

# MANUFACTURED/ CONVENTIONAL HOME REQUIREMENTS

## AN INFORMATIONAL GUIDE



### BUILDING DEPARTMENT

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CALIFORNIA  
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[www.californiacity.com](http://www.californiacity.com)

## MANUFACTURED/CONVENTIONAL HOME REQUIREMENTS

The California City Building Department has assembled this material in order to answer all necessary questions regarding the installation and construction of housing within the City. If you need further assistance, please contact the Building Official at (760) 373-7162.

- G Shall not exceed 2½ stories or thirty-five (35) feet in height.
- G Twenty-five (25) foot front yard setback.
- G Five (5) foot side and rear yard setback if one story, a ten (10) foot side and rear yard setback if two-story or if on a corner lot.
- G Buildings shall be separated by at least six (6) feet.
- G Each single-family dwelling shall contain not less than 1,200 square feet of building area and be at least twenty-four feet wide. Multiple-story single family dwellings shall have a ground floor containing not less than 750 square feet.
- G The manufactured home shall be manufactured no earlier than ten (10) years before the date of the application for permit to install the manufactured home.
- G As used herein, “manufactured homes” means a structure transportable in one or more sections, which in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or, when erected on a site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected

to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except, that such terms that such terms shall include any structure which meets all of the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the United States and complies with the standards established under 42 U.S.C. 5402(6); and except that such terms shall not include any self-propelled recreational vehicle.

- G Manufactured dwellings located on a lot permitting conventional single family dwellings shall have a concrete foundation or support system sufficient to support all loads of and on the structure including wind and seismic loads. The distance between the ground floor and grade shall be not less than six (6) inches nor more than twelve (12) inches, provided, a variance may be granted to allow floors more than twelve (12) inches above grade. The floor may not be more than twenty-four (24) inches above grade if a basement is present. Ventilation of two (2) square feet shall be provided for each twenty-five lineal feet of foundation, and one (1) square foot of ventilation shall be provided within five (5) lineal feet of each corner.
- G Two covered parking spaces shall be provided for each unit in a district for single family dwellings.
- G Except in a mobile home park, each single family dwelling and each manufactured home unit shall have a garage measuring not less than twenty (20) feet wide and twenty (20) feet long with a 3/12 roof pitch. Access to

such area shall be provided by means of an asphalt or concrete driveway.

G The architectural requirements for roofing and siding material for a manufactured home shall be the same as would be required for conventional single dwellings on the same lot.

G Roof eaves shall not be less than 16 inches. The Building Official may allow less roof eave width when necessary to accommodate a recognized architectural style.

G Due to the extreme wind conditions in the City, the Building Official requires all roofing that is asphalt composition high-wind rated dimensional shingles.

G If the project is using propane gas for fuel and the gas lines are to be installed under the floor then a raised above ground foundation plan is required. A plan showing the support for and the type of wall cover used for this under floor area must be part of the permit application.

G Property less than 200 feet from a City sewer line must hook up to the City sewer system. A lot more than 200 feet from a City sewer line is not required to hook up to the City sewer. However, you should check with the City Building Department for any special circumstances associated with your lot or tract.

G You must have your lot professionally surveyed in order to obtain a water meter.

G Accessory buildings in a single family residential zone shall be separated by six (6) feet.

### **RESIDENTIAL DISTRICTS**

G 1) Residential Agricultural (RA) minimum lot size one acre, not to cover more than forty-five percent (45%) of the lot with structures.

G 2) One Family Residential (R1) minimum lot size 6,000 sq. ft., not to cover more than forty-five percent (45%) of the lot with structures.

G 3) One Family Residential (R2) minimum lot size 10,000 sq. ft., not to cover more than forty-five percent (45%) of the lot with structures.

G 4) One Family Residential (R3) minimum lot size 20,000 sq. ft., not to cover more than thirty percent (30%) of the lot with structures.

G 5) Estate Density (R4) minimum lot size two acres, not to cover more than twenty-five percent (25%) of the lot with structures.

G 6) Estate Density (R5) minimum lot size five acres, not to cover more than twenty-five percent (25%) of the lot with structures.

G 7) Multifamily Residential (RM1) minimum lot size 6,000 sq. ft., not to cover more than fifty percent (50%) of the lot with structures.

G 8) Multifamily Residential (RM2) minimum lot size 6,000 sq. ft., not to cover more than fifty percent (50%) of the lot with structures.

### **HELPFUL INFORMATION**

G Brochures are available on:

G Energy Tips

G Reducing Greenhouse Gas Emissions and the Effects of Global Warming

G Fair Employment and Housing

G Affordable Housing

G Second Unit Housing

### **QUESTIONS OR REQUESTS**

Questions regarding this process may be directed to the Building Department in person at City Hall, 21000 Hacienda Boulevard, Monday through Friday 8:00 a.m. to 5:00 p.m. or by telephone at (760) 373-7162.

### **UTILITIES**

Benz Propane/Trash/Recycle (760) 373-8777

Cable TV-Charter Communications (877) 246-9592

Electric - Southern California Edison (800) 684-8123

Gas Co. (Natural) So. California Gas (800) 427-2200

Telephone - Verizon - Home (800) 483-4000

Telephone - Verizon - Business (800) 772-5153

Water - City Hall (760) 373-8661