

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 95-06

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF DEL NORTE REVISING AND UPDATING ORDINANCES
REGARDING MOBILEHOMES AND MANUFACTURED HOMES

The Board of Supervisors of the County of Del Norte does ordain that Chapter 21.00 of Del Norte County Coastal Code and Chapter 20.00 of Del Norte County Code (non-coastal Chapter number shown in parenthesis) is hereby revised as follows:

Section 1 - Amend Section(s) in definitions as follows:

Section 21.04.540 (20.04.570) Mobilehome.

"Mobilehome" means a transportable, factory-constructed home, designed to be used as a year-round residential dwelling and built prior to June 15, 1976, the effective date of the federal Manufactured Housing Construction and Safety Standards Act of 1974. Mobilehome does not include a recreational vehicle, commercial coach, or factory-built home.

Section 21.04.550 (20.04.8³40) Mobilehome Park.

"Mobilehome Park" means an area or tract of land where two or more mobilehome or manufactured home lots (spaces) are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobilehomes. The rental paid for a manufactured home or mobilehome shall be deemed to include rental for the lot (space) it occupies. Mobilehome park does not include an area or tract of land zoned for agricultural purposes (AE) where two or more mobilehome or manufactured home lots (spaces) are rented or leased, held out for rent or lease, or provided as a term or condition of employment, to accommodate manufactured homes or mobilehomes used for the purpose of housing less than five agricultural employees.

Section 2 - Add new Section(s) in definitions as follows:

Section 21.04.525 (20.04.555) Manufactured Home

"Manufactured Home" means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying it is constructed in compliance with the Federal Manufactured Home Construction and Safety Standards (see 24 CFR 3280 for legal definition).

Section 21.04.249 (20.04.275) Factory-Built Home

"Factory-Built Home" means a dwelling, wholly or in substantial part, fabricated in an off-site manufacturing facility to be wholly or partially assembled on-site in accordance with building standards published in the State Building Code and other regulations adopted locally. Factory-built housing includes such types as modular, panelized and pre-cut homes but does not include a mobilehome, manufactured home, commercial coach, nor a recreational vehicle.

Section 3 - Amend Section 20.48.130 General Provisions to read as follows:

20.48.130 Installation of Manufactured Homes on Individual Lots

The installation of manufactured homes on individual lots in areas zoned for single-family residential dwellings (any R, RR, FR, including A zones but not including AE or AF) or in a zone which permits the placement of a manufactured home subject to the securing of a use permit, is permitted in compliance with the requirements of this section:

A. The manufactured home shall be subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to, building setback standards, side and rear yard requirements, standards for enclosure and access, vehicle parking, any applicable aesthetic requirements, and minimum square footage requirements.

B. Pursuant to Section 65852.3 of CA Government Code, the manufactured homes installed pursuant to this section shall conform to the following:

1. The unit shall be placed on a permanent foundation system pursuant to Section 18551 of the Health and Safety Code.
2. The unit shall have a roof overhang of not less than four inches on any side or portion thereof and not less than six inches on each end of the unit. "End" is defined as the pulling front of each section and the rear of each transported section.
3. Roofing material must consist of composition or similar shingles or tile including a simulated tile.
4. The exterior covering material shall be a wood base siding such as exterior plywood or masonite siding, or a horizontal lap aluminum or vinyl siding. Stucco may be approved subject to securing of use permit from the Planning Commission.
5. The exterior covering material shall extend to within six inches of the ground, except that when a solid concrete or masonry perimeter foundation is used the exterior covering material need not extend below the top of the foundation.
6. The unit shall have a covered entryway and steps sufficient to provide access to the unit.

Section 4 - Amend individual sections of various coastal zoning districts, uses permitted with a use permit, to read as follows:

1. (AE)Section 21.08.030 D. A mobilehome or a manufactured home in lieu of a conventional residential unit;
2. (A) Section 21.09.030 C. A mobilehome or a manufactured home in lieu of a conventional residential unit;
3. (TPZ)Section 21.13.030 C. Single-family dwelling, mobilehome or a manufactured home and normal accessory uses and structures for owner or caretaker;
4. (CT)Section 21.14.030 C. Single-family dwelling, mobilehome or a manufactured home and normal accessory uses and structures for owner or caretaker;
5. (C2)Section 21.26.030 C. A one-family residence, mobilehome or a manufactured home;
6. (CR)Section 21.28.030 F. A one-family residence, mobilehome or a manufactured home for the owner or operator of the site;
7. (C4)Section 21.30.030 E. A one-family residence, mobilehome or a manufactured home;

Section 5 - Amend individual sections of various non-coastal zoning districts, uses permitted with a use permit, to read as follows:

1. (PO)Section 20.08.020 A. Mobilehome or a manufactured home;
2. (AF)Section 20.09.020 G. Mobilehome or a manufactured home;
3. (AE)Section 20.10.030 E. Mobilehome or a manufactured home;
4. (A) Section 20.11.030 F. Mobilehome or a manufactured home;
5. (HDR)Section 20.21A.030 D. Recreational vehicle parks as an interim use not requiring permanent facilities other than sanitary facilities, laundry rooms, office and recreation room contained in one building. A single-wide mobilehome or manufactured home for the operator of the park may be permitted in conjunction with the recreational vehicle park;
6. (HR)Section 20.21C.030 A. Recreational vehicle parks allowing a one-family dwelling, single-wide mobilehome or manufactured home for the operator of the park may be permitted in conjunction with the recreational vehicle park;
7. (CR)Section 20.23.030 F. Mobilehome or a manufactured home;
8. (C2)Section 20.26.030 C. Mobilehome or a manufactured home;
9. (C4) Section 20.29.030 A. Public and quasi-public uses;
D. One-family dwelling, or mobilehome, or manufactured home subject to the height limit, building site area, average lot width, and yard requirements for R-3 districts;
F. Mobilehome Park;
G. Multiple dwellings, and dwelling groups subject to the height limit, building site area, average lot width, and yard

- 10.(FR-2)Section 20.34.020 E. Mobilehome or a manufactured home, when the manufactured home does not comply with the provisions of Section 20.48.130;
- 12.(FR-1)Section 20.36.030 B. Mobilehome or a manufactured home, when the manufactured home does not comply with the provisions of Section 20.48.130; requirements for R-3 districts;
- 13. (TPZ)Section 20.43.030 C. Single-family dwelling, mobilehome or a manufactured home and normal accessory uses and structures for owner or caretaker;

Section 6 - Chapter 20.37 and Chapter 21.40 (MH-1 AND MH-2 Mobile Home Combining Districts) of Del Norte County Code are hereby repealed.

Section 7 - Chapter 20.37 and Chapter 21.40 (MH-1 AND MH-2 Mobile Home Combining Districts) of Del Norte County Code are hereby adopted to read as follows:

MANUFACTURED HOUSING (MFH) COMBINING DISTRICT

20.37.010 (21.40.010) Intent

This combining district is intended to be applied to areas which have been determined by the County to be acceptable areas to mix dwelling types and that manufactured homes constructed after July 1, 1976, regardless of architectural style, are acceptable as part of this dwelling mix.

20.37.020 (21.40.020) Applicability.

A. The minimum land area to which an MFH overlay may be applied is five contiguous acres for rural areas and one equivalent city block area for urban areas.

B. The MFH district may be applied to all RR and R zone districts excluding duplex or multi-family zoning.

20.37.030 (21.40.030) Uses permitted.

Uses permitted shall be as follows:

- 1. All uses permitted in the principal district with which it is combined per the requirements of that district;
- 2. One independent manufactured home in lieu of a conventional single-family residential dwelling.

20.37.040 (21.40.040) Regulations.

A. The manufactured home installed pursuant to this section shall conform to the following:

- 1. The unit shall be placed on a permanent foundation system pursuant to Section 18551 of the Health and Safety Code.

2. The exterior covering material shall extend to within six inches of the ground, except that when a solid concrete or masonry perimeter foundation is used the exterior covering material need not extend below the top of the foundation.

3. The unit shall have a covered entryway and steps sufficient to provide access to the unit.

B. The minimum lot area shall be as specified in the zone district with which the MFH district is combined.

C. The required front, side, rear, and other setbacks shall be as specified in the zone district with which the MFH district is combined.

D. Building height, accessory buildings, and all other regulations and uses shall be as specified in the zone district with which the MFH district is combined and as specified in the general provisions.

Section 8 - All areas currently zoned MH-1 Mobile Home Combining District are hereby rezoned to have a MFH Combining District. All areas currently zoned with a MH-2 Mobile Home Combining District are rezoned to the parent zoning district by deletion of the MH-2 overlay.

Section 9 - Amend Chapters 21.23 and 20.32 to add the following:

Section 21.23.040 Uses permitted with a use permit.

B. Mobilehome subdivisions.

(Re-alphabetize the remaining items)

Section 20.32.040 Uses permitted with a use permit.

B. Mobilehome subdivisions.

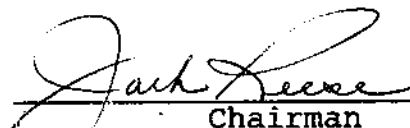
(Re-alphabetize the remaining items)

PASSED AND ADOPTED by the Board of Supervisors, County of Del Norte, State of California, this 14 th day of March , 1995, by the following polled vote:

