

**FREQUENTLY ASKED QUESTIONS**  
**SAN MATEO COUNTY**  
**MH (MOBILEHOME PARK) ZONING DISTRICT**

In September of 2017, the San Mateo County Board of Supervisors adopted a new MH (Mobilehome Park) Zoning District. The full ordinance is Chapter 26 of the County Zoning Regulations, available at:

[http://planning.smcgov.org/sites/planning.smcgov.org/files/SMC\\_Zoning\\_Regulations\\_112017.pdf](http://planning.smcgov.org/sites/planning.smcgov.org/files/SMC_Zoning_Regulations_112017.pdf)

- *What does the MH Zoning District Regulate?*

Zoning regulations establish standards for how a property may be used, and the size, location, placement, density, height and other standards for what may be built on the property. The MH Zoning District includes two basic sets of regulations for mobilehome parks in unincorporated San Mateo County:

- Standards and requirements for creating, maintaining, and managing a mobilehome park.
- Regulations for the size, location, height, and other development standards for mobilehomes and other structures within mobilehome parks.

- *Which mobilehome parks are subject to the regulations?*

The ordinance applies to mobilehome parks within the unincorporated area of San Mateo County. It does not apply to mobilehome parks within cities.

- *What is allowed on a mobilehome park?*

The only uses allowed in the MH Zoning District are

- Mobilehome parks
- Mobilehomes
- Uses related to or serving mobilehomes (management offices, community facilities, recreational facilities, parking, etc)
- Dedicated, 100% affordable housing (allowed only with a special permit).

The MH Zoning District does not allow mobilehome parks to be used for to non-mobilehome uses, except for dedicated affordable housing, and only under limited circumstances and with special permissions.

- *What are the basic development standards for mobilehome parks?*

The new MH Zoning District incorporates a number of standards for the placement of mobilehomes and other structures within mobilehome parks, the provision of infrastructure (roads, fences, landscaping, parking, fire hydrants, sewer, water, garbage facilities, and other

infrastructure), the design and layout of the parks, and other standards. Many of these standards are identical to or consistent with those incorporated in various California laws governing mobile home parks:

[https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I5D9B3380D45311DEB97CF67CD0B99467&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I5D9B3380D45311DEB97CF67CD0B99467&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

New standards in the MH Zoning District include:

Maximum height of mobile homes:

- Outside the County's Coastal Zone: 36 feet
- Inside the County's Coastal Zone: 28 feet

Maximum height of ancillary or related structures:

- Outside the County's Coastal Zone: 36 feet
- Inside the County's Coastal Zone: 28 feet

Maximum height of affordable housing:

- Outside the County's Coastal Zone: 60 feet
- Inside the County's Coastal Zone: 28 feet

The placement of mobilehomes within a mobilehome park does not require any special permits. Any other structure created within a park requires a permit.

- *How can a mobilehome park be converted to another use?*

The MH Zoning District does not allow other uses on mobilehome parks, with the exception of dedicated, 100% affordable housing, which may be allowed under certain circumstances, with special permission, and after public hearings. In order to change to any other use, the owner of the mobilehome park would have to propose a change of zoning, through a public process and with the approval of the County Board of Supervisors. The park owner would also have to go through the process described by the County's Change of Use Ordinance <https://housing.smcgov.org/mobile-home-parks-rules-parks-unincorporated-areas>, which establishes a number of requirements that must be met prior to approval of any change to mobilehome parks.