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ORDINANCE NO. 1531

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTIONS 33.535, 33.601, 33.801 AND 33.901 OF THE ZONING ORDINANCE, CHAPTER 33, OF THE CHULA VISTA CITY CODE RELATING TO MOBILE HOME PARKS

The City Council of the City of Chula Vista does ordain as follows:

SECTION I: That Sections 33.535 A 16 and 33.901 B 20 of Chapter 33 of the Chula Vista City Code be, and the same are hereby deleted.

SECTION II: That Section 33.801 E of Chapter 33 of the Chula Vista City Code be, and the same is hereby amended by deleting therefrom:

Trailer Parks 1-1/2 for each dwelling unit

and adding thereto:

Mobile Home Parks 2 spaces on each pad, 1/3 guest space per mobile home located within 400 feet of the farthest unit; and at the community center - 1 space for each 5 pads up to 50 pads and 1 space for each 10 pads thereafter.

SECTION III: That Section 33.601 of Chapter 33 of the Chula Vista City Code be, and the same is hereby amended by adding thereto a new subsection 8 to be, and to read as follows:

8. *M Mobile Home Park Modifying District.* There is hereby established a supplemental district designated as the M Mobile Home Park Modifying District which may be attached to any of the existing residential or agricultural zones in the City of Chula Vista.

(a) *Intent.*

(1) To provide for the development of Mobile Home Parks with a view toward providing a balance between mobile homes and other types of housing.

(2) To provide for the development of Mobile Home Parks in such a manner that a satisfactory living environment is achieved for residents of the Mobile Home Park and the surrounding community.

(b) *Uses Permitted.*

(1) Those principal and accessory uses permitted in the underlying zone.

(2) Conditional uses subject to the issuance of a conditional use permit, as provided for in the underlying zone.

(3) Mobile Home Parks developed in accordance with the principals and standards set forth in the Development Policy for Mobile Home Parks and in substantial conformance with the preliminary development plan approved or conditionally approved by the City Council at the time of rezoning a particular property to the M Mobile Home Park Modifying District.

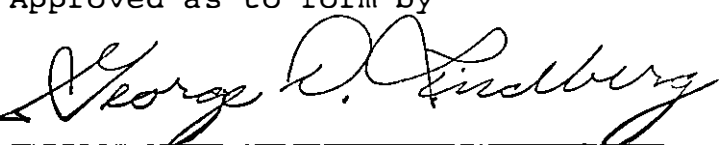
(c) *Application Procedure.* The application for the M Mobile Home Park Modifying District shall be accompanied by a preliminary development plan prepared by a civil engineer and/or landscape architect and/or urban planner and/or qualified allied professional and shall include the following:

- (1) Boundaries of project site;
- (2) Orientation and relationship of adjacent uses;
- (3) Topography of project site;
- (4) Location of principal ingress and egress;
- (5) General location of open space;
- (6) A skeletal system of pedestrian and vehicular corridors;
- (7) General location of community buildings;
- (8) Estimated density of project site.

SECTION IV: This ordinance shall take effect and be in full force on the thirty-first day from and after its adoption.

Presented by

Approved as to form by



D. J. Peterson, Director of Planning

George D. Lindberg, City Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY
OF CHULA VISTA, CALIFORNIA, this 7th day of May,
1974, by the following vote, to wit:

AYES: *Councilmen* Hyde, Egdahl, Hobel, Hamilton
NAYES: *Councilmen* None
ABSENT: *Councilmen* Scott
ABSTAIN: *Councilmen* None

Thomas D. Hamilton
Mayor of the City of Chula Vista

ATTEST Jennie M. Fulasz
 City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, City Clerk of the City of Chula Vista,
California, DO HEREBY CERTIFY that the above and foregoing is a full,
true and correct copy of _____ and that
the same has not been amended or repealed.

DATED: _____

City Clerk

(SEAL)

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