

Article 2. General Park Requirements

§ 1100. Application and Scope.

(a) The provisions of this article shall apply to the construction, use, maintenance, and occupancy of lots within parks in all parts of the state.

(b) Existing construction and installations made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18612, Health and Safety Code.

§ 1102. Responsibility.

(a) The owner, operator, or the designated agent for the park shall be responsible for the safe operation and maintenance of all common areas, park-owned electrical, gas, and plumbing equipment and their installations, and all park-owned permanent buildings or structures, within the park.

(b) The owner of a unit, accessory building or structure, or building component shall be responsible for the use and maintenance of the unit, accessory building or structure, or building component and its utility connections up to the lot services in compliance with the requirements of this chapter.

(c) Any person obtaining a permit to construct shall be responsible for the construction or installation in accordance with the requirements of this chapter.

(d) The operator of a park shall not permit a unit, accessory building or structure, building component, or any park utility to be constructed, installed, used, or maintained in the park unless constructed, installed, used, and maintained in accordance with the requirements of this chapter.

(e) Procedures related to notice of violation and responsibilities to abate violations are set forth in article 10, commencing with section 1600 of this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18400, 18401, 18402, 18552, and 18603, Health and Safety Code.

§1104. Lot Address Identification and Lot Line Marking.

(a) All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway. If the lot identification number is to be installed on a wall surface of the unit, the wall surface nearest the roadway shall be used.

(b) All lots shall be defined by permanent corner markers. Corner markers shall be visible at grade and shall be installed in a manner that does not create a hazard.

(c) Permanent corner markers shall be any of the following:

(1) Pressure-treated wood, or wood of natural resistance to decay and insects, as specified in the California Building Code, at least two (2) by two (2) inches in nominal dimension, driven into the ground to a depth of at least eighteen (18) inches, or six (6) inches if it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(2) Metallic pipe or rods protected from corrosion by galvanizing, paint, or a protective coating which resists corrosion, and is driven into the ground to a depth of at least eighteen (18) inches or is driven into the ground to a depth of at least six (6) inches when it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(3) Schedule 40 or better PVC, ABS, or CPVC pipe driven into the ground to a depth of at least eighteen (18) inches, or driven into the ground to a depth of at least six (6) inches, when it is surrounded by a concrete pad at least four (4) inches in diameter, and at least six (6) inches in depth.

(4) Saw cuts, blade marks, or scribe marks in a concrete or asphalt curb or roadway which are different in depth and nature than expansion joints.

(5) A nail with either a metal washer or surveyor's marker, which is either driven or embedded into concrete or asphalt, curbs or streets.

(d) To determine the edge of a lot bordering a roadway with curbing, the lot ends at the beginning of the curbing; curbing is part of the roadway.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610, 18610.5, and 18612, Health and Safety Code.

§ 1105. Lot Line Changes.

(a) Compliance with this section shall be required for any lot line change within a park. Compliance with subsections (b), (c) and (e) of this section shall not be required for any lot line creation; however, notwithstanding any other provision of this chapter, a lot line creation shall comply with the requirements of section 1020.6.

(b) The park owner or operator shall submit to the enforcement agency an application for a permit to construct, on a form designated by that agency, for a lot line change, along with all of the following:

(1) three (3) copies of a detailed plot plan with an identified date of preparation and measurements, indicating both the existing and proposed locations of the lot lines, which shall indicate all of the following:

(A) the locations of and distances between any units, accessory buildings or structures, or other built improvements on the affected lots (such as patios or parking areas), within ten (10) feet of the current and proposed lot lines;

(B) the distances from all existing and proposed lot lines of the lots on which those units, buildings or structures, or other improvements are located;

(C) the number of lots affected;

(D) the addresses or other identifying characteristics of those affected lots;

(E) proof of delivery of copies of the plot plan to all the registered owners of the units on the affected lots by registered or certified mail, sent by at least first class mail;

(F) the type(s) of marking(s) used to designate the existing and proposed lot line locations;

(G) if the park is a common interest development, as defined in Civil Code section 1351, and lot line change involves encroaching into a common area, compliance with the approval provisions of Civil Code section 1363.07.

(2) The names and residence addresses of the registered owners of the units on the lots affected by the lot line change and the addresses or other identification of their units' lots if different than the residence address;

(3) a copy of the original written authorization, signed and dated by each of the registered owners of the units on the lots affected by the lot line change, that includes the following statement:

I, [*name of registered owner(s)*], have received a copy of the plot plan dated [*date of plot plan*] proposing to change a lot line affecting the lot where my unit is located and I/we approve of the proposed change in the location of the lot line(s) as detailed on the plot plan.

