

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 87-20

AN ORDINANCE AMENDING ORDINANCE NO. 67-10 AND COUNTY
CODE CHAPTER 20 , BY DELETING ZONING AREA MAPS C-9 AND
B-9 AND ADOPTION OF NEW ZONING AREA MAPS C-9 AND B-9

The Board of Supervisors of the County of Del Norte does
ordain as follows:

SECTION 1. Section 3.0104 of the Zoning Enabling
Ordinance No. 67-10 and County Code Section
20.06.050 is hereby amended by deleting
therefrom Zoning Area Map C-9 (dated October
3, 1983) and B-9 (dated September 6, 1983)
and replacing same with new zoning area maps
C-9 and B-9 dated August 10, 1987.

SECTION 2: County Code Chapter 20 is hereby amended as
contained in Exhibit A, pages 1-5.

SECTION 3: This ordinance shall take effect and be in
force thirty (30) days after the date of its
passage and approval.

PASSED AND ADOPTED by the Board of Supervisors, County of Del
Norte, State of California, this 24th day of August, 1987, by
the following polled vote:

AYES: Supervisors Burns, Smedley, Mellett and Crockett.

NOES: NONE

ABSENT: Supervisor Bennett.



E. JOYCE CROCKETT, Chairman
Board of Supervisors

ATTEST:

JOHN D. ALEXANDER, County Clerk-
Recorder and ex-officio Clerk of
the Board of Supervisors, County
of Del Norte, State of California

By: Ellen F. Down
Deputy

EXHIBIT "A"

Proposed zoning district:

Chapter 20.30
NH NATURAL HAZARD AREA DISTRICT

Sections:

- 20.39.010 Intent
- 20.39.020 The principal permitted uses
- 20.39.030 Uses permitted by use permit
- 20.39.040 Application for use permit
- 20.39.050 Incentive for open space

20.39.010 Intent. Natural Hazard Areas are identified as potential natural hazard areas that are recommended for open space or very low density/intensity use. It is the intent of this ordinance to accomplish the following objectives, thereby promoting public health, safety, and general welfare and reduce risk to life and property:

- 1) Supplement the adopted County Flood Hazard Ordinance;
- 2) Limit alterations to the conveyance capacity of water courses;
- 3) Implement the adopted County Drainage Study/Plan;
- 4) Reduce risks related to seismic hazards identified by the County's Seismic Safety Element;
- 5) Minimize direct and indirect costs to governmental agencies and adjacent property owners caused by development in natural hazard areas.

20.39.020 The principal permitted use. The principal permitted use includes uses such as:

- A. Utility lines and maintenance of utility corridors;
- B. Day use public recreational facilities requiring little or no alteration to the existing land or soil;
- C. Publicly owned directional or site identification signs;
- D. Emergency work necessary to preserve life or property during a hazard situation such as following, landslide or windstorm;
- E. Maintenance of existing vegetation which does not result in the disturbance of the ground soil (trimming, clipping, limbing, mowing, etc.).

20.39.030 Uses permitted with a use permit. The County may consider issuance of a use permit which includes one or more of the below listed items, including uses which are compatible with adjacent zoning and land use plan designations, in the Natural Hazard Area subject to finding all of these determinations of fact:

1. The environmental hazard(s) have been mitigated to a

point where no significant risk to life and property exists; and

2. Adjacent, upstream and downstream, private and public lands have been reasonably protected from direct and indirect impacts resulting from the alteration of the natural hazard area; and
3. Each of the objectives identified in the intent section of this chapter has been adequately addressed.

Uses permitted with a use permit shall be as follows:

- A. The deposit or removal of any natural or man-made material within the natural hazard area zoning district except as outlined in 20.39.020 above;
- B. The alteration or disturbance of any embankment, landform or watercourse within the natural hazard area zoning district;
- C. The construction or alteration of any structure within, upon or across the natural hazard area zoning district.

20.39.040 Application for use permit. An application for a use permit shall include, at a minimum;

- A. A map of the site at a scale of 1 inch equals 100 feet which shows existing topography, vegetation and drainage patterns along with the proposed actions within the natural hazard area (soil disturbance, construction, etc.);
- B. Cross-sections of the project area of sufficient detail to show existing and proposed changes;
- C. A Description of future uses or structures proposed in the project area if not a part of the project;
- D. A cost estimate of the proposed project and any subsequent uses/structures proposed for the project area if not a part of the project.

Where necessary, information may be needed to be prepared by a California registered engineer. Additional information may be required on a case-by-case basis. All projects shall be subject to public hearing review.