AYES: Supervisors Mellett, Clausen, Eller and Reese

NOES: None

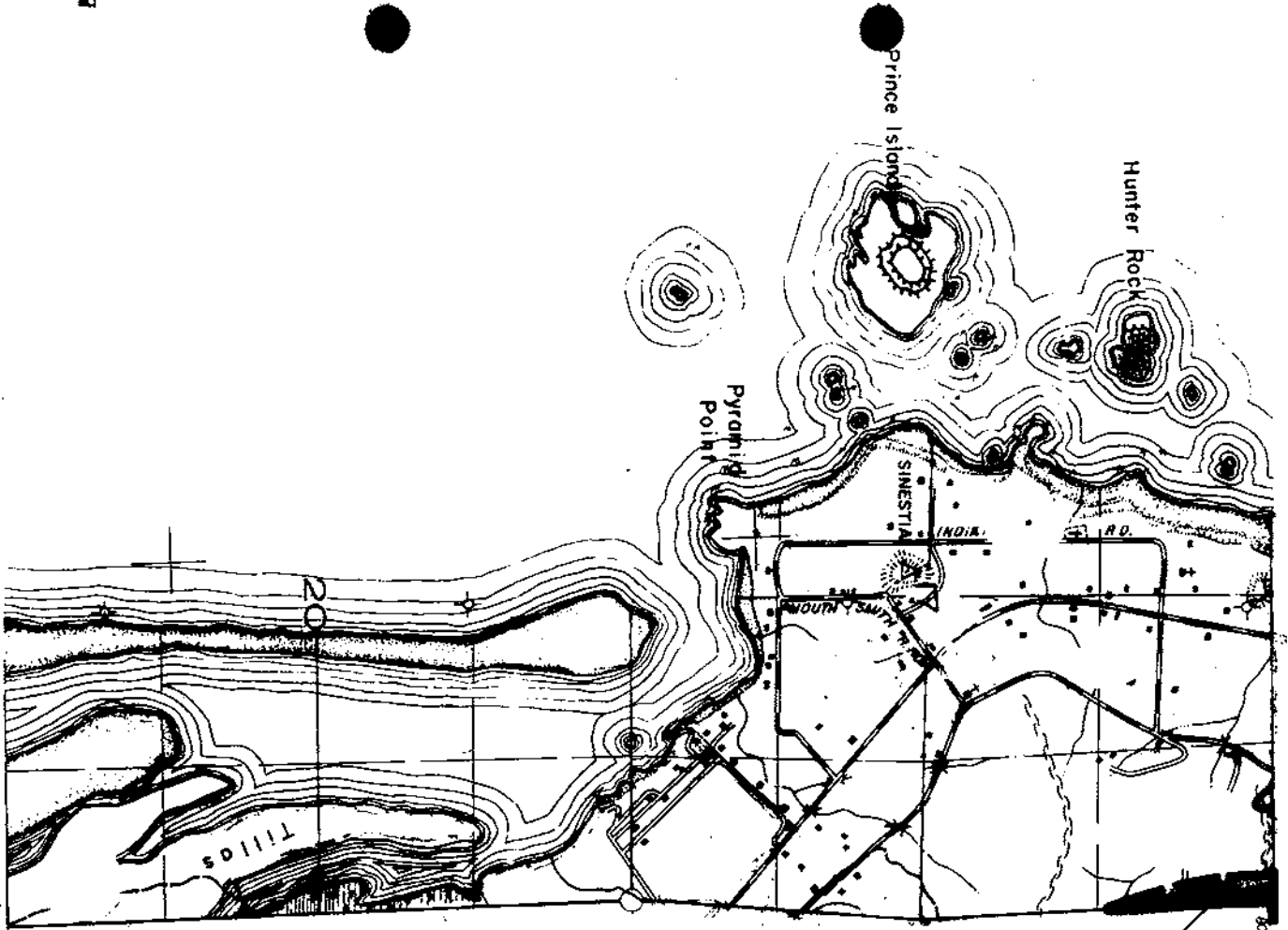
ABSENT: Supervisor Bark



Chairman
Board of Supervisors

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

By: Karen L. Walsh



RR2-MH2

TITLE 20
COASTAL
ZONING MAPS

PINK - MH-1 to
MF14

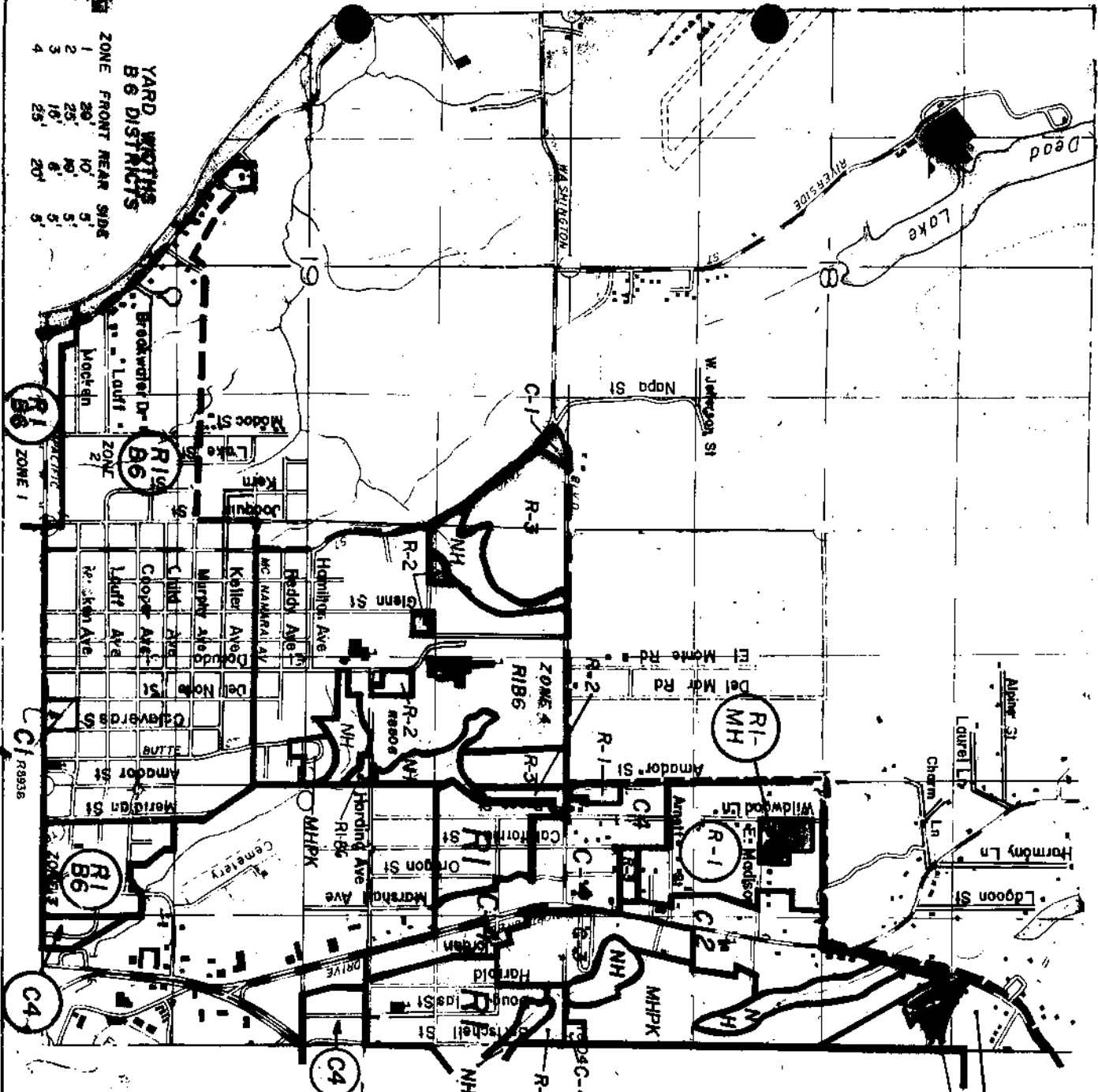
GREEN - Delete
MH-2

SECTION 3.0104 ORDINANCE 67-10
DEL NORTE CO. ZONING MAP
AREA B-3

SECTIONS 17 & 20
TWP 18 N RGE 1 W HB&M
SMITH RIVER AREA

ORDINANCE NO 68-8 PASSED APR 8 1968
APPROVED BY PLANNING COMMISSION
COUNTY OF DEL NORTE, CALIFORNIA
REVISED SEPT 6, 1963

* SEE REZONE FILE
 ** SEE NORTHCREST STUDY



**YARD WIDTHS
 B6 DISTRICTS**

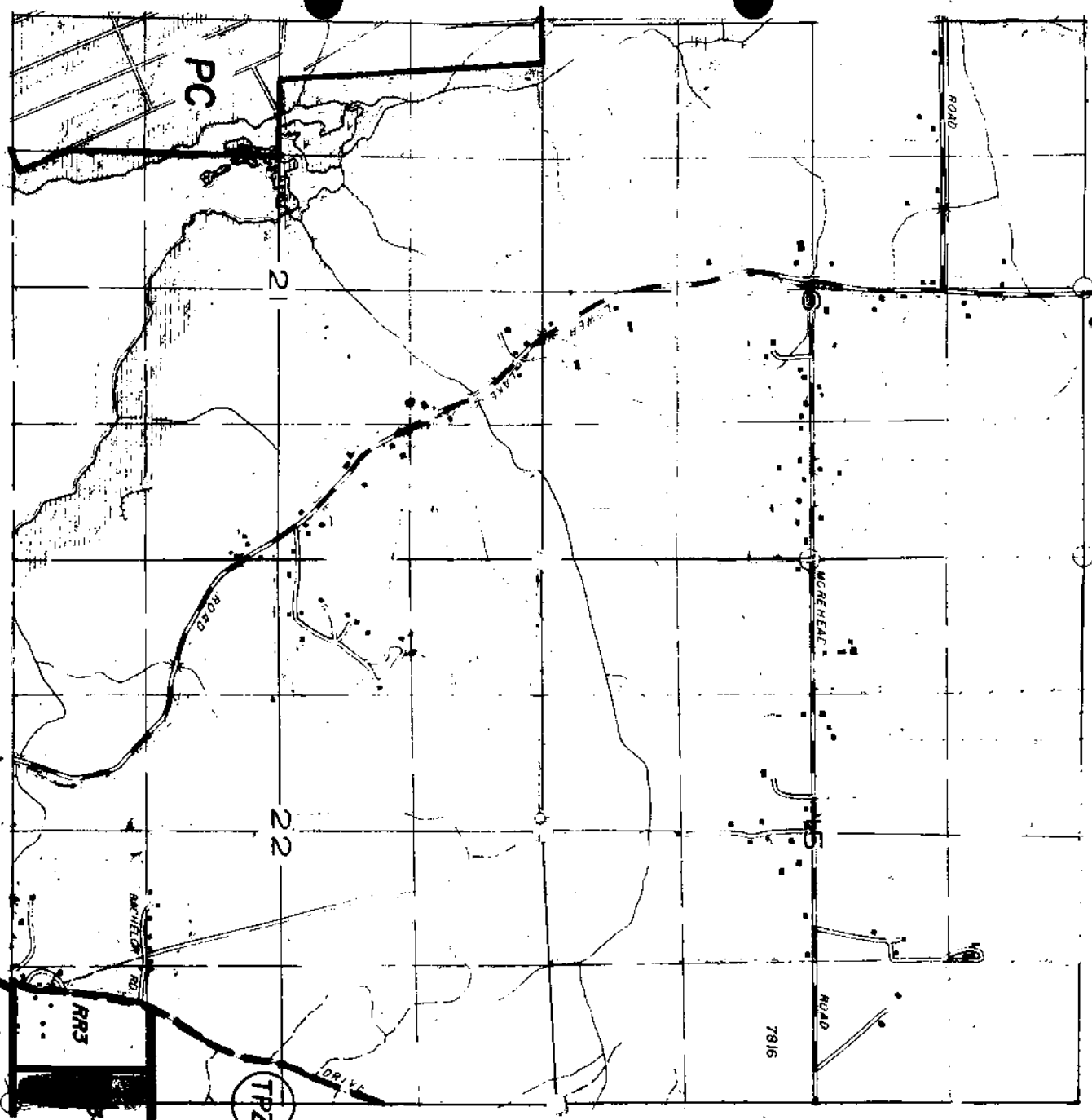
ZONE	FRONT	NEAR	SIDE
1	20'	10'	5'
2	25'	10'	5'
3	10'	6'	5'
4	25'	20'	5'

**SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA B-9**

SECTIONS 17, 18, 19, 20
 TWP 16 N RGE 1 W HB 8 M
 CRESCENT CITY AREA

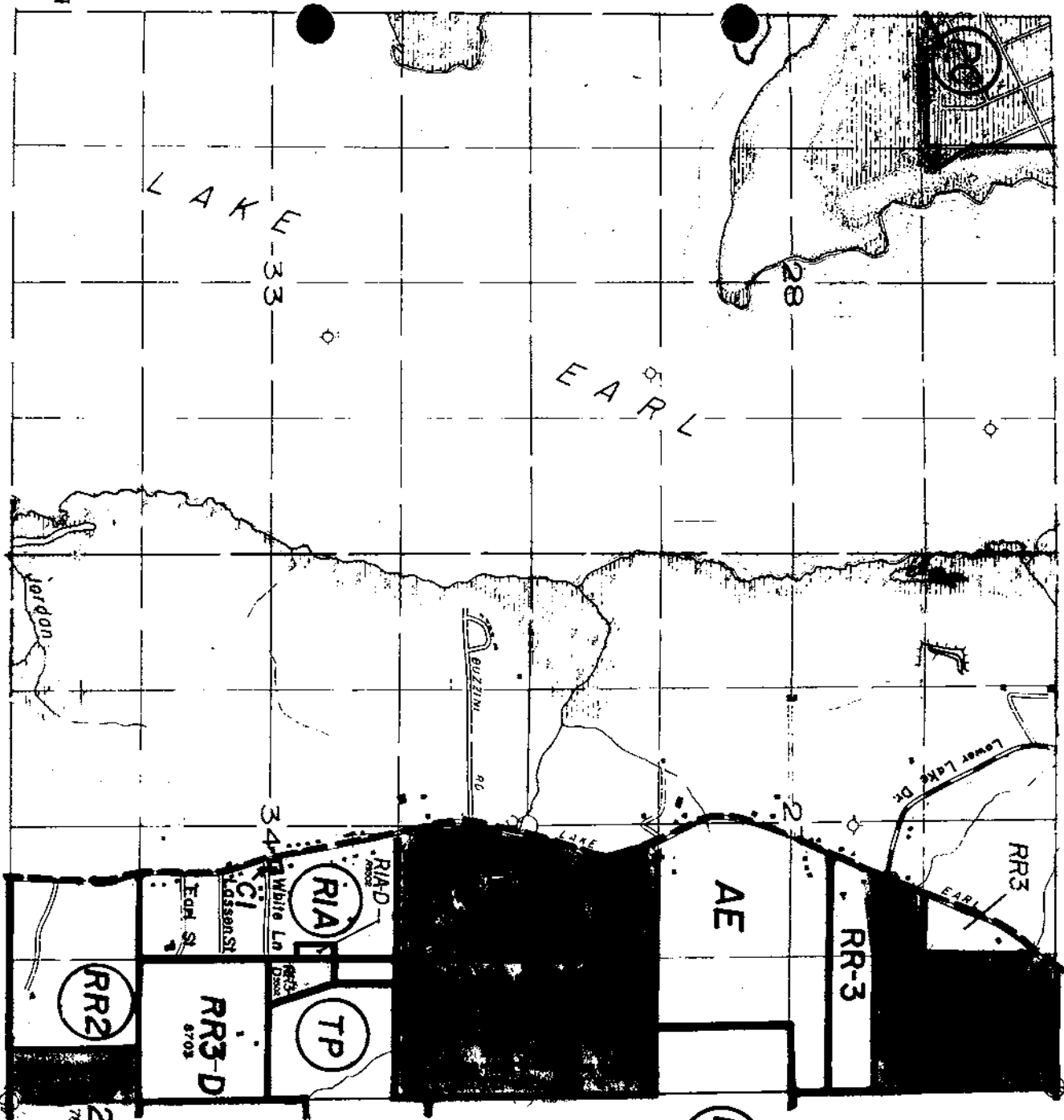
ORDINANCE NO. 68-8 PASSED APR. 8, 1962
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED MAY 30, 1990

