

**BOARD OF SUPERVISORS  
COUNTY OF DEL NORTE  
STATE OF CALIFORNIA**

**ORDINANCE NO. 97- 023**

**AN ORDINANCE AMENDING ORDINANCE NOS. 83-08,  
67-10, AND COUNTY CODE TITLES 21 AND 20.06.050 BY DELETING  
COASTAL ZONING TEXT AND ADOPTING  
NEW COASTAL ZONING TEXT AND NON-COASTAL ZONING  
TEXT (RESERVATION RANCH)**

The Board of Supervisors, County of Del Norte, State of California, does ordain as follows:

SECTION I: Section 2.D.2 of the Coastal Zoning Enabling Ordinance No. 83-08, County Code Title 21 and County Code Title 20 are hereby amended by deleting therefrom Coastal Zoning Area Text and Non-Coastal Zoning Area Text by replacing same with a new Coastal Zoning Area Text and Non-Coastal Zoning Area Text as specified in attached Exhibit "A".

SECTION II: This Ordinance shall take effect and be enforced thirty (30) days after the date of its passage or after approval of the rezone by the Coastal Commission whichever is the later.

FINDINGS OF FACT: This Ordinance is passed and adopted based upon the findings cited in the Staff Report and the Board of Supervisors hereby makes said findings as more particularly described in said Staff Report, which is herein incorporated by reference (Section 65804(c) (d) of the Government Code).

PASSED AND ADOPTED this 9th day of December 1997, by the following polled vote:

AYES: Supervisors Finigan, Reese, Eller, McClure and Clausen

NOES: None

ABSENT: None

  
BARBARA P. CLAUSEN, Chairman  
Board of Supervisors

ATTEST:


  
KAREN L. WALSH, Clerk of the  
Board of Supervisors, County  
of Del Norte, State of California

EXHIBIT 'A'

PROPOSED ORDINANCE TEXT:

CHAPTER 21.46 & 20.48.020, GENERAL PROVISIONS.

21.46.020 & 20.48.020, USES PERMITTED WITH A USE PERMIT.

COASTAL - 21.46.020:

D. A temporary real estate sales office in conjunction with a recorded major subdivision permitted pursuant to this title, and Chapter 16 of Del Norte County Code, SUBDIVISIONS, and subject to the following requirements:

1. A Building Permit shall be obtained for the temporary unit/use and shall comply with the Uniform Building Code applicable at the time of permit application;
2. Temporary real estate sales units may be a manufactured commercial coach or a permanent dwelling unit located within an approved building area within a recorded major subdivision. A Notice of Conditional Approval shall be recorded for a temporary office;
- \*\* 3. If the unit is a commercial coach, it may be served by temporary utility connections (sewage disposal, water), including a separate electrical service. The proponent shall submit with any commercial coach application a siding/landscaping plan as part of the use permit. If the office is incorporated into a permanent dwelling unit, the unit shall be connected to permanent utility connections. All temporary utilities shall be removed at the time the temporary unit is removed;
4. Temporary real estate sales offices shall be approved by the Del Norte County Health Department prior to issuance of a building permit;
5. Temporary real estate sales offices shall comply with Chapter 21.44 of Del Norte County Code, PARKING. Parking areas may be a temporary all-weather surface within all areas including those designated as urban land use by the general plan;
6. Temporary real estate sales offices shall comply with Title 18 of Del Norte County Code, SIGNS, and shall be considered compatible with the Light Commercial zone district;
7. A temporary real estate sales office shall be removed within 60 days after the sale of 75% of the lots in the recorded subdivision where the sales office is located. This includes any temporary utilities and signs approved as part of the temporary use not typically allowed by Del Norte County Code (signs advertising the sale of real estate as defined by Title 18, SIGNS);

8. Use Permits issued for temporary real estate sales offices shall be subject to annual review and renewal by the Del Norte County Planning Commission. The applicant is responsible for demonstrating the total percentage of lots sold at the time of a request for renewal of the use permit.

NON-COASTAL - 20.48.020:

H. A temporary real estate sales office in conjunction with a recorded major subdivision permitted pursuant to this title, and Chapter 16 of Del Norte County Code, SUBDIVISIONS, and subject to the following requirements:

1. A Building Permit shall be obtained for the temporary unit/use and shall comply with the Uniform Building Code applicable at the time of permit application;
2. Temporary real estate sales units may be a manufactured commercial coach or a permanent dwelling unit located within an approved building area within a recorded major subdivision. A Notice of Conditional Approval shall be recorded for a temporary office;
- \*\* 3. If the unit is a commercial coach, it may be served by temporary utility connections (sewage disposal, water), including a separate electrical service. The proponent shall submit with any commercial coach application a siding/landscaping plan as part of the use permit. If the office is incorporated into a permanent dwelling unit, the unit shall be connected to permanent utility connections. All temporary utilities shall be removed at the time the temporary unit is removed;
4. Temporary real estate sales offices shall be approved by the Del Norte County Health Department prior to issuance of a building permit;
5. Temporary real estate sales offices shall comply with Chapter 20.46 of Del Norte County Code, PARKING. Parking areas may be a temporary all-weather surface within all areas including those designated as urban land use by the general plan;
6. Temporary real estate sales offices shall comply with Title 18 of Del Norte County Code, SIGNS, and shall be considered compatible with the Light Commercial zone district;
7. A temporary real estate sales office shall be removed within 60 days after the sale of 75% of the lots in the recorded subdivision where the sales office is located. This includes any temporary utilities and signs approved as part of the temporary use not typically allowed by Del Norte County Code (signs advertising the sale of real estate as defined by Title 18, SIGNS);
8. Use Permits issued for temporary real estate sales offices shall be subject to annual review and renewal by the Del Norte County Planning Commission. The applicant is responsible for demonstrating

the total percentage of lots sold at the time of a request for renewal of the use permit.

\*\* Amended at PC Meeting 11/5/97