

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

ORDINANCE NO. 94- 03

**AN ORDINANCE AMENDING ORDINANCE NO. 67-10
AND COUNTY CODE SECTION 20.06.050 BY DELETING
ZONING AREA MAP D-7 AND ADOPTING A NEW ZONING
AREA MAP D-7 (WIGLEY) AND ADDING CHAPTER 20.20B
RURAL MOBILEHOME PARK**

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

SECTION I: The Zoning Enabling Ordinance No. 67-10 is hereby amended by adding Chapter 20.20B RMHP Rural Mobilehome Park District as specified in attached Exhibit "A".

SECTION II: Section 3.0104 of the Zoning Enabling Ordinance No. 67-10 and County Code Section 20.06.050 is hereby amended by deleting therefrom Non-Coastal Zoning Area Map D-7 by replacing same with a new Non-Coastal Zoning Area Map D-7 as specified in attached Exhibit "B".

SECTION III: This Ordinance shall take effect and be enforced thirty (30) days after the date of its passage and approval.

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 (§65804(c) (d) of the Government Code).

PASSED AND ADOPTED this 8th day of March, 1994, by the following polled vote:

AYES: Supervisors Moore, Mellett, Reese, Smedley and Bark


NOES: None

ABSENT: None



BOB BARK, Chairman
Board of Supervisors

ATTEST:



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

Chapter 20.20B

RMHP RURAL MOBILEHOME PARK DISTRICT

Sections:

- 20.20B.010 Intent.
- 20.20B.020 The principal permitted use.
- 20.20B.030 Uses permitted by use permit.
- 20.20B.040 Minimum lot size (project area).
- 20.20B.050 Planning Commission review.

20.20B.010 Intent. It is the intent of the rural mobilehome park district to provide an opportunity for low and moderate income housing within the County's rural areas by providing for the development of mobilehome parks at a greater density than generally found in rural areas. It is further intended that the district set forth development standards which may be applied to mobilehome parks in rural areas on a countywide basis. It is not the intent of this district to provide for the development of Recreational Vehicle Park spaces or uses. The application of this district must be in areas designated by the General Plan for rural mobilehome park development. Changes of district from rural mobilehome park to another classification are to be made only where such uses are in accord with the General Plan or adopted specific plan.

The regulations set forth in this chapter shall apply in all RMPH districts outside of the California Coastal Zone and are subject to the provisions of Title 20 of this code.

20.20B.02 The principal permitted use. The principal permitted rural mobilehome park use includes uses such as:

A. Mobilehome parks, where development plans are subject to review by the Planning Commission for compliance with the intent of the County mobilehome park development standards, and where, at its discretion, the Planning Commission may require a public hearing in order to address issues particular to the project which are not addressed by the development standards or are required for the purposes of environmental review;

B. A one-family residence with appurtenant uses including home occupations and appurtenant accessory structures.

20.20B.03 Uses permitted by use permit. Uses permitted by use permit shall be as follows:

A. Home occupations within a mobilehome park dwelling unit.

20.20B.04 Minimum lot size (project area). The minimum lot size (project area) shall be one acre. The overall project density (including internal streets, park open space, recreational areas, managers unit or service facilities) shall be no more than two dwelling units per acre.

EXHIBIT 'A'

20.20B.05 Planning Commission review.

A. At the time of application to the County building official for a construction permit, copies of all necessary construction and improvement plans shall be made available by the developer for review by the Planning Commission at a regular scheduled meeting for consistency with the County's adopted mobilehome park standards. The commission shall determine whether any additional review for public issues or under the California Environmental Quality Act is necessary.

B. Prior to issuance of a permit to construct the project, the applicant must submit evidence of approval of the plans by the Planning Commission, health and local fire department, public works/engineering department and any public operated utility which will provide service to the park.

POB W 1/2 NE 1/4 SEC 34 T.17N. R.17W. H.B.M.

