approved construction therein, and prior to the use or occupancy thereof, or, in the case of an existing park, upon receipt of the required application fee and plans the Building Official shall make an inspection and if the park and construction are found to be in conformity with the regulations of this Article and other regulations of the City, and with the laws and regulations of the State of California, the Building Official shall issue a written Certificate of Occupancy, copy of which shall be forwarded to the Health Officer.

SEC. 5-3.261 HEALTH PERMIT REQUIRED. In addition to a certificate of occupancy issued by the Building Official, no person shall operate a mobile home park without first having obtained and henceforth holding a valid Health Permit issued by the Health Officer.

SEC. 5-3.265 ANNUAL REGISTRATION, FEES. In order to provide a means of maintaining current registration of mobile home parks, and to provide for at least an annual inspection, and in order to provide the Health Officer with a means of maintaining the basic standards in mobile home parks, any person in possession of a valid mobile home park permit, or existing trailer park permit, shall make application to the Health Officer for an annual inspection and annual health permit. Such application shall be made upon receipt of the mobile home park permit or existing trailer park permit and thenceforth annually no later than January 31 of each year during the specified term of the park permit and shall be made on forms provided by the Health Officer.

To cover the cost of annual inspection and investigation of such application and premises, the application shall be accompanied by a fee of Five Dollars (\$5) plus One Dollar (\$1) for each mobile home site. The application need not be accompanied by the approved plot plan and drawings if same are on file with the Health Officer and are incorporated by reference thereto, together with a statement of changes, if any, in said plans and drawings.

SEC. 5-3.266 REVOCATION OF HEALTH PERMIT. Upon revocation or suspension of a mobile home park permit issued under the provisions of this Article, the Health Permit issued by the Health Officer shall be null and void until such time as the applicable mobile

home park permit is reinstated.

GENERAL PROVISIONS

SEC. 5-3.270 OCCUPANCY OF TRAILER COACHES. It shall be unlawful for any person to keep or maintain or permit to be placed, kept or maintained, any trailer coach being presently used, or any trailer coach intended for use for human habitation upon any lot, piece or parcel of land within the City of Hayward, except when located on an approved mobile home site in an approved mobile home park or when used for temporary sleeping purposes in compliance with all of the following regulations and conditions:

Such Trailer Coach shall be kept or maintained at the rear of a private residential building other than an apartment house or hotel;

Such Trailer Coach shall not be placed closer than ten (10) feet to any building or closer than five (5) feet to any property line other than a public street or alley line;

Such Trailer Coach shall be used only for sleeping quarters and none of the sanitary and cooking facilities in such trailer coach shall be used, or connected to any utility system,

Such Trailer Coach shall not be kept or maintained for sleeping purposes, as permitted herein for more than seven (7) successive nights in any successive ninety (90) days.

SEC. 5-3.272 TEMPORARY PERMIT FOR SLEEPING PURPOSES. Any person desiring to obtain a temporary permit shall file an application with the Division of Permits and Licenses and shall set forth the following information:

- a. The name and address of the applicant.
- b. The address or other designation of the property upon which a trailer is to be used for sleeping purposes.
- c. The exact distances from any building or property line other than a public street or alley line that a trailer is located or intended to be located, and used or intended to be used for sleeping purposes.
- d. The date upon which the applicant proposes to begin using a trailer coach for sleeping purposes and the date upon which the applicant proposes to cease using a trailer for sleeping purposes and a statement of the total number of days during which the applicant proposes to use a trailer for sleeping purposes.
- e. The number of persons that intend to use the trailer coach for sleeping purposes.

SEC. 5-3.273 ACTION ON TEMPORARY PERMIT. The application and all accompanying information shall be referred to the Chief of Police for his review and action, and the Chief of Police shall make such investigations as he deems necessary to conclude that the use of a trailer coach for sleeping purposes will be in conformance with the provisions hereof.