(4) A written statement signed and dated by the park operator or the operator's agent that the lot line change is substantially consistent in all material factors with both of the following:

(A) all health and safety conditions imposed by the local government as a condition of the initial construction of that space or the park; and

(B) prior applicable local land use requirements for the park; and

(5) the applicable permit fee as specified in section 1020.7 of this chapter.

(c) When the department is the enforcement agency and the number of lots in the park is increased or decreased by the change in lot lines pursuant to this section, the applicant shall deliver a written notice to the local planning agency, by personal delivery or by registered or certified mail, of the proposed change in the number of lots prior to or concurrent with its submission of the application to the department and provide a statement attesting to that delivery and the proof of delivery by either a stamped receipt or the proof of service by registered or certified mail. The notice shall include one copy of all the information required by paragraphs (1) through (4) of subsection (b) and the office address of the department's area office performing the inspection.

(d) The enforcement agency shall perform an on-site inspection prior to approval of a lot line change or creation, in order to ensure consistency with this chapter and the application. Any existing lot line markings shall remain in place until after approval by the enforcement agency for the lot line change. At the time of inspection the applicant, or his or her designee, shall permanently mark the new lot line or lot lines pursuant to section 1104 of this chapter and eradicate any preexisting lot line markings. No approval shall be given for lot line changes without identification to the satisfaction of the enforcement agency of the existing lot line locations.

(e) Following approval of the lot line change by the enforcement agency, the enforcing official shall sign and date the submitted plot plan signifying its approval. Copies of that approved plot plan shall then be given by the applicant to the registered owners of the units on all the affected lots.

(f) No lot line shall be created, moved, shifted, or altered if the lot line creation or change will place a unit or accessory building or structure in violation of any provision of this chapter or any other applicable provision of law.

NOTE: Authority cited: Sections 18300, 18610, and 18612, Health and Safety Code. Reference: Sections 18501, 18610, 18610.5, and 18612, Health and Safety Code, and Sections 1351 and 1363.07, Civil Code.

§ 1106. Roadways.

All park roadways shall have a clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961:

(1) Each lot shall have access to a roadway of not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961:

(1) Each lot shall have access to a two-way roadway of not less than twenty-five (25) feet, or a one-lane, one-way roadway not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on one-way, one-lane roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least thirty (30) feet in width.

(3) No vehicle parking shall be allowed on two-lane, two-way roadways less than thirty-two (32) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of thirty-two (32) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least forty (40) feet in width.

(c) Roadways designed for vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway clearly visible at any given point of the roadway where parking is prohibited.=

(d) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle, shall be not less than fifteen (15) feet in unobstructed width on each side of the divider.

(e) In parks constructed after September 23, 1974, which contain not more than three (3) lots, each lot shall abut a roadway that is not less than twenty (20) feet in unobstructed width.

(f) Paving is not required for roadways or driveways unless it is necessary for compliance with section 1116 of this chapter.

(g) At the request of the park owner/operator, the local fire protection agency may designate the sides or portions of roadways in a park as fire lanes provided those designations do not conflict with the roadway widths of this section.

(h) If a park owner or operator proposes reducing the width, or changing the layout or configuration, of the park roadways from the way they were previously approved or constructed, local fire protection agency acknowledgment of the change shall be submitted to the enforcement agency.

NOTE: Authority cited: Sections 18300, 18610, 18612, and 18691, Health and Safety Code. Reference: Sections 18610, 18612, and 18691, Health and Safety Code.

§ 1108. Park Lighting.

In every park, lighting shall be installed which is capable of providing:

- (a) An average of five (5) horizontal foot candles of light at the floor level at entrances to toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.
- (b) An average of ten (10) horizontal foot candles of light at the floor level within toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.
- (c) An average of two-tenths (2/10) horizontal foot candle of light the full length of all roadways and walkways within a park during the hours of darkness.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18602, 18620, and 18640, Health and Safety Code.

§ 1110. Occupied Area.

- (a) The occupied area of a lot, consisting of the unit, and all accessory buildings and structures including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.
- (b) For purposes of this chapter, patios and paved or concrete areas on grade, and the area of accessory buildings or structures located under another accessory structure, such as a storage cabinet or porch under an awning or carport, are not included in the measurement of the occupied area. The occupied area shall be determined as if viewed from overhead looking directly down on the lot.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

§ 1112. Required Toilet and Shower Facilities.