T.17N., R.17W., H.B.M. RETURN DEEDWOOD

C-7, D-7 106-C

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SIMONSON LUMBER CO

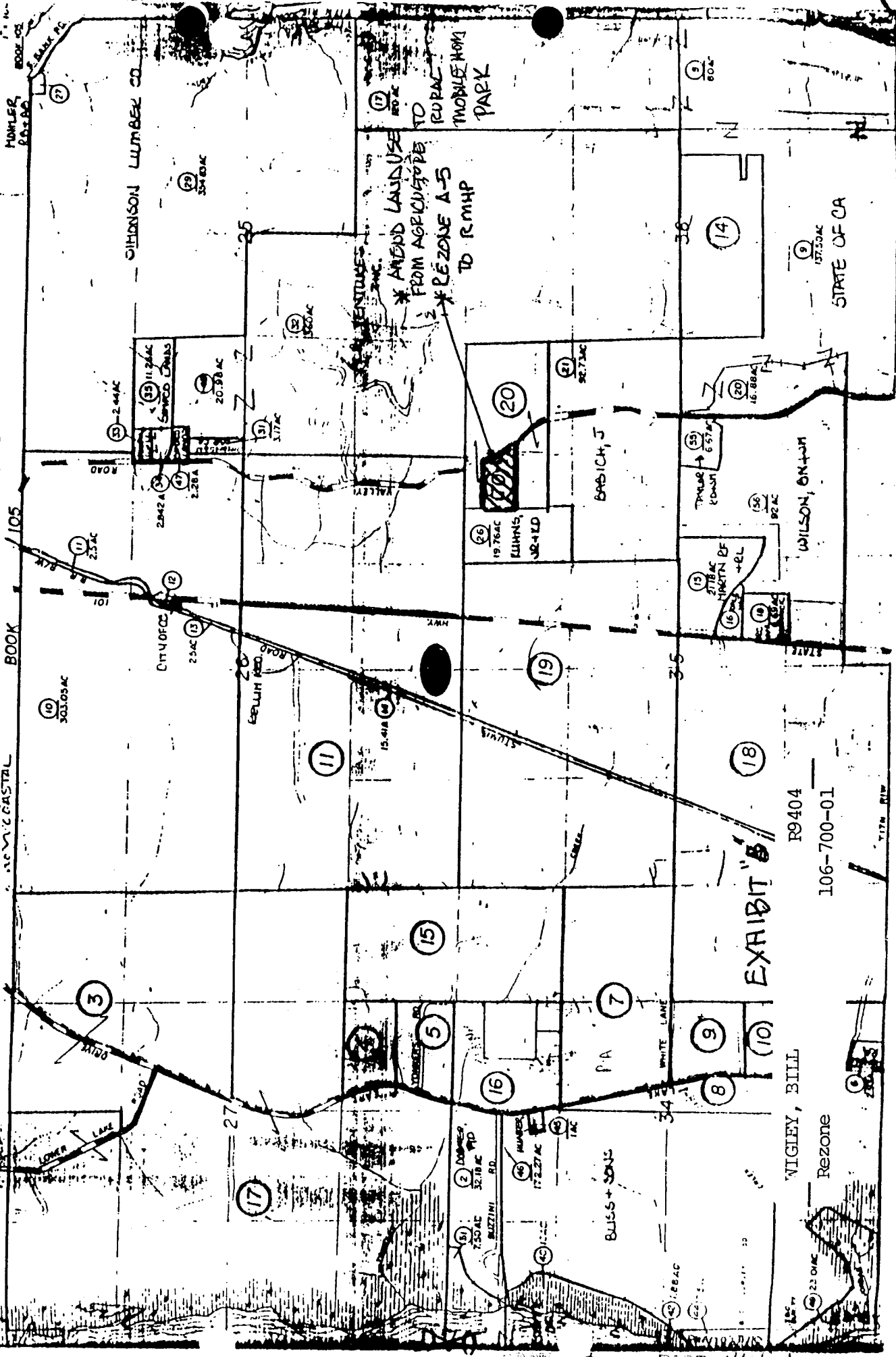


EXHIBIT "B"

R9404
106-700-01

WIGLEY, BILL
Rezone

STATE OF CA