The Chief of Police may approve, conditionally approve or disapprove said application on the basis of his investigations and findings and, upon completion of the investigation,

shall return said application to the Division of Permits and Licenses.

After issuance of such permit, the Chief of Police shall inspect said premises to insure compliance with the provisions hereof, and to ensure such trailer coach is not being used for sleeping purposes after expiration of said permit.

SEC. 5-3.275 RESPONSIBILITIES OF OWNER OF MOBILE HOME PARK. It shall be the duty of the owner or operator of the mobile home park to:

- a. Be responsible for maintaining compliance with all sections of this Article and of other pertinent laws and regulations pertaining to the use, operation and maintenance of such mobile home park. Such owner or operator shall have a resident manager on duty at all times who shall be responsible for such compliance in the absence of the owner or operator.
- b. Keep a register of all persons staying within the park, together with the home addresses, date of arrival, license number of the mobile home, automobile(s) and the name of the state in which same are licensed, the year for which they are licensed, the mobile home site to which they are assigned, and the date of departure.
- c. Allow no more than one mobile home on any one mobile home site and to require that it be located on its respective site in compliance with the requirements of this Article.
- d. Require that any and all plumbing fixtures in use in any mobile home be kept properly connected to the proper connections in the park's sewer service line, and to see that all sewer connections not in use are properly capped air-tight.
- e. Refuse to accommodate any mobile home for which there is no available mobile home site in the park.

SEC. 5-3.277 REFUSE STORAGE. All refuse shall be stored in appropriately labeled fly-tight containers complying with requirements of Hayward Municipal Code, Chapter 5, Article 1. Such containers shall be located not more than three hundred (300) feet from any mobile home site and there shall be at least one (1) thirty (30) gallon container for every six (6) mobile home sites or fractional part thereof, or as many more as shall be necessary to contain all wastes created on the park site. Rubbish may be stored in approved bulk containers.

SEC. 5-3.278 REFUSE REMOVAL. All refuse shall be removed from the park at least once a week in compliance with requirements of Hayward Municipal Code, Chapter 5, Article 1. No refuse shall be incinerated, buried or otherwise disposed of on or from the premises of a mobile home park.

PROHIBITIONS

SEC. 5-3.280 GENERAL. It shall be unlawful for any person to use or cause, or permit to be used for occupancy any trailer coach, building, trailer coach site, or place that does not comply with the provisions of this Article, or which constitutes a nuisance as defined in this Article, or which in the judgment of the Health Officer is dangerous or prejudicial to life or health by reason of an overcrowded condition, lack of light, ventilation, or adequate drainage, or the existence of

dampness, offensive and poisonous odors, refuse accumulation, filth, vermin and structural, electrical or plumbing hazards.

SEC. 5-3.281 TRAILER COACHES. It shall be unlawful for any person to use or cause, or permit to be used for occupancy within a Mobile Home Park:

- a. Any travel trailer.
- b. Any mobile home from which any tire or wheel has been removed, except for the purpose of making repairs.
- c. Any mobile home which is permanently attached to the ground with permanent underpinning or foundation.
- d. Any mobile home, the liquid wastes from which are not disposed of through approved plumbing fixtures connected directly to the park sewer service line. This requirement shall include disposal of waste water from washing machines.
- e. Any mobile home to which is attached rigid water or gas piping; provided, that approved metal tubing may be used.
- f. Any mobile home which does not conform to the requirements of the California State Vehicle Code governing the use of such vehicles on the public highways.
- g. Any mobile home in an insanitary condition.
- h. Any mobile home or structure which is structurally unsound and does not protect its inhabitants against the elements.
- i. Any mobile home which does not carry a current yearly license issued by some state or territory of the United States, or Foreign Vehicle Licensing Department, or which does not abide by the registration requirements of the State of California.
- j. On a mobile home site, any cabana or other structure unless a trailer coach is located thereon.
- k. Any structure or facility not approved by this Article and not in full compliance with pertinent laws and regulations.

