

SECTION 15.36 MOBILE AND MANUFACTURED HOME INSTALLATION STANDARDS**15.36 Mobile and Manufactured Home Installation Standards****15.36.010 Adoption of mobile and manufactured home installation standards.**

The mobile and manufactured home installation standards set forth in this chapter and adopted by the City Council of the City of Oroville shall be known as the “Mobile and Manufactured Home Installation Standards” within the city. (Ord. 1800 § 2, 2013; Ord. 1840 § 1, 2019)

15.36.040 Permits.

- A Required. Permits shall be required for the installation of any mobile and manufactured home within the City of Oroville. Such permits will be issued by the building division of the city, and all required inspections related to the permit shall be made by the building division in accordance with the State of California regulations governing mobile and manufactured home installations and the requirements of this chapter.
- B Fees. Fees shall be as prescribed in the permit fee schedule as established by the city council. (Ord. 1800 § 2, 2013; Ord. 1840 § 1, 2019)

15.36.030 Appearance.

- A. **Purpose.** This section describes the design criteria for mobile and manufactured homes to promote compatibility.
- B. **Applicability.** All mobile/manufactured homes proposed to be located on any lot permitting the installation of a mobile or manufactured home in the City of Oroville shall comply with the minimum criteria set forth in this section:
 - 1. The mobile/manufactured home shall be structurally certified per requirements of the National Manufactured Housing Construction and Safety Act of 1974.
 - 2. The mobile/manufactured home shall be attached to a permanent foundation system, subject to the approval of the Building Official.
 - 3. The exterior finish material(s) shall be stucco plaster, vinyl, wood, or other finish material found in conventionally built residential structures in the city and surrounding area, and shall be compatible with exterior materials on any garage or other accessory structure on the same site.

4. The exterior finish material(s) shall extend towards the ground to a point consistent with that customary on conventionally built residential structures in the city and surrounding area.
5. Skirting material shall emulate the texture and coloring of solid masonry, brick, stone, concrete, or other material that is complementary to the exterior finish material(s) and shall be installed around the perimeter of the structure to bridge the gap between exterior finish materials on the structure and the structure's foundation or finish grade as applicable. The height of said skirting material shall be generally consistent with the foundation height customary to new residential structures.
6. Roofs shall have a minimum pitch of 3:12 and shall be shingled or tiled in a manner sufficient to have the same appearance as a standard dwelling built on the site. Roof eave and gable overhangs shall be a minimum of 12 inches measured from the vertical side of the structure.
7. The mobile/manufactured home shall comply with development standards applicable to the zone in which it is to be located, including but not limited to, setbacks, lot coverage, and off-street parking facilities.
8. The façade which fronts the street shall be designed with sufficient detail to make it visually compatible with conventional residential structures in the city and surrounding area.
9. Landscaping shall be installed in accordance with OMC 17.12.050. Landscape plans shall be submitted at the time of submittal of building permits unless a deferred installation agreement is executed in accordance with the city's landscaping standards.
10. The city shall prohibit the installation of a mobile/manufactured home older than 10 years of age. The age measurement period shall be from the year of manufacture of the mobile/manufactured home to the year of the permit application.
11. Mobile/manufactured houses designed for a temporary use shall not be installed as a permanent structure unless the unit complies with the city's adopted building code, zoning ordinance, and the provisions outlined in this code section.

15.36.040 Plans and specifications.

Prior to the issuance of any permit for the installation of any mobile or manufactured home, or the construction of any accessory structure for the mobile/manufactured home, the applicant shall submit all materials necessary to determine the property location, location of the mobile/manufactured home, and all other structures of the property, utility

locations, exterior blocking plan, and any other materials necessary for approval and permit issuance. If conditions are such that the building official feels the need for further review, a request for mobile/manufactured home installation permits may be submitted to the development review committee for consideration and findings. (Ord. 1800 § 2, 2013; Ord. 1840 § 1, 2019)