

## ZONING

### CHAPTER 22.25

#### MOBILE HOME (MH) OVERLAY ZONE

##### 22.25.010 General Provisions and Exceptions.

All manufactured housing/mobile homes constructed after 1976 and certified under the National Mobile Home Construction and Safety Standards Act of 1974 shall be subject to the general provisions and exceptions prescribed in Chapter 22.34 of this title. (Ord. 960 C.S., 1982.)

##### 22.25.020 Purposes.

The Mobile Home Overlay Zone is established as a companion zone to be used in conjunction with specified residential zoning districts.

In addition to the objectives prescribed in Subsection 22.02.010 of this title, the Mobile Home (MH) Overlay Zone is included in the zoning regulations to accomplish the following objectives:

- A. To implement the goals of the housing element by promoting affordable housing opportunities where appropriate.
- B. To preserve existing environmentally sensitive hillside areas.
- C. To insure the architectural character and integrity of existing neighborhoods is preserved. (Ord. 960 C.S., 1982.)

##### 22.25.030 Permitted/Conditionally Permitted Uses.

- A. All uses permitted and conditionally permitted in the underlying R-Residential or RR-Rural Residential zones in accord with the provisions of Subsections 22.12.080 and 22.12.090.
- B. Manufactured homes/mobile homes constructed after 1976 and certified under the National Mobile Home Construction and Safety Standards Act of 1974.

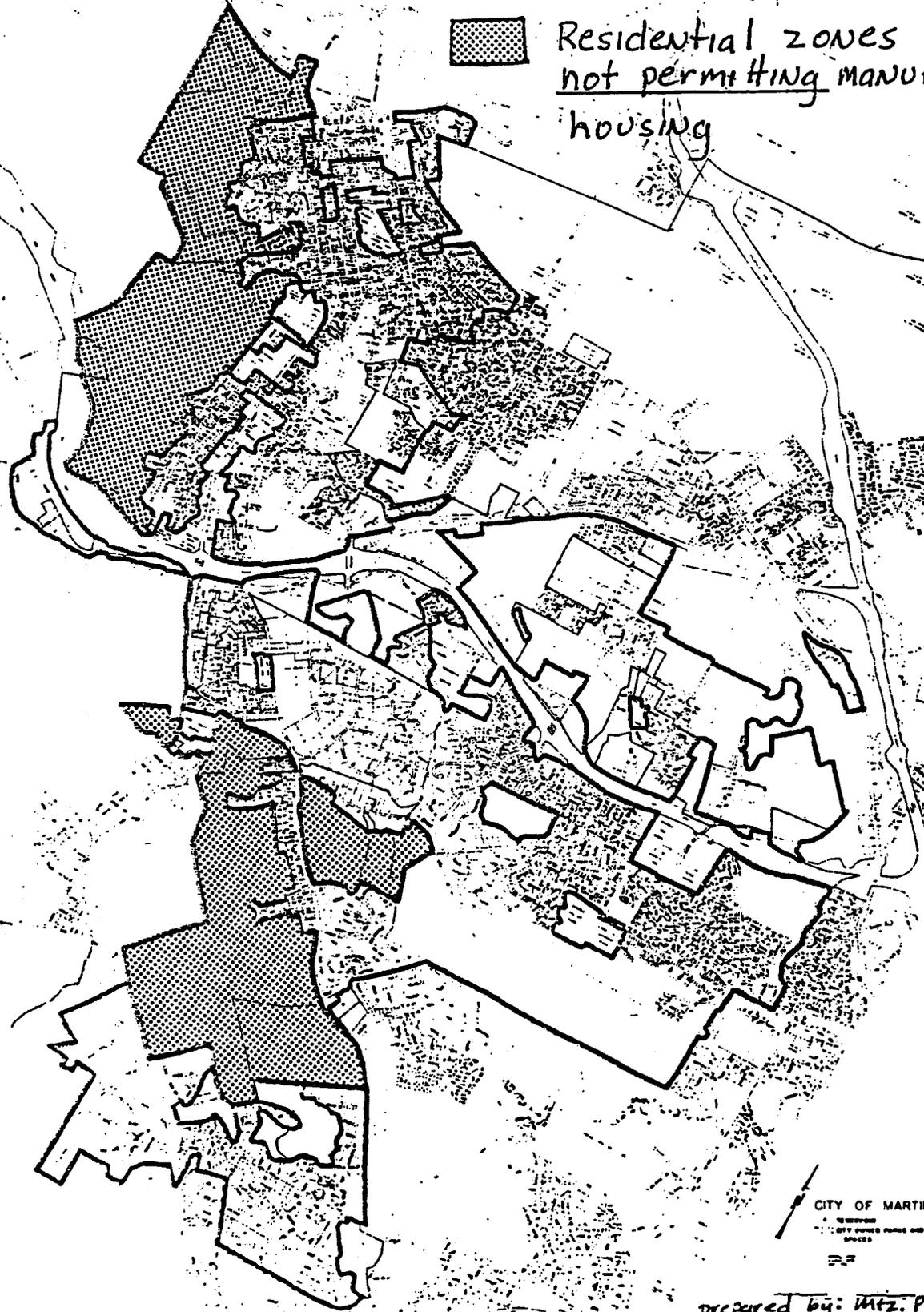
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In addition to compliance with Chapter 22.34 of this title, manufactured homes/mobile homes shall be determined to be compatible with existing residential structures in surrounding neighborhood through compliance with the following design review guidelines:

- A. It is to be occupied only as a residence;
- B. It meets all development standards of the applicable zoning district;
- C. It is certified under the National Mobile Home Construction and Safety Act of 1974 and any subsequent revisions;
- D. It is installed on a permanent foundation system approved by the Building Inspector of the City of Martinez;
- E. Architectural design shall be compatible with residential structures in the surrounding area.
- F. It is covered with an exterior material compatible with that used on residential structures in the surrounding area;
- G. The exterior covering material must extend to the ground consistent with the most recent City adopted Uniform Building Code. If a solid concrete or masonry perimeter foundation is used, the covering material need not extend below the top of the foundation. No conventional mobile home skirting shall be allowed;
- H. The roofing material is of a material compatible with that used on residential structures in the surrounding area;
- I. The roof has eave and gable overhangs;
- J. The covering material of the garage is consistent with that used on the mobile home unit. (Ord. 960 C.S., 1982.)

□ Residential ZONES  
permitted manufactured  
housing

▣ Residential ZONES  
not permitted manufactured  
housing



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CITY ENGINEER  
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prepared by: MPTZ. PLANNING DEPT.  
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