SEC. 5-3.282 SITE OCCUPANCY. It shall be unlawful for any person to locate or permit to be located on any mobile home site more than one mobile home, two automobiles, one cabana or patio, one windbreak, and one storage cabinet. No private toilet or bath compartment shall be permitted on a mobile home site.

SEC. 5-3.283 CABANAS AND AWNINGS. It shall be unlawful for any person to install or permit to be installed any plumbing fixtures, piping for plumbing fixtures, or gas piping within an awning or cabana; provided however this shall not exclude gas piping for heat purposes only within a cabana.

SEC. 5-3.284 ANIMALS. It shall be unlawful to permit any dogs, cats or other pets to run at large or barnyard animals or poultry to live within any mobile home park.

SEC. 5-3.285 RAMADAS AND PERMANENT CABANAS. It shall be unlawful to construct or allow to be constructed any ramada or permanent cabana in any mobile home park.

DESIGN STANDARDS

SEC. 5-3.300 GENERAL. Any person desiring to establish, reconstruct, maintain, lease, rent, alter or enlarge a mobile home park shall meet or exceed the following design standards, which are deemed necessary to provide a suitable residential environment.

SEC. 5-3.310 MOBILE HOME PARKS. DENSITY. No mobile home park shall be planned or developed for an average density of more than twelve (12) mobile home sites per gross acre.

SEC. 5-3.315 SIZES AND LOCATIONS. Any mobile home park established, reconstructed, maintained, leased, rented or enlarged after the effective date of this Article shall be developed on a parcel of land at least seven (7) acres in area. Mobile home parks shall be located in accordance with all applicable City Ordinances and State Laws and shall be on sites properly graded to provide for adequate drainage, freedom from flood hazard, and freedom from standing pools of water.

SEC. 5-3.320 YARDS AND SETBACKS. The following yards and setbacks shall be maintained, open and unobstructed, in each mobile home park in addition to those yards and setbacks required within the mobile home site itself.

- a. A front yard of at least twenty (20) feet in depth along the public street upon which the park fronts shall be provided. Said yard shall extend across the entire width of the park. Public street frontage shall be improved by the developer.
- b. Side yards of not less than ten (10) feet in width along each side boundary line of the park shall be provided. On the street side of a corner lot, the side yard shall be not less than twenty (20) feet.
- c. A rear yard of not less than ten (10) feet in depth shall be provided along the rear boundary line of the park.
- d. The requirement of side and rear yards provided herein shall not prohibit the use thereof for park road purposes.
- e. No part of any mobile home site or service buildings shall be located within any required yard or required setback area as established by any laws or ordinances of the City of Hayward.

SEC. 5-3.325 MOBILE HOME SITES. SIZES AND LOCATIONS. At least fifty percent (50%) of the mobile home sites in any one park shall be not less than two thousand five hundred (2500) square feet in area. The remaining sites may be as small as two thousand (2000) square feet in area.

Each mobile home site shall front upon an approved park roadway and shall have a minimum average lot width of thirty (30) feet.

SEC. 5-3.330 YARDS AND SETBACKS. No mobile home, awning, patio roof, cabana, carport or building shall be located within five (5) feet of a mobile home site line. For purposes of this provision the towbar shall be considered as part of the mobile home.

SEC. 5-3.335 PARK ROADWAYS. Park roadways shall be provided in each mobile home park to provide reasonable and convenient traffic circulation. All such roadways shall satisfy the following requirements:

- a. Park roadways shall be a minimum of twenty-four (24) feet in width from curb to curb, unless deadended and for the exclusive use of four (4) sites or less, in which case they may be reduced to fifteen (15) feet in width. Park roadways in excess of twenty-four (24) feet in width may be required if deemed necessary by the City Council to provide proper circulation within the park.
- b. Park roadways shall be graded and paved for their entire width with a minimum of two (2) inch thick plant mix surfacing plus such base course as may be required by standard engineering practices to provide a two thousand (2000) pound wheel load. Said standards may be increased if deemed necessary by the City Council to support the traffic to be served.
- c. Cement concrete rolled curbs and gutters or approved equal shall be installed on both sides of all park roadways.

