

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

602



FROM: TLMA/Dept. of Building and Safety

SUBMITTAL DATE: 1/5/06

SUBJECT: Amendment to Ordinance 457; 10 Year Age Limitation for Manufactured Homes on Permanent Foundations in Residential Zones.

RECOMMENDED MOTIONS: (1) That the Board approve and adopt Ordinance No. 457.97 (attached) which Amends Ordinance No. 457 to establish an age limitation (maximum of 10 years) on manufactured homes installed with permanent foundations in residential zones. (2) That the Board waive the reading of the Ordinance in its entirety.

BACKGROUND: Riverside County Ordinance 457, Section 12 B (RCC 15.48.020) sets forth the building standards for the installation of any manufactured home on a permanent foundation on a lot zoned for a conventional single-family residential dwelling. Currently these standards regulate installation of manufactured homes in the following ways: (1) the type of roofing material, (2) the type of siding material, and (3) the size of the home. While these standards are more restrictive than the requirements for conventionally built homes in the same zone, since 1988 the California Government Code §65852.3 has allowed for these restrictive regulations and has further provided discretion to the County of Riverside to preclude the installation of a manufactured home that is more than 10 years old.

The Department of Building and Safety now proposes to amend Ordinance 457 to include the discretionary prohibition of a maximum age restriction for manufactured homes in residential zones to promote and ensure the aesthetic quality of neighborhoods, to minimize the devaluation of communities due to upkeep and repair, and to maintain safe building standards for occupancy of manufactured homes.

This ordinance amendment shall not apply to any legally permitted manufactured homes already in place on a lot with appropriate permits issued by the County of Riverside with either pier or permanent foundations. Furthermore, this amendment does not prohibit the issuance of a permit to a property owner to replace a pier foundation system with a permanent foundation for an existing legally permitted manufactured home.

(Further Reference: National Manufactured Housing Construction and Safety Act of 1974 (42 USC §5401 et seq.))

James Miller
Director of Building and Safety/TLMA

Policy
 Policy

C.E.O. RECOMMENDATION: **APPROVE**

Consent
 Consent

County Executive Office Signature

Department Recommendation:
Per Executive Office:

Prev. Agn. ref.

Dist.

AGENDA NO.

3.30

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Section 2: Effective Date

This Amendment to Ordinance 457, Section 12:B shall take effect on the thirty-first (31st) day following the date of its adoption.

COUNTY OF RIVERSIDE

By: _____
Chairman, Board of Supervisors

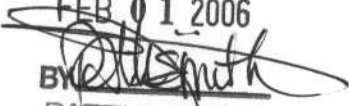
ATTEST:

NANCY ROMERO
Clerk to the Board

By: _____
Deputy

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FORM APPROVED
COUNTY COUNSEL

FEB 01 2006

BY: _____
PATTI F. SMITH
Deputy County Counsel