



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Permanent Occupancy of Manufactured Homes/Mobile Homes/Prefab Homes Not in a Mobile Home Park

Santa Cruz County Code Section 13.10.682

All such manufactured homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings in terms of the aesthetic and architectural character of the surrounding neighborhood. In most ways, manufactured homes/mobile homes/prefab homes are treated in a similar manner as other building permits for dwellings.

The following specifications also apply to manufactured homes/mobile homes/prefab type homes:

1. A building permit is required, and
2. It shall be occupied only as a single-family dwelling; and
3. It shall conform to all of the residential site standards of the applicable zone district; and
4. Was manufactured within ten (10) years prior to the date of the application for the issuance of a permit to install the manufactured home; has been certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.), and has not been altered in violation of applicable codes; and
5. Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone 4 as shown on the map designated Figure 1, Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the County of Santa Cruz. Requirements of Chapter 12.01 of the Santa County Code for issuance of a building permit shall be met, and
6. Will meet the following residential design standards:
 - (i) Double-wide or multisectional size.
 - (ii) Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.
 - (iii) Exterior covering material extending to the ground or to the top of a concrete foundation. (Alternative skirting materials commonly found on conventionally built residential structures are acceptable.)
 - (iv) Oriented for maximum solar access.