



# COUNTY OF SANTA CRUZ BROCHURES

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## PERMANENT OCCUPANCY OF MOBILE HOMES ON PRIVATE PARCELS

Santa Cruz County Code Chapter 13.10.682

### Can I use a mobile home or manufactured dwelling as a residence or accessory dwelling unit on my land?

**Yes! Here are the rules:**

- A) The purpose of this section is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings in accordance with and as defined in Section 65852.3 and any successor provisions of the California Government Code and Section 18300 and any successor provisions of the California Health and Safety Code. 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.
- B) Permit Requirements. A manufactured home may be permanently installed on a foundation and occupied as a single-family dwelling in any zone district in which a single-family dwelling is an allowed use if and when the requirements of Chapter 12.01 SCCC for issuance of a building permit have been met. (*Note: a building permit is required for the foundation, electrical service, sanitary hookups, and connecting modules.*)
- C) Specifications. A manufactured home shall be allowed under the provisions of this section only if it meets all of the following specifications:
- (1) Will be occupied only as a single-family dwelling; and
  - (2) Will conform to all of the residential site standards of the applicable zone district; and
  - (3) Was manufactured within 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

(4) Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone 4 as shown on the Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the County of Santa Cruz; and

(5) Will meet the following residential design standards:

(a) Double-wide or multisectional size.

(b) Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.

(c) 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.

(d) Oriented for maximum solar access.

D) Applications. An application for a building permit to install a manufactured home on a permanent foundation shall contain the elements specified in SCCC 12.01.050.

*Note: Building permit application requirements are available at the County Planning Department Home Page under "Building Permit Application Information".*