REDRAWN 9/5/75



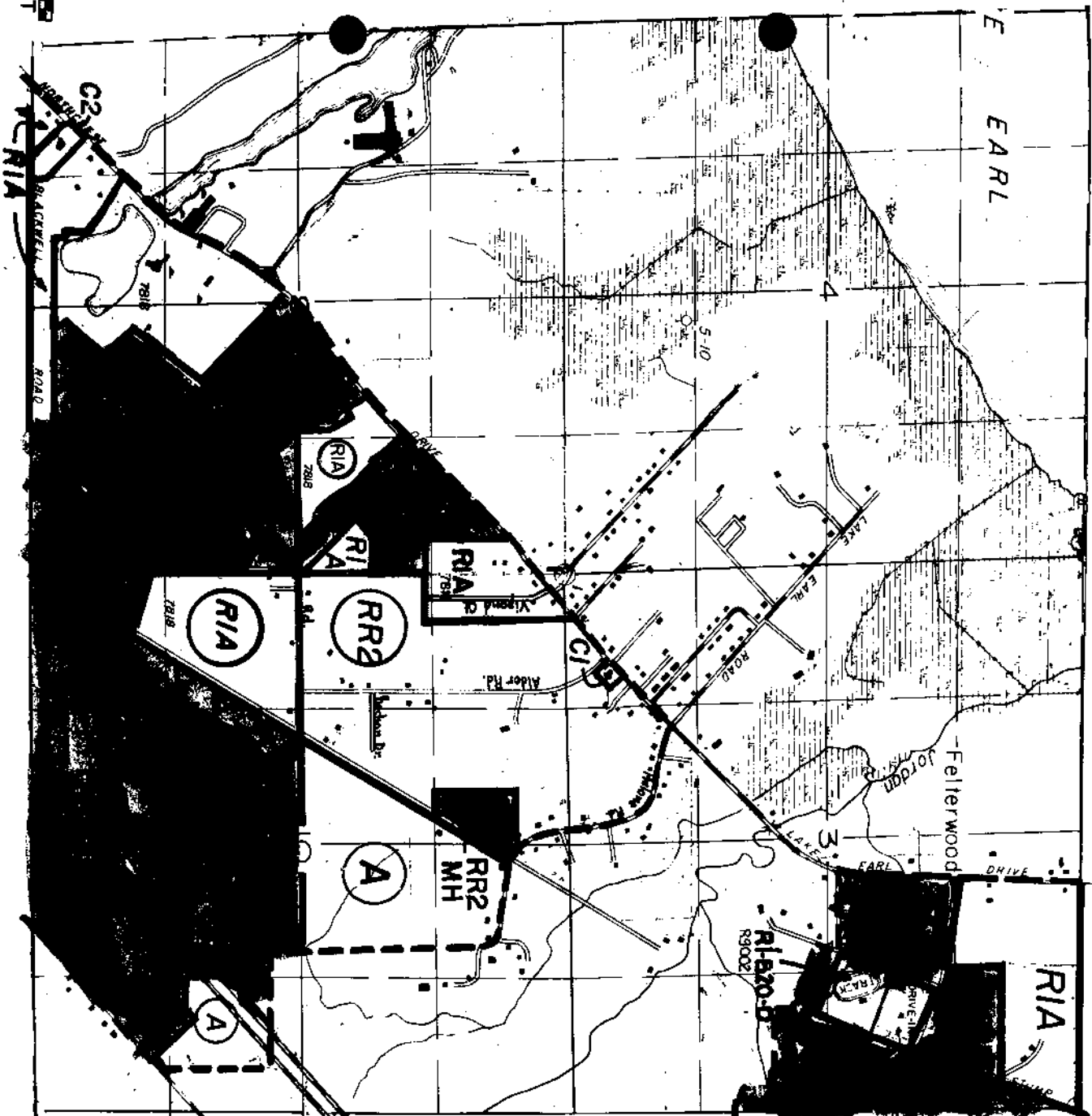
SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA C-6
 SECTIONS 15, 16, 21, 22
 TWP 17 N RGE 1 W HB&M
 FORT DICK AREA

ORDINANCE NO 68-8 PASSED APR 9, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED SEPT 5, 83



SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA C-7
 SECTIONS 27, 28, 33, 34
 TWP 17 N RGE 1W HB 8M
 LAKE EARL AREA

2MH
 7811
 ORDNANCE NO 68-8 PASSED APR 9 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE CALIFORNIA
 REVISED NOVEMBER, 1992

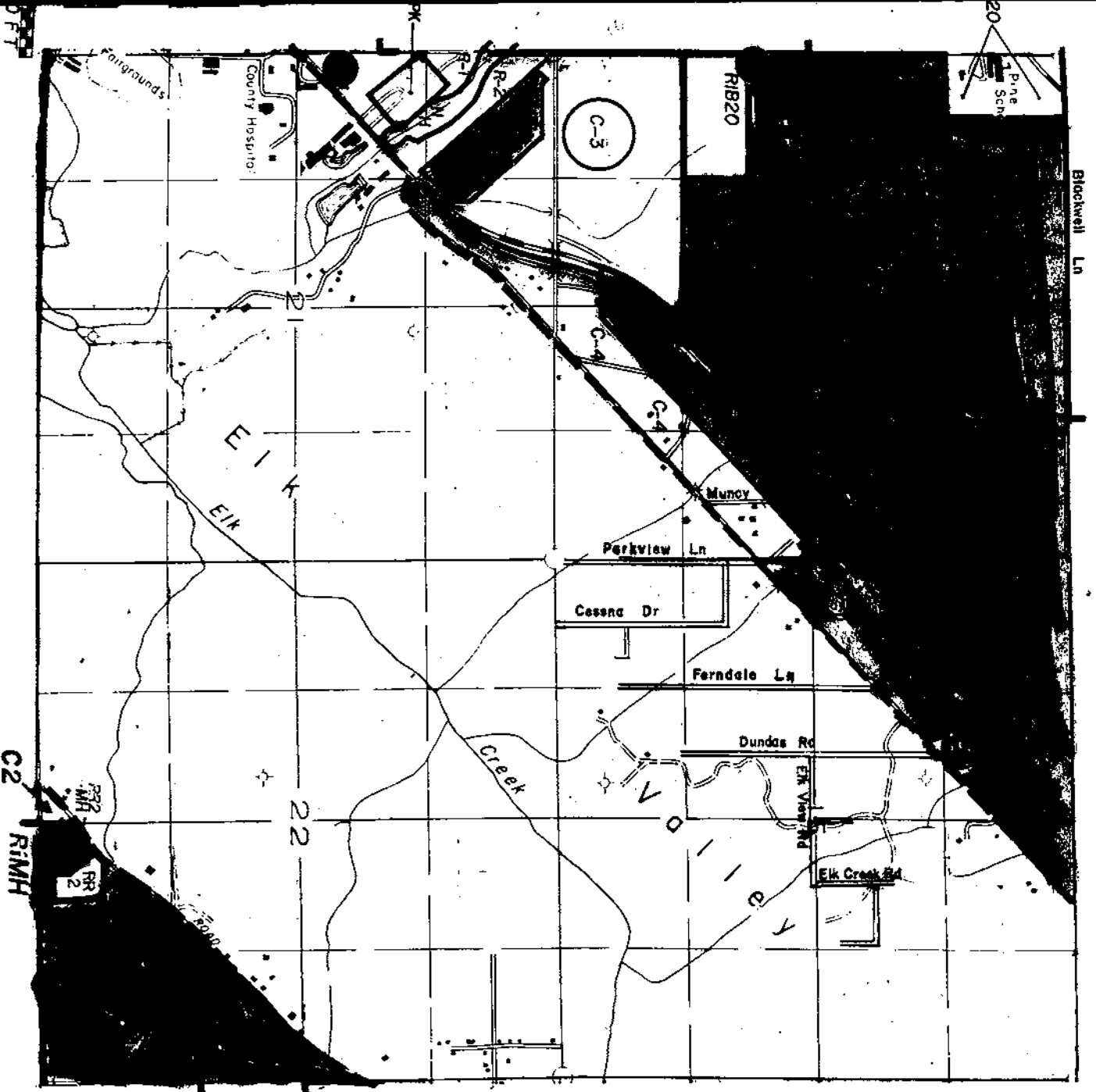


SECTION 3.0104 ORDINANCE 57-1
 DEL NORTE CO. ZONING MAP
 AREA C-8

SECTIONS 3, 4, 9, 10
 TWP 16N RGE 1W HB&M
 CRESCENT CITY AREA

ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED FEB 20, 1990

REORAM 2/28/77



* SEE REZONE FILE
 ** SEE NORTHCREST STUDY

— 14H-2 (to be deleted)

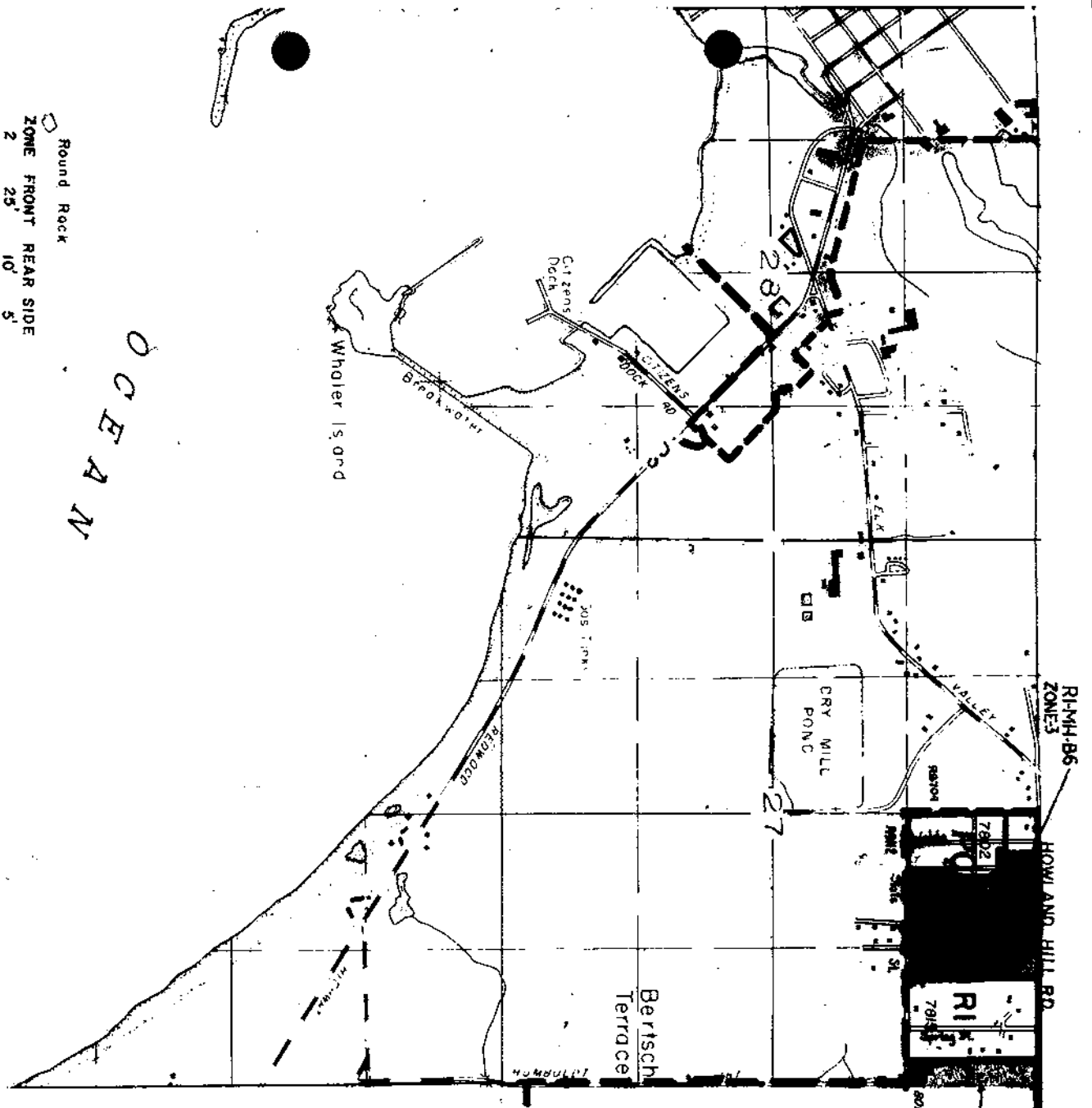
SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA C-9

SECTIONS 15, 16, 21, 22
 TWP 16 N RGE 1 W HB 8 M
 CRESCENT CITY AREA

ORDINANCE NO 88-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED JUNE 15, 1994

Round Rock
 ZONE FRONT REAR SIDE
 2 25' 10' 5'
 3 20' 10' 5'