(a) Toilets, showers, and lavatories shall be provided as follows:

(1)(A) In parks constructed before July 7, 2004, containing dependent lots or allowing dependent units the following minimum ratio of toilets, showers, and lavatories for each gender shall be maintained:

Lots	Toilets	Showers	Lavatories
1-25	1	1	1
26-70	2	2	2

One additional toilet shall be provided for each gender, for each one hundred (100) additional lots, or fractional part thereof in excess of seventy (70) lots.

(B) In parks constructed on or after July 7, 2004, containing dependent lots or allowing dependent units, at least one (1) toilet, shower, and lavatory, for each gender, for each twenty-five (25) lots shall be maintained.

(2) Independent, individually enclosed, lockable facilities for a single toilet and lavatory or shower, may be designated as unisex on an equal one (1) to one (1) ratio to gender designated facilities, as described in this section, provided the number of gender designated facilities remains equal.

(3) Sufficient toilets shall be reserved for the exclusive use of the occupants of the lots in the park.

(4) Parks constructed and operated exclusively for independent units need not provide public toilets, showers, or lavatories.

(5) Toilets, lavatories, and showers shall be within five hundred (500) feet of all dependent unit lots or lots not provided with a lot water service outlet and a three (3) inch lot drain inlet.

(6) Toilet, lavatory, and shower facilities shall be separated and distinctly marked for each gender or unisex.

(7) Showers shall be provided with hot and cold running water. Each shower shall be contained within a separate compartment. Each shower compartment shall be provided with a dressing area of not less than six (6) square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

(8) Toilets shall be installed in separate compartments.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620, 18630, and 18640, Health and Safety Code.

§ 1114. Animals.

(a) Dogs and other domestic animals, and cats (domestic or feral) shall not be permitted to roam at large (free) in any park.

(b) Animal feces shall not be permitted to accumulate on any lot or common area in a park to the extent that they create a nuisance.

NOTE: Authority cited: Section 18300, and 18601 Health and Safety Code. Reference: Section 18601, Health and Safety Code.

§ 1116. Lot and Park Area Grading.

(a) The park area and park roadways shall be so graded that there will be no depressions in which surface water will accumulate and remain for a period of time that would constitute a health and safety violation as determined by the enforcement agency. The ground shall be sloped to provide storm drainage run-off by means of surface or subsurface drainage facility.

(b) Each lot shall be graded to prevent the migration of water to the underfloor area of a unit, or accessory building or structure, or building component. Other methods to prevent the migration of water beneath a unit, accessory building or structure, or building component may be approved by the department as alternates, in accordance with section 1016 of this chapter.

(c) To provide for unanticipated water entering the area beneath a unit, accessory building or structure, or building component, that area shall be sloped to provide for drainage to an approved outside drainage way. Other positive passive drainage methods may be approved by the department as an alternate, in accordance with section 1016 of this chapter.

(d) Drainage from a lot, site, roadway or park area shall be directed to a surface or subsurface drainage way and shall not drain onto an adjacent lot, or site.

(e) All vegetation shall be cleared from the area of the lot beneath a unit or accessory building or structure.

(f) Fills necessary to meet the grading requirements of this subsection shall comply with section 1045 of this chapter.

(g) Minor load bearing grading and area fills that are made with a compacted class 2 aggregate and that do not exceed six (6) inches in depth, do not require additional approvals.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254 and 18610, Health and Safety Code.

§ 1118. Lot Occupancy.

(a) A lot shall accommodate only one (1) unit. However, when used as a frequent means of transportation, a self-propelled recreational vehicle or truck mounted camper may be parked beside the occupied unit. That vehicle shall not be occupied or connected to the lot's utility facilities or interconnected with the occupied unit.

(b) In no case shall a truck mounted camper be occupied, if removed from the truck.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605 and 18610, Health and Safety Code.

§ 1120. Rubbish and Accumulation of Waste Material.

(a) Occupants shall keep the lot area and the area under, around, or on their unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible material.

(b) Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, refuse, or rubbish of any kind shall not be permitted, by the park owner or operator, to remain upon any roof or on any vacant lot, open space, or common area.

(c) The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish, excessive dust, or debris.

(d) The park operator shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of rubbish.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

§ 1122. Emergency Information.

The requirements of this section shall be printed and posted in a conspicuous place on the premises and shall contain the following information:

(a) List the following telephone numbers:

- (1) Fire Department
- (2) Police Department or Sheriff's Office.
- (3) Park Office.
- (4) The responsible person for operation and maintenance.
- (5) Enforcement agency.

(b) List the following locations:

- (1) Nearest fire alarm box, when available.
- (2) Park location (street or highway numbers).
- (3) Nearest public telephone.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18691, Health and Safety Code.