SEC. 5-3.340 AUTOMOBILE PARKING AREAS. Automobile parking areas shall be provided in each mobile home park and shall satisfy the following requirements:

- a. There shall be established and maintained for each mobile home site at least two (2) automobile parking spaces for the use of the occupants of said mobile home site. One of said spaces shall be located on the mobile home site itself or within a distance of one hundred (100) feet thereof. The second space may be located elsewhere in said mobile home park and, if so located, may be used for the dead storage of travel trailers and boat trailers.
- b. Each automobile parking space shall have dimensions of no less than nine (9) feet wide by eighteen (18) feet long, plus such additional area as is necessary to afford adequate ingress and egress.
- c. No automobile parking spaces shall be located within the required park roadways.

SEC. 5-3.345 WALKWAYS. Walkways shall be provided in each mobile home park to permit reasonably direct access to all mobile home sites, service buildings, and other areas or buildings used by residents of said park. Collector walkways serving service buildings, playgrounds and other general areas shall be at least four (4) feet in width and individual entrance walks to each mobile home site shall be at least two (2) feet in width. All walkways shall be constructed of concrete, plant mix or other approved material which will permit all-weather pedestrian movement.

SEC. 5-3.350 RECREATION AREA. There shall be a recreation area provided in each mobile home park at the ratio of at least two hundred (200) square feet of such area for each mobile home site. Said recreation area shall be in one centrally located site unless some other location or allocation is deemed advisable by the City Council and is so indicated on the approved plot plan. All community facilities within the mobile home park, including central laundry facilities and drying yards, may be considered as recreation area for purposes of fulfilling the requirements of

this section.

SEC. 5-3.355 LANDSCAPING. Landscaping and screening shall be provided in each mobile home park and shall satisfy the following requirements.

- a. All areas in a mobile home park not occupied by paved roadways or walkways, patios, mobile home pads and other park facilities shall be landscaped.
- b. The outer boundaries of a mobile home park shall be screened by a six (6) foot high windbreak or a belt of trees approved by the Director of Public Works and planted in such proximity to each other so as to form a natural screen around the park boundaries. Where such boundary abuts a public street, the windbreak or belt of trees shall be located at the front setback line.
- c. Native and ornamental trees with a height of twenty (20) feet or greater shall be retained unless their removal is specifically allowed by the City Council.
- d. Screen planting, masonry walls, or fencing shall be provided to screen objectionable views effectively within a reasonable time. Views to be screened include laundry drying yards, garbage and trash collection stations, and other similar uses.
- e. Other planting of adequate size, quantity and character shall be planted and maintained to provide an attractive setting for the mobile homes and other improvements, to provide adequate privacy and pleasant outlooks for living units, to minimize reflected glare and to afford summer shade.
- f. It shall be the responsibility of the park management to see that the park landscaped areas and yards are well kept. Failure to do so shall be cause for revocation of the permit to operate the park after hearing as herein provided.

SEC. 5-3.360 PAVING FOR MOBILE HOME AND AUTOMOBILE PADS. Areas designed for the location of automobiles and mobile homes shall be paved with a minimum of two (2) inch thick plant mix surfacing or four (4) inch thick concrete slab plus such base course as may be required by standard engineering practices to provide a two thousand (2000) pound wheel load. Pads for the location of automobiles shall be at least nine (9) feet wide and eighteen (18) feet long and pads for the location of mobile homes shall be at least ten (10) feet wide and forty (40) feet long.

SEC. 5-3.365 PATIOS. A cement concrete patio, of a minimum size of two hundred fifty (250) square feet, shall be installed on each mobile home site adjacent to the mobile home pad. The surface of the patio shall be at least three and one-half (3-1/2) inches thick and two (2) inches above the finished grade level.