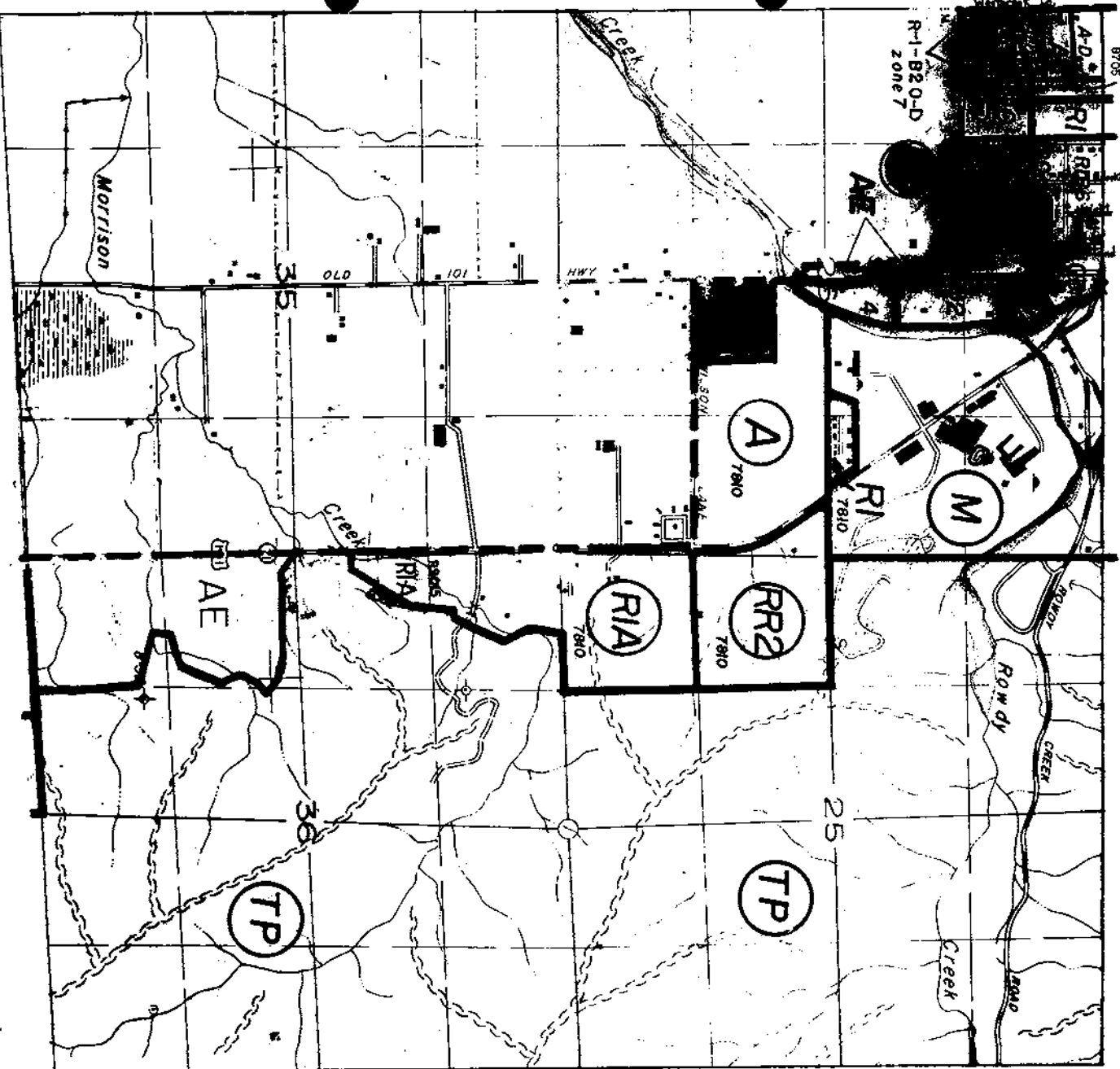
OCEAN



SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA C-10

SECTIONS 27, 28, 34,
 TWP 16 N RGE 1 W HB 8 M
 CRESCENT CITY AREA

ORDINANCE NO. 68-8
 APPROVED BY PLANNING COMMISSION
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED 1-54



YARD WIDTHS IN B6 DISTRICTS

ZONE	FRONT	REAR	SIDE
4	25'	20'	10%-5' Min
7	25'	100'	6' 5' Min

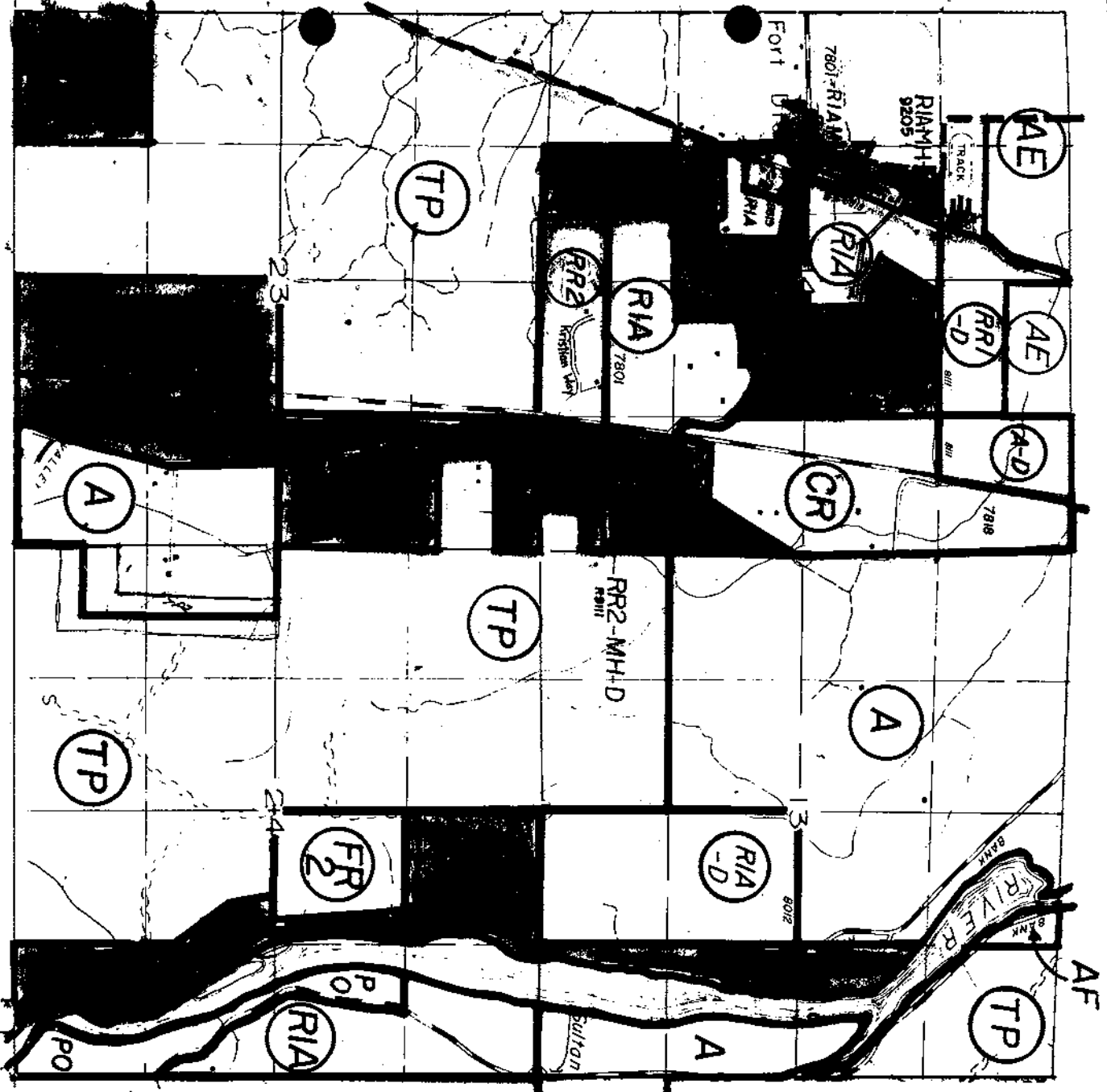
* Refer to rezoning file for remaining density
 ** for habitable structures

