

28.87.180 Recreational Vehicles, Mobilehomes and Modular Units.

A. **RESIDENTIAL USE.** No recreational vehicle shall be used or occupied for living or sleeping purposes unless it is located in a recreational vehicle park and complies with all provisions of any ordinance of the City of Santa Barbara regulating such park.

B. TEMPORARY OVERNIGHT USE OF RECREATIONAL VEHICLES.

Notwithstanding subsection (A) above or any other provision of this Code, the overnight use of a paved parking area by the registered owner of a recreational vehicle (as defined in Section 18010 of the state Health & Safety Code) under the following expressly limited circumstances:

1. **Church and Nonprofit Parking Lots.** A church or other public benefit nonprofit corporation (which utilizes its real property for a permitted church or nonprofit institutional use) may allow the overnight use of an adjacent paved vehicular parking portion of their real property by the registered owner of a recreational vehicle as a transitional housing alternative under the following limited circumstances:

a. Such overnight use does not conflict with express conditions imposed by the City on a previously issued conditional use permit for the church or non-profit institutional use.

b. No more than five (5) recreational vehicles are on the church or institutional real property for overnight accommodation use at any one time.

c. During the overnight use, each recreational vehicle is sited at a location not less than fifty (50) feet from any real property being used for residential purposes.

d. Such recreational vehicles are properly and currently licensed for operation on the highway in accordance with the California Vehicle Code.

e. The church or non-profit organization has sole and exclusive control of the parking area being used for this purpose.

f. The church or non-profit organization makes adequate and sanitary bathroom facilities (as approved by the Santa Barbara County Health Officer) available to the occupants of the recreational vehicles.

g. No rent is received by the church or non-profit organization for this overnight accommodation use, as the term "rent" is defined in SBMC Section 26.08.030(N).

2. **City Parking Lots.** The recreational vehicle being used is located within a City public parking lot as such lots (including the locations thereon) as may be designated by a resolution of the City Council under use conditions and permit restrictions which shall be expressly established in the City Council resolution. Such Council resolution shall also establish criteria for and a process to certify the continuing need for the occupants of a recreational vehicles to use the recreational vehicle as a transitional housing alternative pending an eventual transition to an acceptable and safe housing alternative.

C. **COMMERCIAL USE.** No recreational vehicle, mobilehome, or modular unit shall be used for office, retail or any other commercial purpose except in the following situations:

1. A recreational vehicle or mobilehome may be used as a sales office for a new or used recreational vehicle or mobilehome sales business if such recreational vehicle or mobilehome is on the same lot or parcel of land where the business is located and if, on such same lot or parcel of land, new or used recreational vehicles or mobilehomes, other than that used for a sales office, are normally kept for display to the public;

2. A recreational vehicle or mobilehome may be used as a sales office for a new or used auto sales business conducted on the same lot or parcel of land in areas other than a City designated landmark district;

3. A recreational vehicle or mobilehome may be used as a construction building or office at the site of a construction project for the duration of such project;

4. A mobilehome in a residential zone may be used for the conduct of a home occupation upon the same conditions and regulations as apply to single family residences in the zone;

5. A modular unit or mobilehome in a residential zone may be used for temporary office purposes in connection with the use of real property as a dedicated public park provided that the owner of the property or the operator of the park has received the required City approvals to

construct a permanent park office building and all of the following conditions exist:

- a. All required building permits are obtained.
- b. Each modular unit or mobilehome is located outside the construction zone.
- c. No required parking spaces are eliminated by the placement of the modular units or mobilehome.
- d. No retail sales are made from the modular units.

6. One or more modular units may be used during the term of a construction project by employees of an existing business which has been displaced due to the project, provided all of the following conditions exist:

- a. All required building permits are obtained.
- b. Each modular unit is located outside the construction zone.
- c. No required parking spaces are eliminated by the placement of the modular units.
- d. No retail sales are made from the modular units.

7. A mobilehome or modular unit may be used as an office for the initial sale, rental or leasing of lots and dwellings in a project on the site provided all of the following conditions exist:

- a. All required building permits are obtained.
- b. All necessary street improvements and off-street parking spaces are provided to the satisfaction of the Public Works Director and Community Development Director.
- c. The sales office is closed after a period of two years, unless the time period is extended by the Community Development Director.

8. A modular unit or mobilehome in a residential zone may be used for interim fire protection purposes in connection with the use of City Fire Station No. 7 (Sheffield/Stanwood Station) provided that such use complies with the requirements of Santa Barbara Municipal Code Section 28.15.040. (Ord. 5368, 2005; Ord. 5275, 2003; Ord. 5222, 2002; Ord. 4525, 1988; Ord. 4269, 1984; Ord. 3710, 1974; Ord. 3001, 1964.)