SEC. 5-3.370 TENANT STORAGE. No outside storage shall be permitted on a mobile home site except in a storage locker which shall have a minimum capacity of ninety (90) cubic feet. Lockers may be located in locker compounds. In the event dead storage of boat and travel trailers is provided, a separate area shall be set aside within the mobile home park for such purposes.

SEC. 5-3.375 MANAGEMENT OFFICE. Each mobile home park shall maintain a management office. Suitable facilities shall be provided for mail distribution.

SEC. 5-3.380 MAINTENANCE EQUIPMENT STORAGE. Storage space for

supplies, maintenance materials and equipment shall be provided in a building or an area of a building set aside for that purpose.

SEC. 5-3.385 ILLUMINATION. Every mobile home park shall have installed, and kept burning from sunset to sunrise, sufficient artificial light to illuminate the interior of every building containing public toilets and showers. All approaches to such buildings and all park roadways shall be illuminated with a minimum of two tenths (0.2) foot candles at the approach or roadway surface. All lights shall be so arranged as to reflect the light away from public streets and abutting properties.

SEC. 5-3.390 PUBLIC TELEPHONES. At least one (1) public telephone shall be installed for the emergency needs and convenience of the mobile home park residents.

CONSTRUCTION REQUIREMENTS

SEC. 5-3.400 APPROVED PLANS. During construction or alteration of any mobile home park, or of structures therein, a set of approved plans shall be kept available on the site.

SEC. 5-3.405 CABANAS. One (1) cabana of approved construction may be erected, occupied and maintained, only as an accessory to a mobile home and only on a mobile home site on which a mobile home is located.

Approved side flashing or sealing materials, installed in an approved manner, shall be used to provide a weather seal.

A cabana shall consist of only one (1) room having a floor area not exceeding four hundred (400) square feet.

Prefabricated portable, demountable cabanas shall be designed and constructed in accordance with requirements for Type IV structures. Cabanas may employ foundations as permitted for Detached Group J Structures. Plans shall be submitted for such cabanas prior to their erection and shall indicate construction methods which will enable the cabana to be portable and demountable.

SEC. 5-3.410 AWNINGS. Awning roofs shall be made of light-weight metal or of approved fire resistive materials. Awning drops or side curtains shall consist solely of roll or drop curtains of fabric or other flexible materials.

Frames shall be of a type of strength, as determined by the Building Official, to support the type of roof used.

SEC. 5-3.415 WINDBREAKS. A windbreak shall be designed, erected and maintained as a free-standing structure. Such structure shall be permanent and remain in place on the mobile home site when the mobile home is moved.

No windbreak shall be located within five (5) feet of any mobile home, awning, cabana, or other structure.

No windbreak shall be erected to exceed six (6) feet in height.

There shall be no more than one (1) windbreak erected upon a single mobile home site.

A windbreak shall be erected and maintained so that neither end nor any portion thereof shall be returned to form an enclosure or part of an enclosure.

No portion of a windbreak may be attached to any mobile home, awning or cabana.

SEC. 5-3.420 FENCES. No interior fence shall exceed a height of forty-two (42) inches nor shall any fence be located closer than three (3) feet to any mobile home, cabana, awning, or other structure.

SEC. 5-3.425 CARPORTS. A shade structure serving exclusively as a carport may be erected, placed or maintained in a mobile home park provided that it satisfies the following requirements.

- a. Where a cabana exists, that it be located on the side of the mobile home opposite the location of said cabana.
- b. That it is constructed of incombustible materials as approved by the Director of Public Works.
- c. That it is enclosed on no more than one (1) end with a storage cabinet constructed of incombustible materials approved by the Director of Public Works.

SEC. 5-3.430 PUBLIC LAVATORIES, TOILETS, SHOWERS OR BATHS. One (1) public toilet, one (1) lavatory, and one (1) bath or shower for each sex shall be maintained in service buildings in each mobile home park with up to eighty-four (84) mobile home sites. One (1) additional toilet, lavatory and bath or shower shall be provided for each sex for each eighty (80) additional sites or fractional part thereof in excess of eighty-four (84).