SECTION 3.0104 ORDINANCE 67-10.
 DEL NORTE CO. ZONING MAP
 AREA D-4

SECTIONS 25, 26, 35, 36
 TWP 18 N RGE 1 W HB&M
 SMITH RIVER AREA

ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA

REVISED - JULY 11, 1990

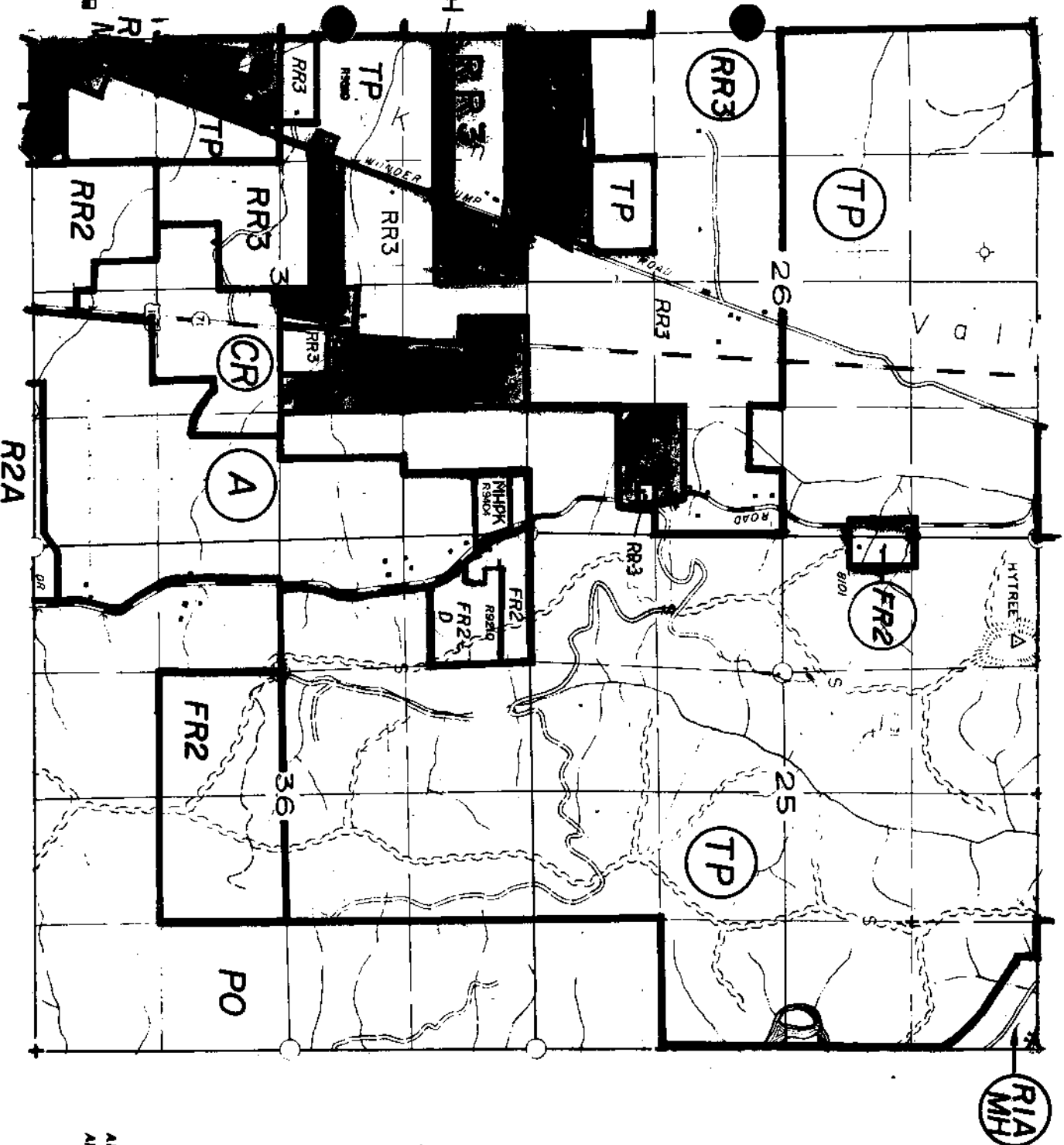


SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA D-6

SECTIONS 13, 14, 23, 24
 TWP 17 N RGE 1 W HB 8 M
 FORT DICK AREA

ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA

REVISED - MARCH 1992

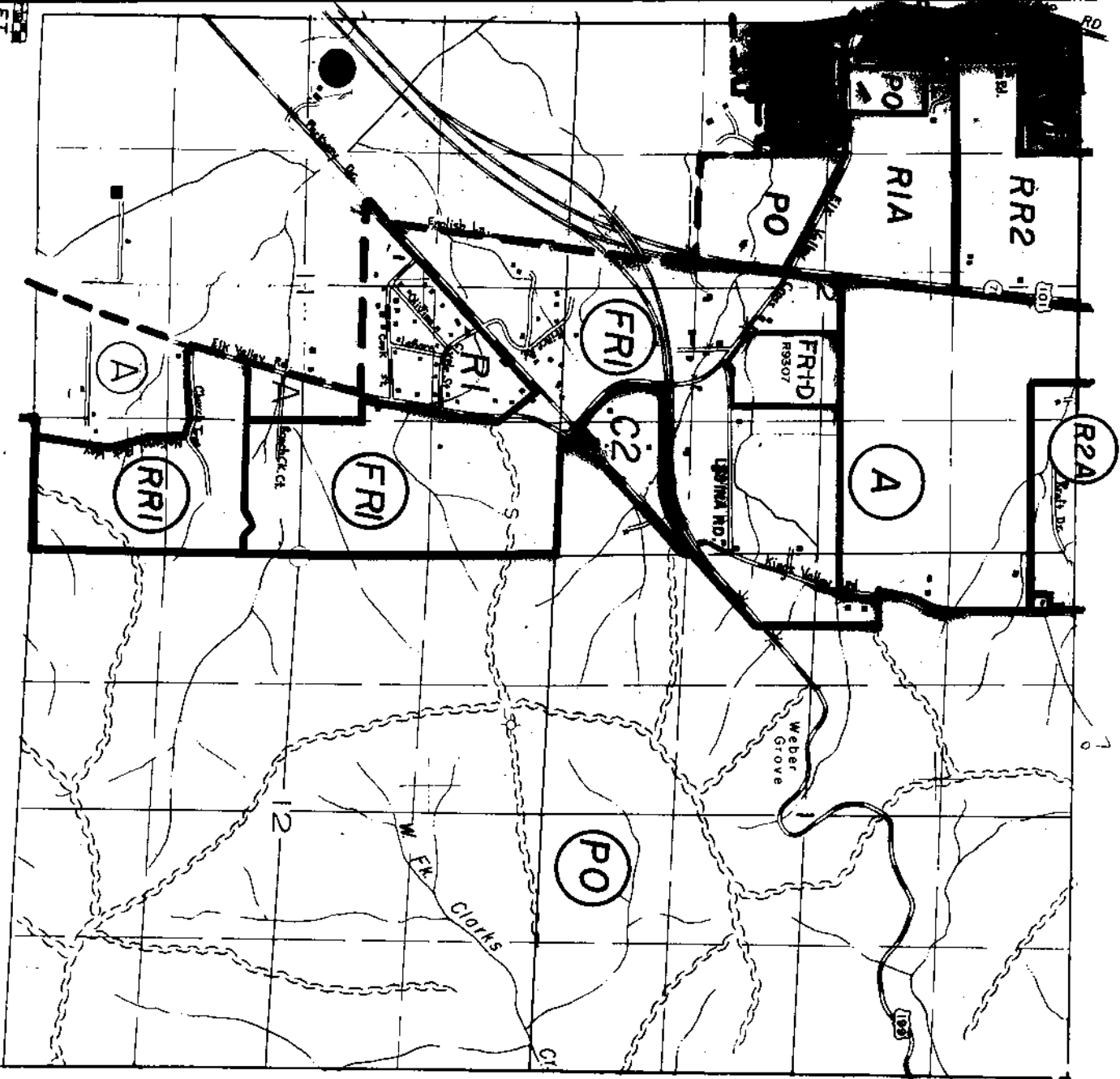


SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA D-7

SECTIONS 25, 26, 35, 36
 TWP 17 N RGE 1 W HB8M
 KINGS VALLEY AREA

ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL. NORTE, CALIFORNIA

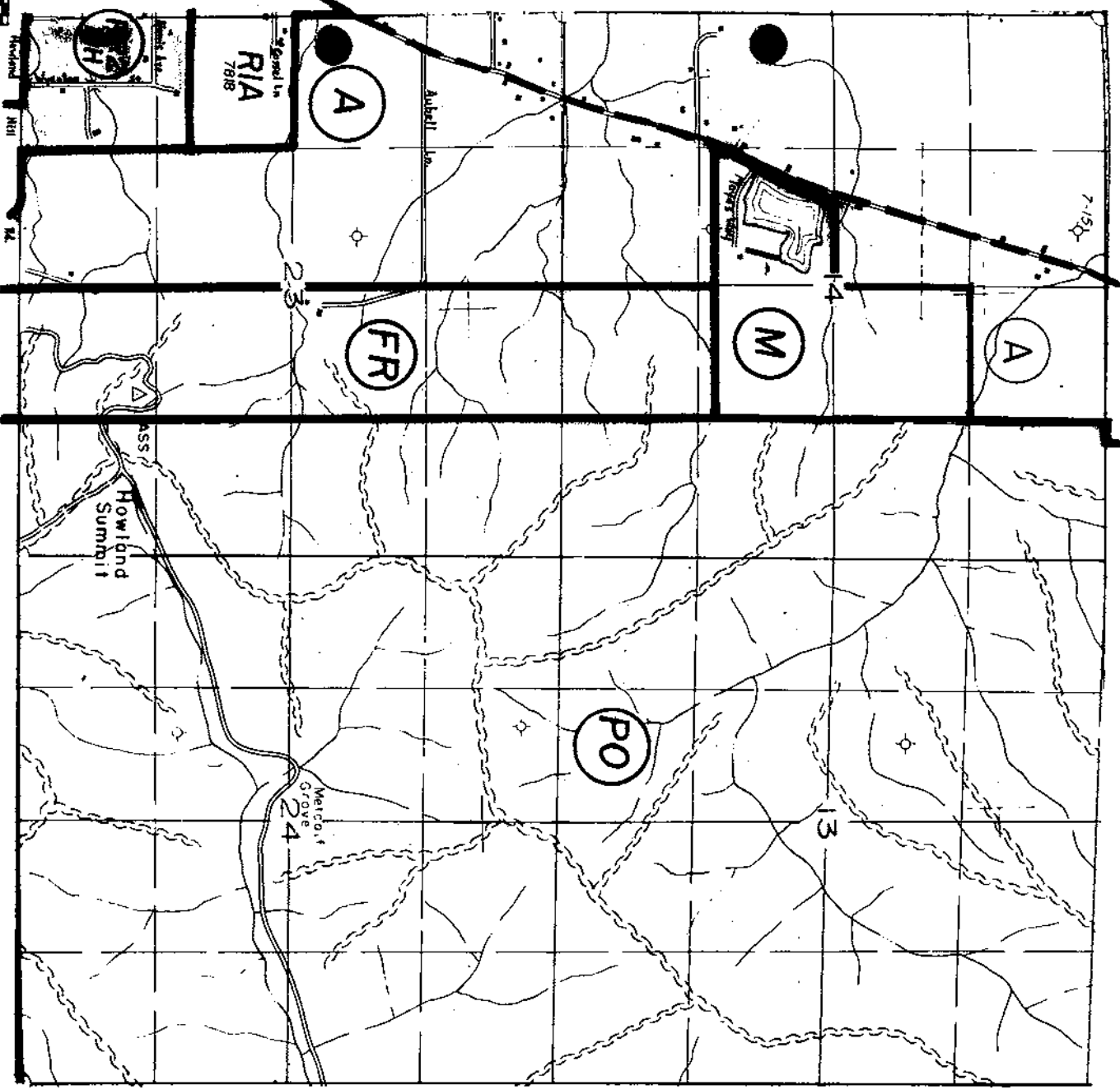
REVISED - JUNE 15, 1994



SECTION 3.0104 ORDINANCE 67-10
DEL NORTE CO. ZONING MAP

SECTIONS 1, 2, 11, 12
 TWP. 16 N RGE 1 W HB&M
 CRESCENT CITY AREA

ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED: SEPT 1992
 MARCH, 1993

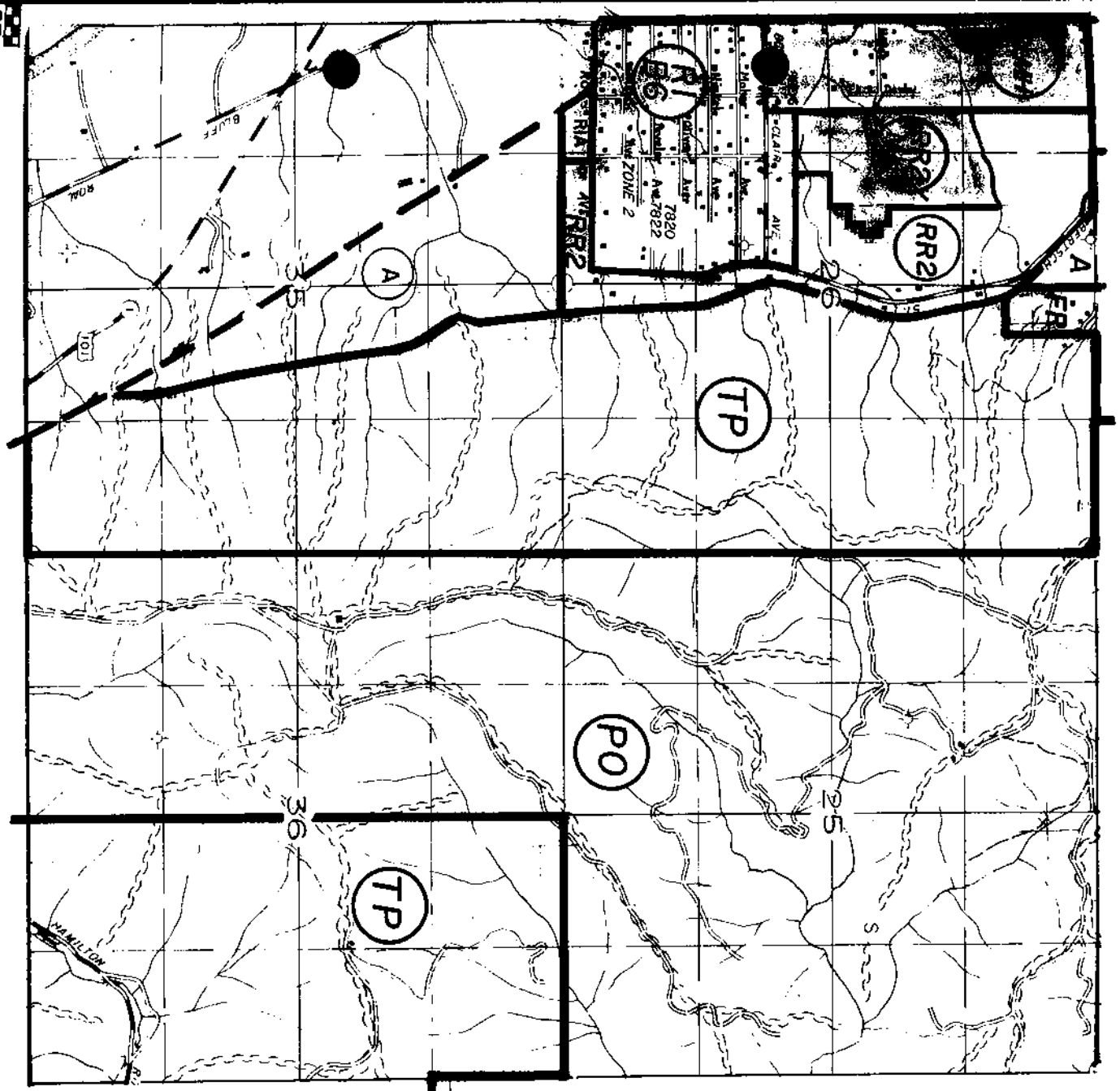


SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA D-9

SECTIONS 13, 14, 23, 24
 TWP 16 N RGE 1 W HB&M
 CRESCENT CITY AREA

ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED

James T. Jorgensen
 County Supervisor

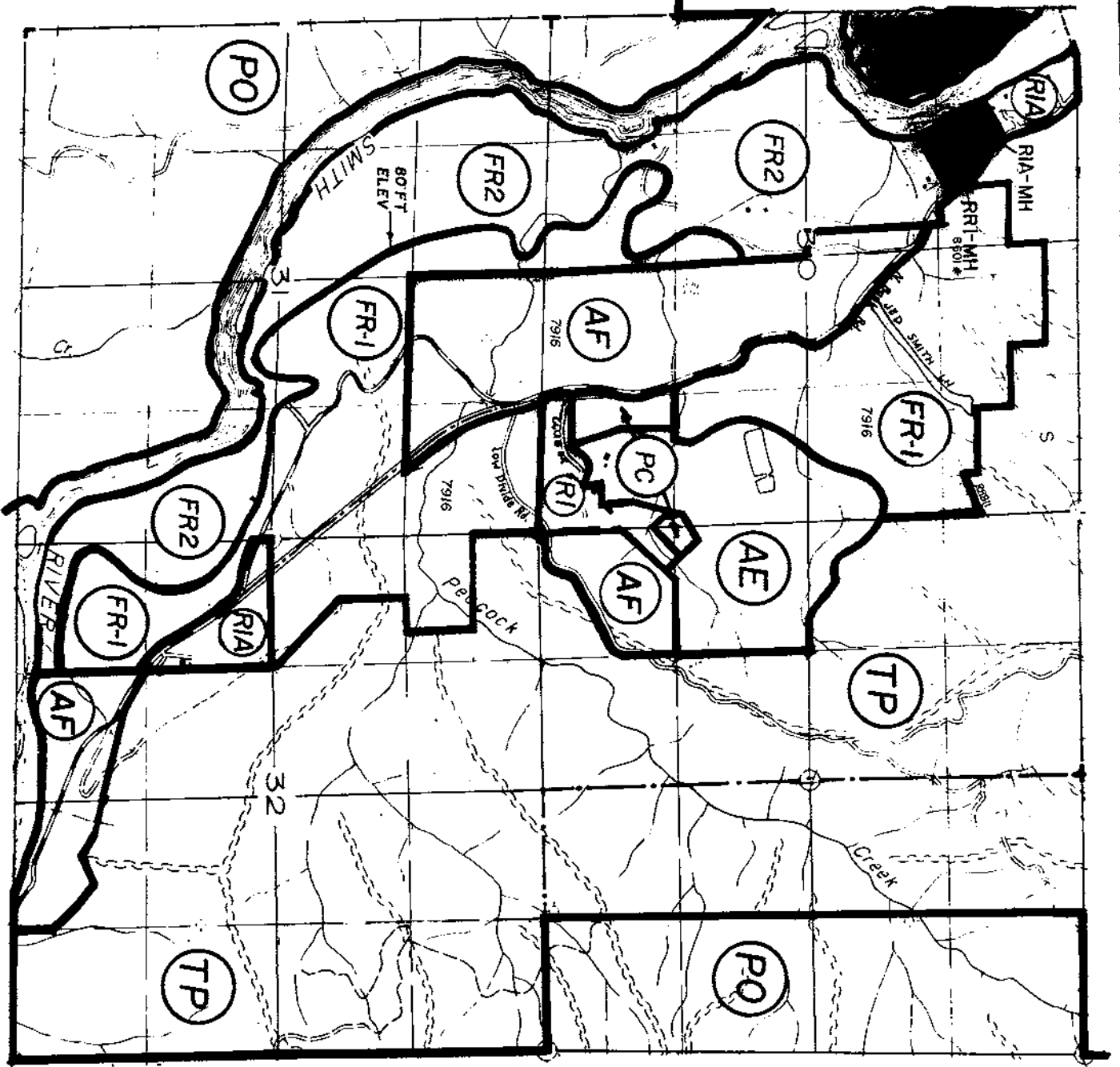


YARD WIDTHS B6 DISTRICT			
ZONE	FRONT	REAR	SIDE
2	25'	10'	5'

SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA D-10

SECTIONS 25, 26, 35, 36
 TWP 16 N RGE 1 W HB&M
 CRESCENT CITY AREA

ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISOR
 COUNTY OF DEL. NORTE, CALIFORNIA
 REVISED

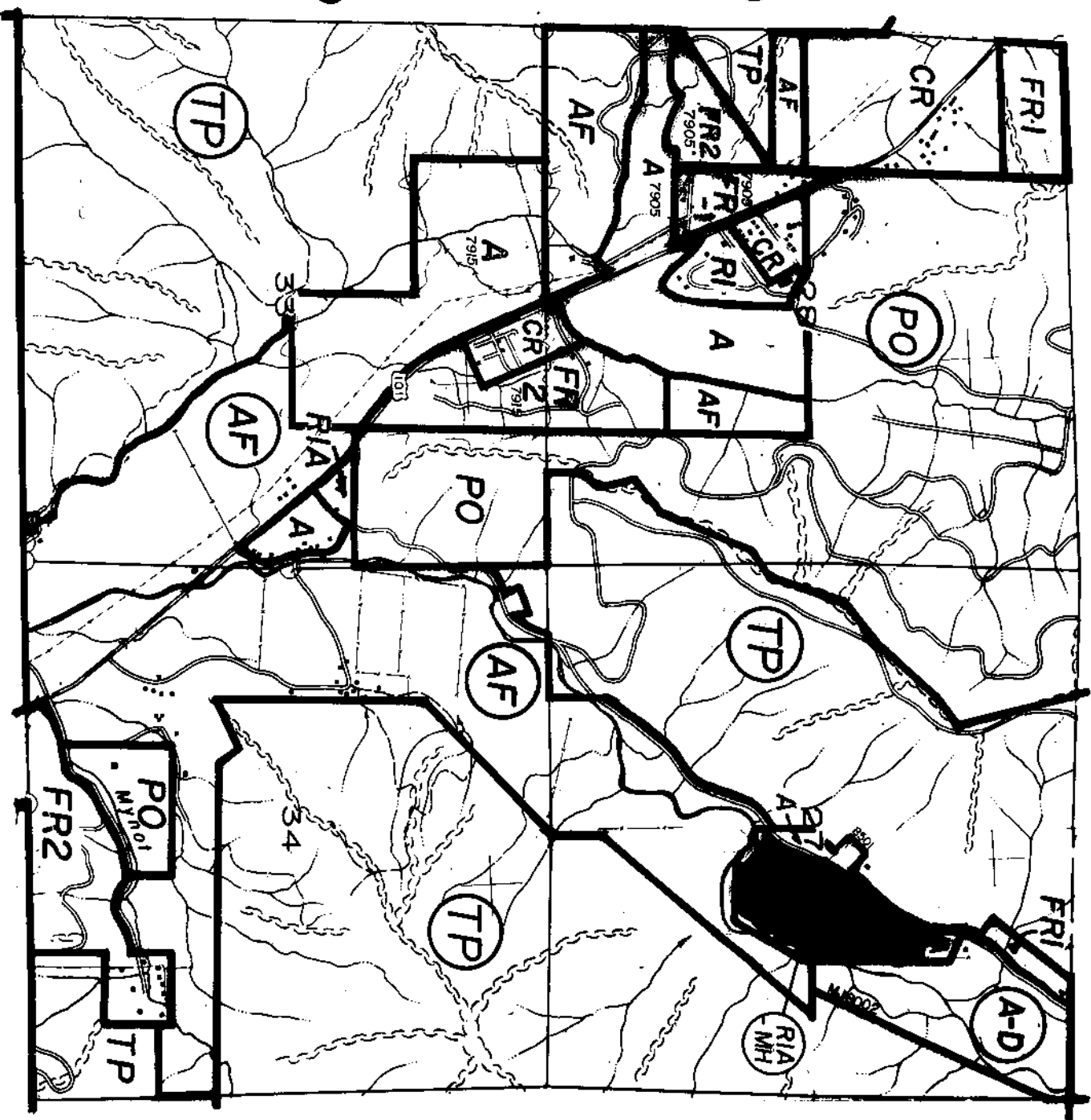


* SEE REZONE FILE

SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP

AREA E-7
 SECTIONS 29, 30, 31, 32
 TWP 17 N RGE 1 E HB&M
 NORTH BANK RD AREA

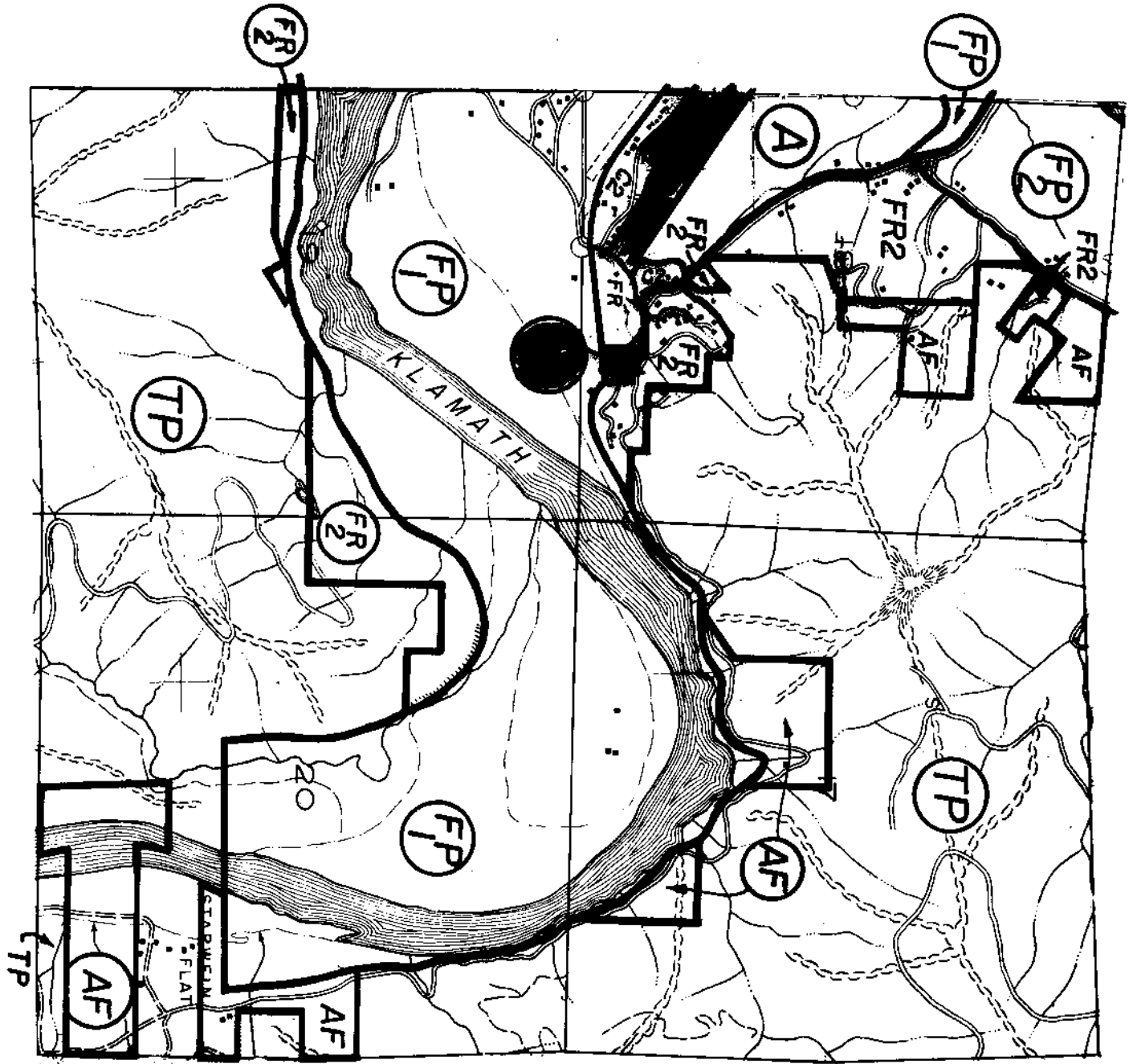
ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL. NORTE, CALIFORNIA
 REVISED OCTOBER 7, 1987



SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA F-16

SECTIONS 27, 28, 33, 34
 TWP 14 N RGE 1 E HB 8 M
 REQUA AREA

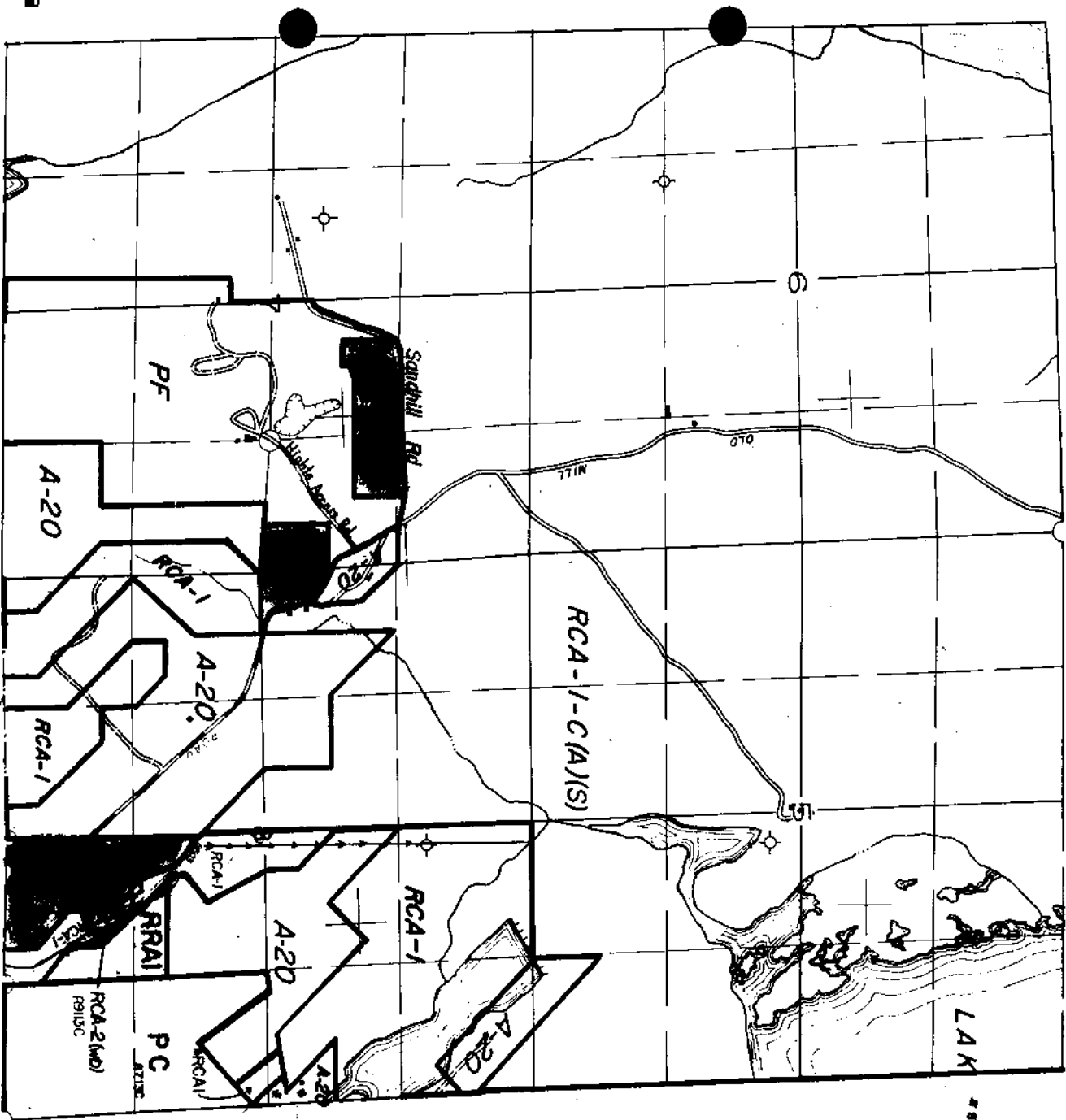
ORDINANCE NO 68-8 PASSED APR 8, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED FEB 19, 85



SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA H-1B

SECTIONS 17, 18, 19, 20
 TWP 13 N RGE 2E HB 8M
 KLAMATH AREA

ORDINANCE NO 68-8 PASSED APR 9, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISED OCTOBER 6, 1980

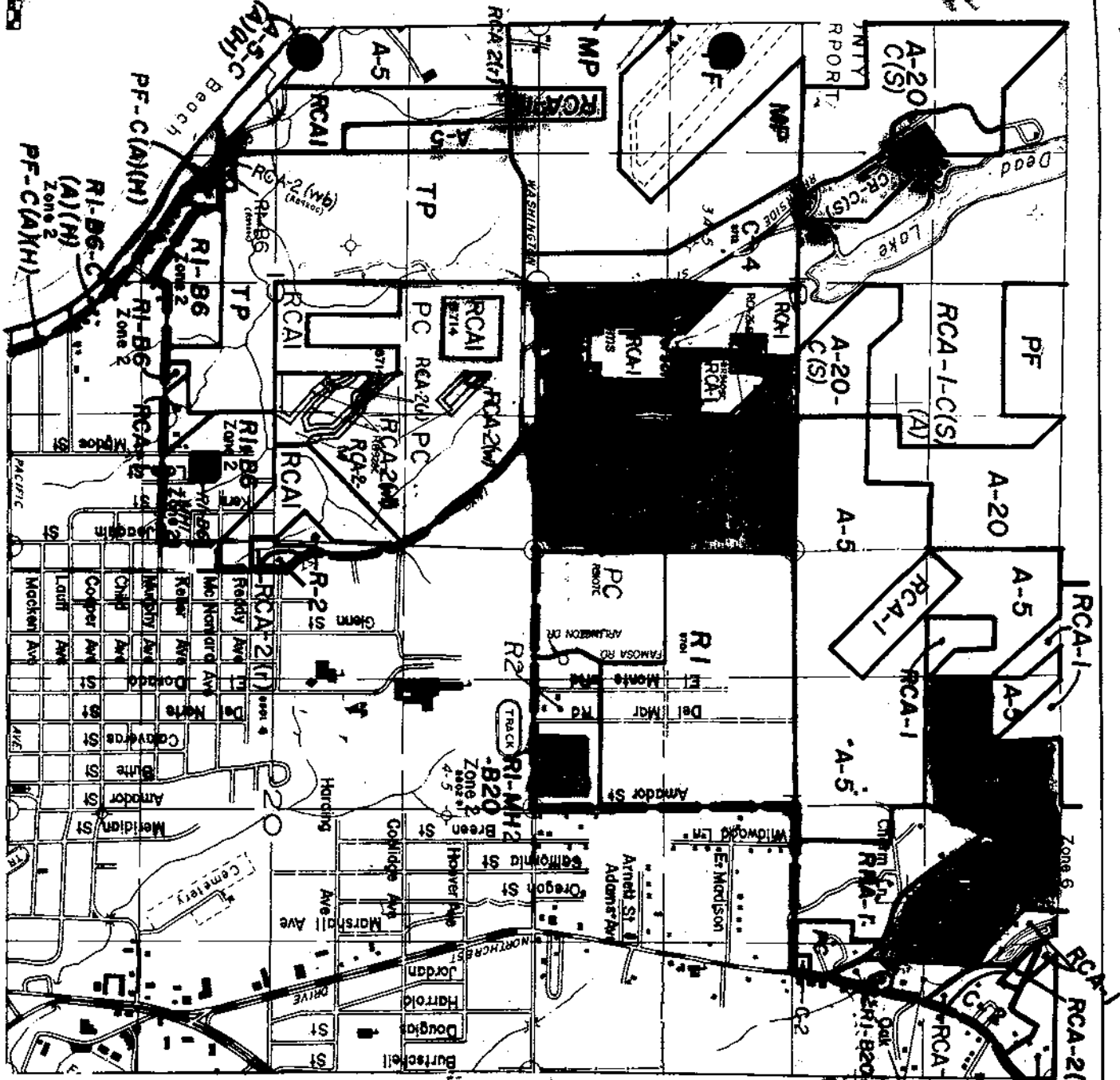


8713C

Section 21.06.050 Ordinance 83-03
DEL NORTE CO. ZONING MAP
AREA B-8

SECTIONS 5, 6, 7, 8
 TWP 16 N RGE 1 W HB 8 M
 SMITH RIVER AREA

APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 83-03: Sep 6, 83
 REVISED OCT, 1991



