

CITY OF HUNTINGTON BEACH

ZONING CODE

Title 22 ZONING CODE—OVERLAY DISTRICTS

Chapter 228 SR SENIOR RESIDENTIAL OVERLAY DISTRICT

228.02 Senior Residential Overlay District Established

The Senior Residential Overlay District is intended to promote the maintenance and viability of existing mobile home parks through appropriate zoning. It is an overlay district where mobile home parks are established as the primary land use in order to limit conversion of existing affordable housing to other land uses. The Senior Residential Overlay District may overlay any property which provides for mobile home park developments.

The Senior Residential Overlay District is established and shall be designated by the symbol (SR). The (SR) designation applies to all of the 10 senior residential mobile home parks that existed in the City of Huntington Beach as of the approval on August 5, 2013 of the City's moratorium ordinance regarding senior mobile home park conversions. (4019-4/14)

228.04 Zoning Map Designator

The Zoning Map shall show all property subject to the provisions of this chapter and overlay district by adding a "SR" designator to the underlying base zone. (4019-4/14)

228.06 Definition

Except where the context clearly indicates otherwise, the definition given in this section shall govern the provisions of this chapter.

Senior residential park. A "senior residential park" means a mobile home park in which at least 80% of the spaces are occupied by, or intended for occupancy by, at least one person who is 55 years of age or older, or where 100% of the spaces are occupied or intended for occupancy by persons 62 years of age or older. (4019-4/14)

228.08 Land Use Regulations

At least 80% of the spaces in mobile home parks in the Senior Residential Overlay Districts shall be occupied by at least one person 55 years of age or older. If an existing mobile home park met this qualification on August 5, 2013, and fell below the 80% requirement between that date and the effective date of the ordinance codified in this section, the Senior Residential Overlay District shall be applied to that mobile home park and the park shall be required to operate as a senior residential park by renting spaces and mobile homes only when at least one occupant of the mobile home is 55 years of age or older. The signage, advertising, park rules, regulations, rental agreements and leases for spaces in a senior residential park in the SR Overlay District shall state that the park is a senior residential park. Pursuant to Section 228.06, Definition, and as of the effective date of the ordinance codified in this section, the senior residential parks in the SR Zoning District are Rancho Del Rey Mobile Home Park, Skandia Mobile Home Park, Huntington Harbor Mobile Home Park, Sea Breeze Mobile Home Park, Beachview Mobile Home Park, Los Amigos Mobile Home Park, Brookfield Manor, Del Mar Mobile Home Park, Mariners Pointe, Rancho Huntington Mobile Home Park.

Spaces and mobile homes in senior residential parks shall be rented only to occupants who meet the age requirement set forth in Section 228.08 above; provided, however, that if the occupants of a space or mobile home who do not meet this requirement rented the space or mobile home before the effective date of the ordinance codified in this section, they shall be allowed to remain, and provided further that when such occupants cease to occupy a space or mobile home, the mobile home and space cannot thereafter be rented except to occupants who meet the age requirements set forth in this section. (4019-4/14)

228.10 Minimum Design and Performance Standards

The signage, advertising, leases, and park rules and regulations for spaces in senior residential parks shall state that the park is a senior residential park. Each senior residential park shall have procedures for verifying that it qualifies as a senior facility under applicable federal and/or state law, including documentation establishing that at least 80% of the mobile homes or spaces in the mobile home park are occupied by at least one resident who is 55 years of age or older. These procedures shall provide for regular updates, through surveys or other means of initial information supplied by the occupants of the mobile home park. Such updates must take place at least once every two years. A summary of this occupancy verification documentation shall be available for inspection upon reasonable notice and request by City officials. (4019-4/14)

228.12 Removal of the Senior Residential Overlay District

A zoning map amendment to remove the SR overlay designation shall be subject to the provisions of Chapter 247. (4019-4/14)