Construction of toilet and bath or shower compartments and areas shall comply with the requirements of the Building Official, and shall include the following:

- (1) Lavatories shall be within the same room in which toilet compartments are located.
- (2) Junction of wall and floor shall be coved.
- (3) Walls shall be water-proofed to the following heights:
 - a. In toilet and lavatory compartments, to a height of four (4) feet.
 - b. In bath or shower compartments, to a height of six (6) feet.
- (4) A separate dressing room shall be provided for each shower or bath compartment, at least thirty (30) inches in clear width and thirty-six (36) inches in clear length.
- (5) Ceilings shall be smooth, washable and impervious to moisture.
- (6) Doors and windows: Self-closing, outward-opening screen doors shall be

installed on exterior doorways. Windows that open shall be screened.

(7) Hot and cold water shall be provided at all lavatories, baths showers.

SEC. 5-3.440 SEWAGE, PLUMBING AND RELATED FIXTURES. No mobile home park shall be established unless public sewerage facilities are utilized.

SEC. 5-3.441 MOBILE HOME SITE CONNECTIONS. Every mobile home site shall provide a gas and water-tight connection for sewage disposal, which shall be connected into an underground sewage collector system discharging into a public sewer. Such fittings, when not connected to a mobile home, shall be tightly capped.

SEC. 5-3.443 CONNECTIONS. Manholes shall be used to connect the park sewer outfall to the public sewer main.

SEC. 5-3.445 CONNECTION FEES. Connection fees to be charged per mobile home unit shall be the same as that now required for a single-family unit in a motel or multiple housing development.

SEC. 5-3.450 DOMESTIC WATER SUPPLY. The water supply shall be from a public water system holding a permit granted by the State or local Health Department.

Drinking fountains shall be of the slant jet principle with surrounding guard, and shall be maintained in a sanitary manner.

Backflow preventive devices shall be required at all connections between the park water system and the public water supply in accordance with the Hayward Municipal Code, Section 11-2.09.

Backflow preventive devices specified in California Administrative Code Section 16351 (d) and pressure release valves required in California Administrative Code Section 16351 (e) shall be installed at each site. Said backflow preventive devices shall be installed in such a manner that their effectiveness can be tested and recorded annually by the park operator or other qualified person.

SEC. 5-3.455 ELECTRICAL INSTALLATIONS. All wiring including communication systems shall be underground beyond the main service lead.

FIRE PROTECTION

SEC. 5-3.500 FIRE HYDRANTS. HOSE. In every mobile home park or portion thereof that contains ten (10) or more mobile home sites, there shall be installed and maintained approved fire hydrants with mounted hose rack or reel in weather-protected cabinets spaced at such distances as to reach all areas with seventy-five (75) feet of hose. Each fire hydrant shall not be less than one and one-half (1-1/2) inches in diameter and terminated with an approved gated shut-off valve. Water system piping shall have an internal diameter sufficient to deliver fifty (50) gallons of water per minute at thirty (30) pounds per square inch of pressure at any hose connection. In no case shall such water piping system be less than two (2) inches internal diameter. Hose racks or reels shall be equipped with seventy-five (75) feet of one and one-half (1-1/2) inch diameter Underwriters approved or equal fire hose with attached nozzles having one-half (1/2) inch tips.

SEC. 5-3.510 FIRE EXTINGUISHERS. There shall be installed and maintained in a conspicuous place and accessible location in every mobile home park sufficient two and one-half (2-1/2) gallon portable fire extinguishers so that all areas of the park are not more than seventy-five (75) feet from a fire extinguisher. In lieu of 2-1/2 gallon portable extinguishers, two (2) three-quarter (3/4) inch hose bibs with fifty (50) feet of garden hose and nozzle attached to one bib at every mobile home site mounted on a reel shall be considered an alternate to the above requirement. A suitable sign shall be erected at each mobile home site indicating that the garden hose and nozzle are to be kept permanently attached for fire extinguishment purposes.