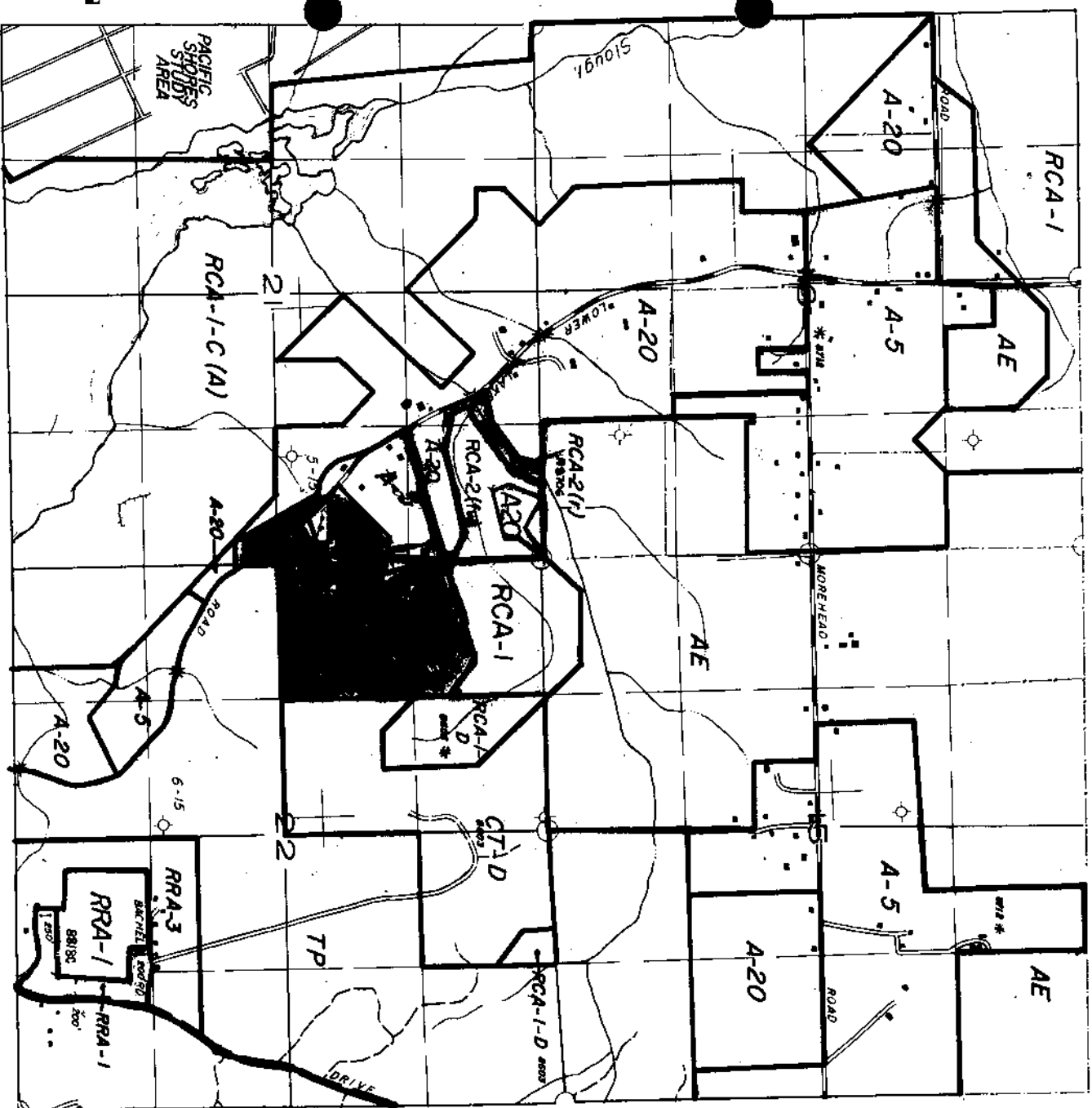
* SEE REZONE FILE
 ** SEE GENERAL PLAN

**YARD WIDTHS
 B DISTRICTS**
 ZONE FRONT NEAR SIDE
 2 25' 10' 0'
 8 As per Basic Residential Zone

Section 21.06.050 Ordinance 83-03
DEL NORTE CO. ZONING MAP
AREA B-9

SECTIONS 17, 18, 19, 20
 TWP 16 N RGE 1W HB&M
 CRESCENT CITY AREA

APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 REVISÉD - JUNE 15, 1983



0 FT.

* See Reason File

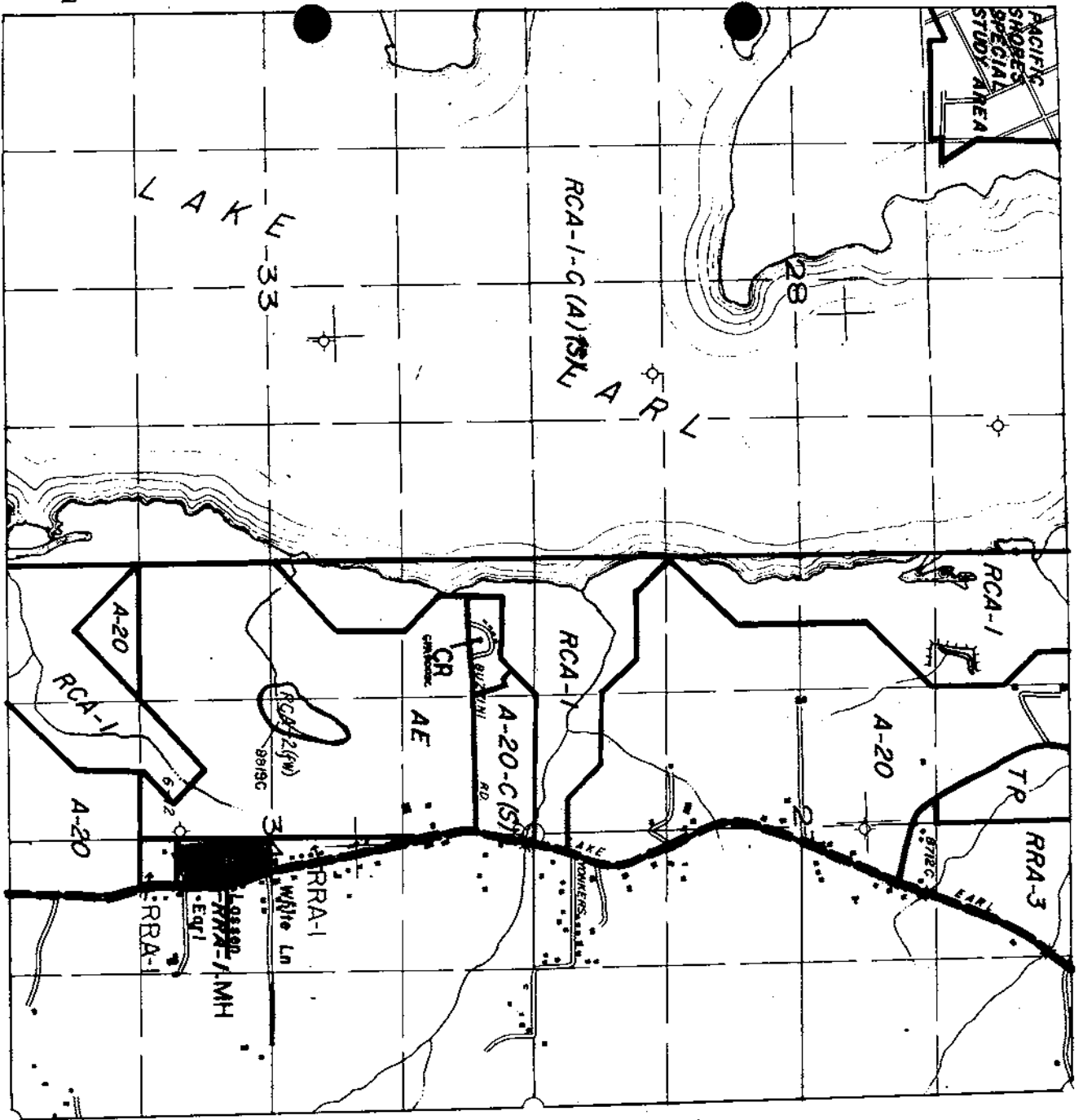
RCA-20
87050

Section 21.06.050 Ordinance 83-03
DEL NORTE CO. ZONING MAP

AREA C-6
 SECTIONS 15, 16, 21, 22
 TWP 17 N RGE 1 W HB 8 M
 FORT DICK AREA

APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 83-03 REVISED JULY, 1991

[Signature]

