

Chapter 15.12

MOBILEHOME ACCESSORY STRUCTURES¹

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I. General Regulations

15.12.010 Definitions. As used in this chapter, the following terms shall have the following meanings:

- A. "Awning" means a shade structure supported by posts or columns and partially supported by a mobilehome, installed, erected, or used on a mobilehome lot.
- B. "Cabana" means a portable, demountable, or permanent room enclosure or other building erected or constructed for the use of the occupant of the mobilehome for human occupancy.
- C. "Carport" means an awning or shade structure for a vehicle or vehicles which may be freestanding or partially supported by a mobilehome.
- D. "Mobile accessory building or structure" means any awning, portable, demountable or permanent cabana, Ramada, storage cabinet, carport, fence, windbreak or porch, established for the use of the occupant of a mobilehome.
- E. "Mobilehome" means a vehicle, other

than a motor vehicle, used as semipermanent housing, designed for human habitation, for carrying persons and property on its own structure, and for being drawn by a motor vehicle and includes a trailer coach.

F. "Porch" means an outside walking area having the floor elevated more than eight inches above grade.

G. "Ramada" means any freestanding roof, or shade structure, installed or erected above an occupied mobilehome or any portion thereof.

H. "Storage cabinet" means a structure located on a mobilehome lot which is designed and used solely for the storage of personal equipment and possessions of the mobilehome occupants. A storage cabinet shall not exceed fifty square feet in floor area nor eight feet in height. (Ord, 612 § 1 (part), 1970; prior code § 11-4.1).

15.12.020 Applicability. The provisions of this chapter shall apply to every mobilehome, as the same is defined in Section 15.12.010E, which is used for residential purposes and is not located

within a mobilehome park, as the same is defined in Section 18214 of the California Health and Safety Code. (Ord. 612 § 1(part), 1970; prior code § 11-4.0).

15.12.025 Violation; enforcement. Violation; enforcement. A violation of this chapter shall be enforced as provided for in Chapter 1.10 of the Tuolumne County Ordinance Code. (Ord. 2296 § 6, 1999).

15.12.027 Enforcement responsibility. The provisions of this chapter shall be enforced by the divisions of building and safety of the community development department. (Ord. 2296 § 19, 1999).

15.12.030 Building permit fees. The following building permit fees are established:

Electric	\$2.00
Gas	1.50
Water	1.50
Sewer	5.00
Septic tank	10.00
Each awning.....	10.00
Cabana	8.00 Per sq.ft. valuation
Accessory building	8.00 Per sq.ft. valuation
Porch and carport	2.00 Per sq.ft. valuation
Garage	3.00 Per sq.ft. valuation
Issuance fee	5.00

(Charged on all permits)
(Ord. 612 § 1(part), 1970; prior code § 11-4.2 (part)).

15.12.040 Exemption from permit requirement. Permits are not required for canvas awnings, window awnings, accessory buildings less than fifty square feet and porches less than thirty-five square feet. (Ord. 612 § 1 (part), 1970; prior code § 11-4.2 (part)).

15.12.050 Reinspection fee. The fee for each required reinspection of work tender construction shall be ten dollars. (Ord. 612 § 1 (part), 1970; prior code § 11-4.2 (part)).

15.12.060 Fence or windbreak height limits. A fence or windbreak on a lot or parcel of land upon which a mobilehome used for residential purposes is located shall not exceed six feet in height. (Ord. 612 § 1 (part), 1970; prior code § 11-4.3).

II. Cabanas

15.12.070 Regulations Generally. The following specific regulations shall apply to cabanas. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4 (part)).

15.12.080 Applicability of California Administrative Code. The construction, use, occupancy, and maintenance of cabanas shall be governed according to the regulations of California. Administrative Code, Title 25 with the following additional or superseding requirements, (Ord. 612 § 1 (part), 1970; prior code § 11-4.4 (part)).

15.12.090 Construction on piers. Cabanas may be constructed on piers rather than on continuous foundations. However, if later the cabana is made part of a permanent construction, then the housing foundation requirements of the Housing Code must be complied with. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4 (part)).

15.12.100 Plumbing installation. Cabanas shall not have water or sewer Plumbing installed. Toilet and kitchen facilities must be in the mobilehome. Exception: One fixture trap may be installed for laundry facilities. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(l)).

15.12.110 Occupancy. Cabanas shall not be occupied unless a mobilehome is attached. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(2)).

15.12.120 Attachment to mobilehome or trailer - Length restriction. Cabanas shall not be attached to mobilehomes or trailers less than twenty-four feet in length. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(3)).

15.12.130 Attachment to mobilehome or trailer Required facilities. Cabanas shall not be attached to a mobilehome or trailer that does not have a bathroom (toilet, washbasin, shower, or tub, etc.) and kitchen facilities in it. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(4)).

15.12.140 Removal. Cabanas shall be removed within five days of the removal of the mobilehome that it was attached to unless another mobilehome is substituted for the original. The building inspector may approve an extension of time up to thirty days more upon

application of the owner when there is a pending sale of the lot to another mobilehome owner or if a building permit is issued within five days of the removal of the mobilehome, when the building permit includes the conversion of the cabana as a part of a permanent dwelling according to the county building code. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(5)).

15.12.150 Height limit. Cabanas shall be limited to one story in height. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(6)).

15.12.160 Occupancy limit. Cabanas shall be limited to occupancy of a maximum of one-

family unit. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(7)).

15.12.170 Placement on property. Cabanas shall be placed on the property according to the requirements for setback and offset, established by the Tuolumne County Uniform Zoning Ordinance. (Ord. 2314 § 50, 1999; Ord. 612 § 1 (part), 1970; prior code § 11-4.4(8)).

15.12.180 Freestanding requirement. Cabanas shall be freestanding structures, capable of safely supporting themselves in the absence of the mobilehome. (Ord. 612 § 1 (part), 1970; prior code § 11-4.4(9)).

¹ For additional provisions on mobilehomes, see Ch. 17.68 of this code.