SEC. 5-3.520 FIRE DEPARTMENT APPROVAL. All fire equipment required by this Article shall meet the approval of the Hayward Fire Department and shall meet the minimum standards of the National Fire Protection Association. The provisions of this Article shall apply equally to new and existing mobile home parks, except that existing parks not in strict compliance with this Article shall be permitted to continue only where approval has been authorized by the Fire Chief and only when such exceptions do not constitute a distinct hazard to life and adjoining property.

SEC. 5-3.530 FLAMMABLE LIQUIDS. Flammable liquids, Class I, II or III shall not be used in any mobile home or structure in any mobile home park in quantities in excess of one (1) gallon, and all such flammable liquids shall be kept in a tightly closed metal container with a screw top closure and shall be stored in a safe place free from any source of ignition when not in use.

SEC. 5-3.540 FIRE HAZARDS. The mobile home park shall be kept free of litter and other accumulations of flammable materials.

SEC. 5-3.550 LIQUEFIED PETROLEUM GAS REQUIREMENTS. No more than two (2) cylinders of not more than ten (10) gallons capacity each shall be located on any trailer coach, and shall be securely but not permanently fastened to the trailer coach hitch bracket and shall not be located under or within a trailer coach.

No more than two (2) cylinders, none of which shall have a greater capacity than one hundred (100) pounds, shall be located on a mobile home site. All such cylinders shall be installed on a firm concrete or masonry foundation and firmly secured in a vertical position. All materials used for such installation shall be non-combustible. Cylinders not connected for use shall not be stored in any mobile home park.

Any liquefied petroleum gas cylinder on a mobile home site, except those permitted on the hitch, shall be installed on the rear half of the mobile home site with a minimum of four (4) feet from the nearest mobile home or other structure.

SEC. 5-3.560 VENTING. The discharge from safety valves shall be vented in such a manner as to prevent any impingement of escaping liquefied petroleum gas upon any cylinder, and such discharge point shall not be less than five (5) feet measured horizontally from any building opening which is below such discharge.

SEC. 5-3.565 IGNITABLE MATERIAL. Readily ignitable material shall not be permitted within ten (10) feet of any liquefied petroleum gas cylinder or vessel, regulator, or vaporizer.

SEC. 5-3.570 LIQUEFIED PETROLEUM GAS CYLINDER CHARGING. No liquefied petroleum gas cylinder shall be charged within the limits of any mobile home park.

ENFORCEMENT

SEC. 5-3.600 DUTY OF DIRECTOR OF PUBLIC WORKS. It shall be the duty of the Director of Public Works to enforce all the provisions of this Article pertaining to the construction, alteration and modification of all structures, buildings, plumbing, electric wiring, gas piping and park roadways, including appurtenances thereto within the mobile home park.

SEC. 5-3.610 DUTY OF HEALTH OFFICER. It shall be the duty of the Health Officer to enforce all of the provisions of this Article pertaining to permits required for a trailer coach park and to the maintenance, operation, safety, sanitation, sewage disposal, ventilation, the area and space requirements, and occupancy of trailer coaches, trailer coach parks, and trailer coach sites. The Health Officer shall also enforce such applicable sections of the State Health and Safety Code and the California Administrative Code and other applicable laws and regulations.

SEC. 5-3.620 ENFORCEMENT. No enforcement agency having jurisdiction over mobile home parks shall be denied the right to enter upon private property to determine if a mobile home park exists and to enter upon the premises of any mobile home park to inspect the structures, mobile home sites, mobile homes and facilities, including the register of occupants, and to require compliance with all the provisions of this Article.

SEC. 5-3.630 NUISANCES. The enforcement agencies designated herein may petition any court having appropriate jurisdiction for relief in the abatement of any nuisance as defined herein.