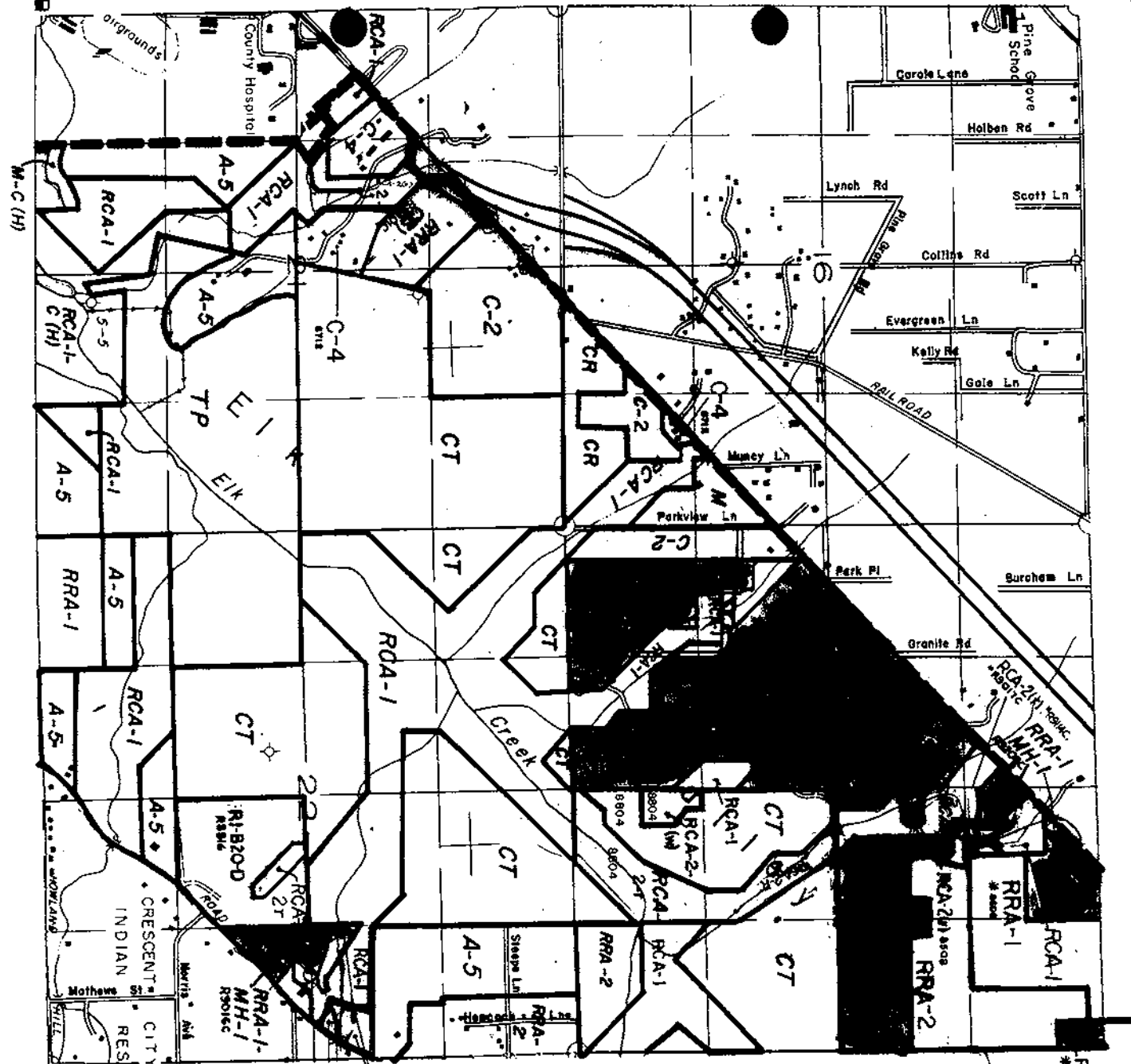


FT

Section 21.06.060 050 Ordinance 83-03
 DEL NORTE CO. ZONING MAP
 AREA C-7

SECTIONS 27, 28, 33, 34
 TWP 17 N RGE 1W HB&M
 LAKE EARL AREA

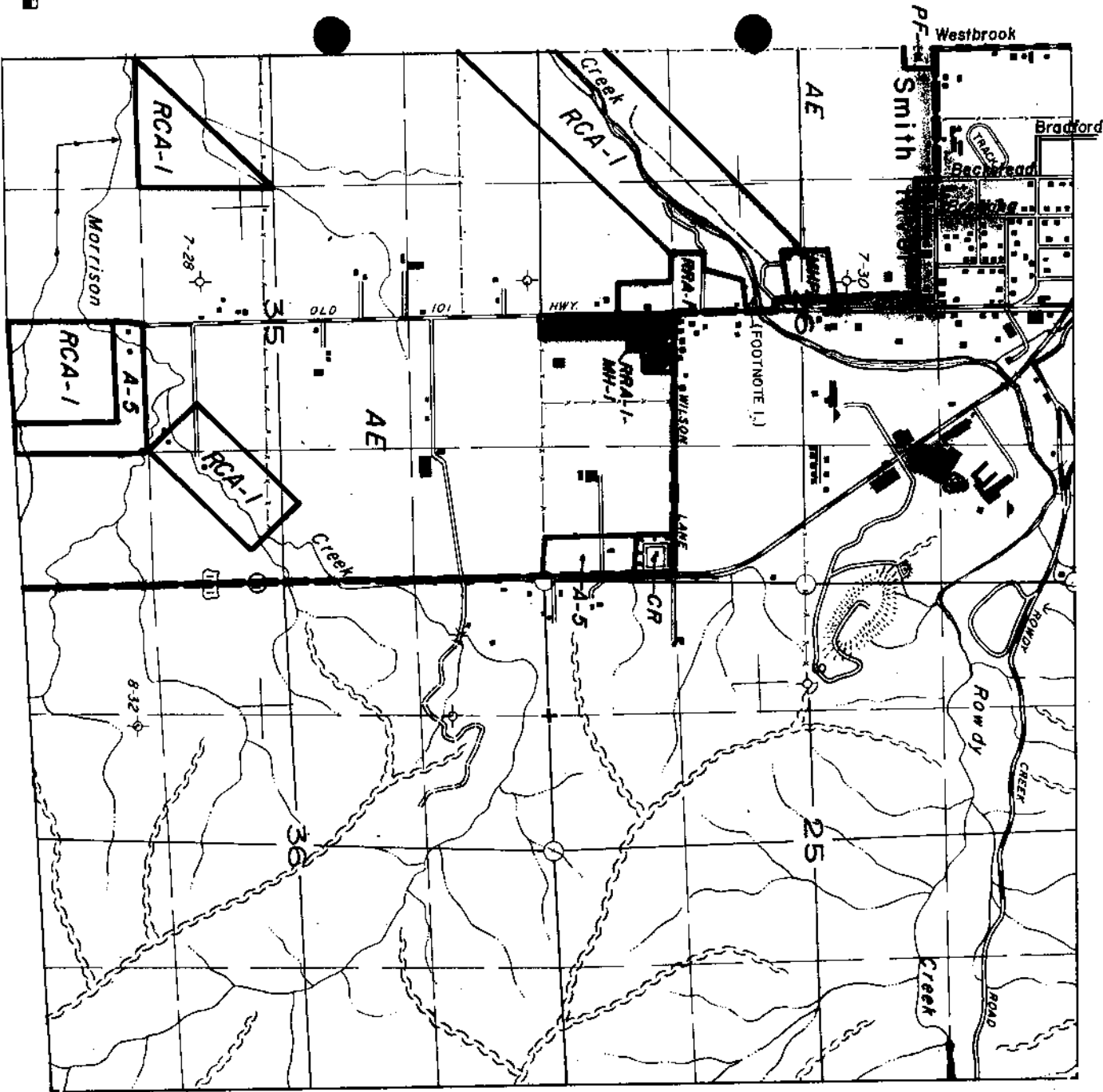
APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 83-03-Sup 6, 83
 REVISED: MARCH 7, 1991



- 1. See R9408 for detailed boundary.
- * See Resone File
- 2. See rezone 880.
- 3. See rezone 931C

RCA-2 (1)
 RRA-1-MH
 Section 21.06.050 Ordinance 83-03
DEL NORTE CO. ZONING MAP
AREA C-9
 SECTIONS 15, 16, 21, 22
 TWP 16 N RGE 1W HB 8M
 CRESCENT CITY AREA

APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISOR
 COUNTY OF DEL NORTE, CALIFORNIA
 83-03-Sept 5, 83
 REVISED - 1-94

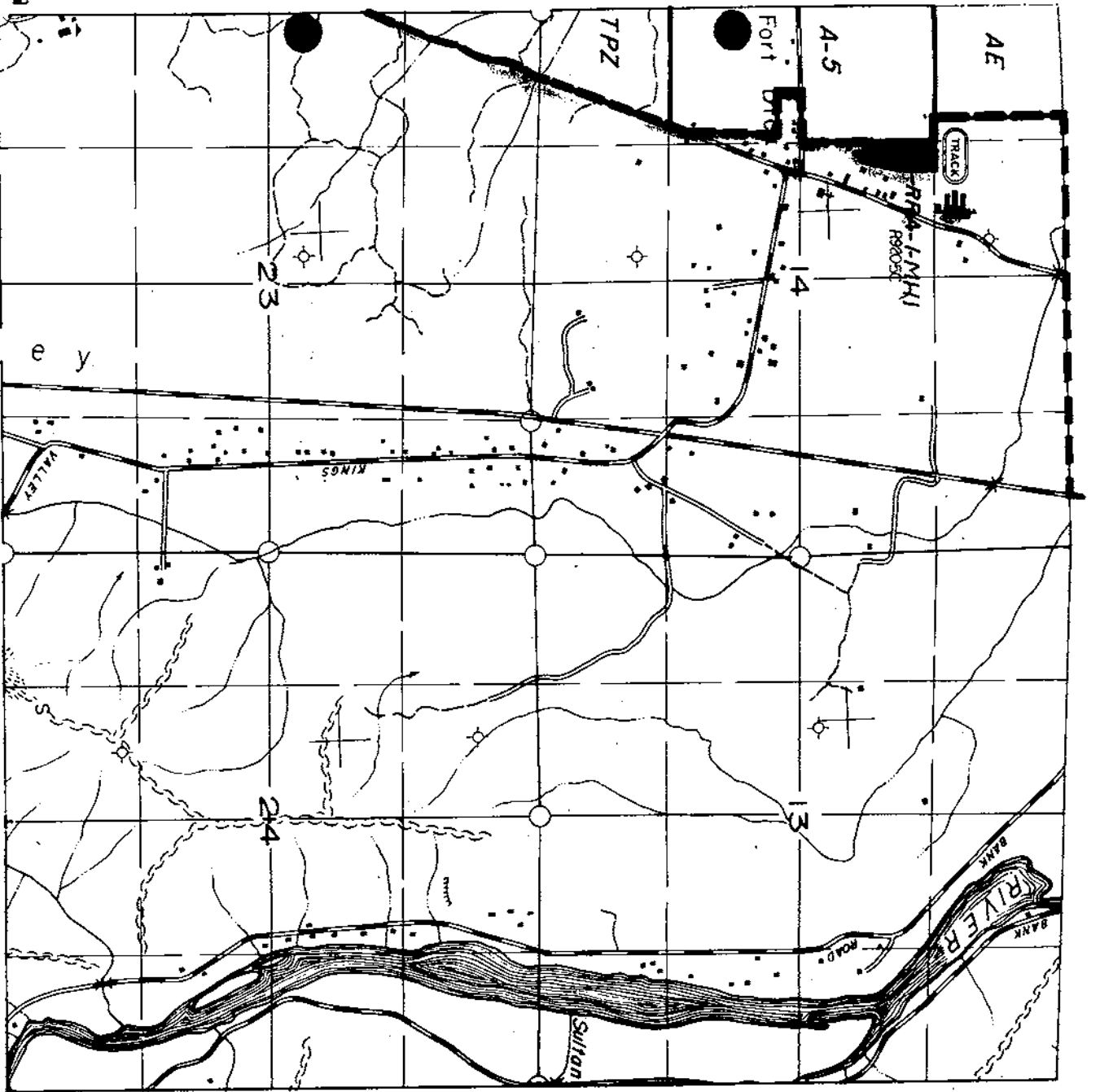


1. SEE RCA-2 (1) REZONE FILE 8717C

Section 21.06.050 Ordinance 83-03
DEL NORTE CO. ZONING MAP

AREA D-4
 SECTIONS 25, 26, 35, 36
 TWP 18 N RGE 1W HB 8 M
 SMITH RIVER AREA

APPROVED BY PLANNING COMMISSION *[Signature]*
 APPROVED BY BOARD OF SUPERVISORS *[Signature]*
 COUNTY OF DEL NORTE, CALIFORNIA
 83-03: Sept 6, 83



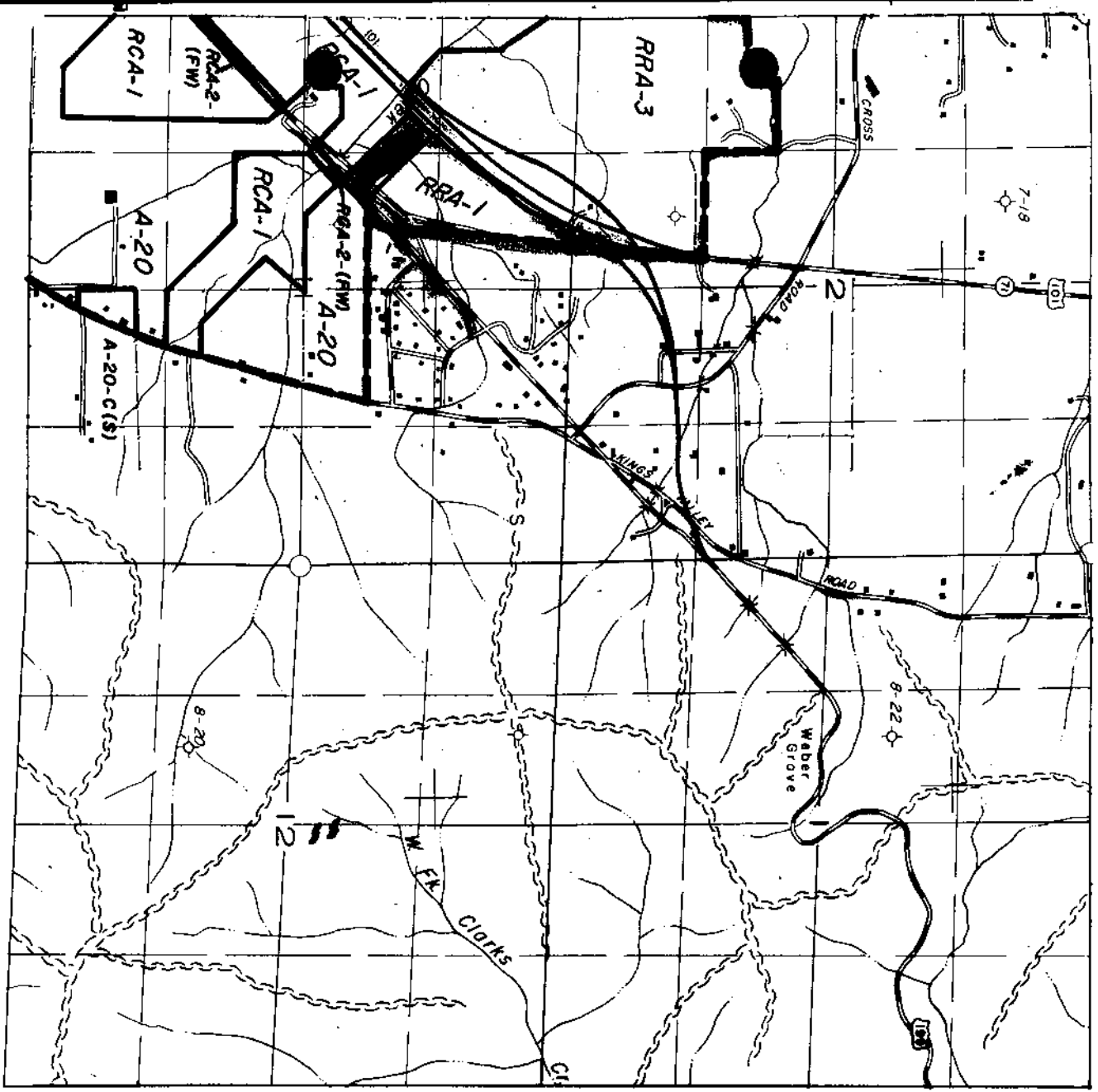
Section 21.06.050 Ordinance 83-03
DEL NORTE CO. ZONING MAP

AREA D-6
 SECTIONS 13, 14, 23, 24
 TWP 17 N RGE 1 W HB 8 M
 FORT DICK AREA

APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 83-03: Sept 6, 83

Walter D. ...

REVISED: MARCH, 1992



Section 21.06.050 Ordinance 83-03
 DEL NORTE CO. ZONING MAP
 AREA D-8

SECTIONS 1, 2, 11, 12
 TWP 16N RGE 1W HB & M
 CRESCENT CITY AREA

APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA
 83-03-Sept 8, 83
 REVISED JUNE 15, 1994

John J. Brown