20.39.050 Incentive for open space. Where the property owner chooses, they may offer to the County or another public agency an easement, the ownership or another acceptable method of open space dedication for that portion of their property designated as Natural Hazard Area. In such cases the County shall provide the property owner with a development agreement which provides for residential development credit above that permitted by the General Plan on the adjacent non-hazard area of the property. This provision shall be subject to meeting all of the following criteria:

- A. The offered lands within the Natural Hazard Area zone district shall be substantially in a natural undisturbed state; and
- B. The offer for dedication and development agreement shall be negotiated with the County and be approved by the Board of Supervisors prior to recordation of the dedica-

- tion. The development agreement shall be recorded at the same time as the dedication; and
- C. The residential density shall be calculated based on the area zoned Natural Hazard Area which is to be dedicated only; and
 - D. The density granted shall not exceed 1/3 (one-third) of the density which would be permitted if the Natural Hazard Area were designated the same land use as the adjacent area. Where the adjacent area is designated for residential use its density shall be used. If the adjacent area is designated for commercial use, 12 units per acre shall be used as the typical commercial area density. Where two designations are adjacent the lower density shall be used as typical however the additional units may be located in either area; and
 - E. The additional development agreement units shall be located only on immediately adjacent lands owned by the same property owner which are not in the Natural Hazard Area. The units may not be applied to lands not adjacent nor to lands owned by another party. However, provision may be made in the development agreement permitting the right to the additional units to transfer with property title if the owner wished to sell at a later date.

Amendment to Title 20 Zoning Ordinance (non-Coastal) adding Chapter 20.20A MHP Mobilehome Park District as follows:

Chapter 20.20A
MHP MOBILEHOME PARK DISTRICT

Sections:

- 20.20A.010 Intent.
- 20.20A.020 The principal permitted use.
- 20.20A.030 Uses permitted by use permit.
- 20.20A.040 Minimum lot size.
- 20.20A.050 Planning Commission review.

20.20A.010 Intent. It is the intent of the mobilehome park district to provide a continued opportunity for low and moderate income housing in the County by providing for the development of mobilehome parks in addition to conventional single family lot and multi-family structure situations. It is further intended that the district set forth development standards for mobilehome parks which may be applied in rural or urban area on a County-wide basis. The application of this district must be in areas designated by the General Plan and Mobilehome Park. Changes of district from 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 the chapter apply in all MHP district outside of the California Coastal Zone and are subject to the provisions of Title 20 DNCC.

20.20A.020 The principal permitted use. The principal permitted mobilehome park uses 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 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, including the provisions of the California Environmental Quality Act;
- B. A one-family residence with appurtenant uses including home occupations and appurtenant accessory structures.

20.20A.030 Uses permitted by use permit. Uses permitted by use permit shall be as follows:

- A. Home occupations within a mobilehome park dwelling unit.
- B. Recreational vehicle park spaces, where the use is accessory to the mobilehome park activity.

20.20A.040 Minimum lot size (project area). The minimum lot size (project area) shall be one acre. The over all project density (including internal streets, park open space or recreational areas and service facilities) shall be no more than six (6) dwelling units (park spaces) per acre. Where a recreational vehicle park is also permitted, mobilehome park density shall be based upon the land area excluding the area used for recreational vehicle park spaces.

20.20A.050 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 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 Department and any public operated utility which will provide service to the park.

Amendments to Chapter 20.18 R-2 District

20.18.050 Minimum lot area. Minimum lot area shall be seven thousand two hundred (7,200) square feet (net) unless otherwise specified by a combining D district (Chapter 20.45) or B district (Chapter 20.44). The number of allowed units shall be one unit for each three thousand six hundred (3,600) square feet of net lot size, with a maximum of two (2) units per lot.

Amendments to Chapter 20.20 R-3 District

20.20.010 Purpose. This district classification is designed for high density urban type living preferably where public water or and sewer facilities and roads are available and where it is desirable because of housing demands to build garden type apartments and general apartment type buildings.....

20.20.050 Minimum lot area. Minimum lot area shall be seven thousand two hundred (7,200) square feet. There shall be a minimum (net) lot area of three thousand (3,000) square feet for each dwelling unit. Where public water and sewer and roads are not available the policies of the General Plan and all state and county health regulations shall apply. See also Section 20.48.080.

Amendments to Chapter 20.04

20.04.330 Garage, storage. "Storage garage" means any premises, except those herein defined as a private garage, used exclusively for the storage of personal belongings other than those of any resident upon the premises.

Amendments to Chapter 20.46

20.46.020 Space - Requirements for various uses.

- F. Dwellings, single family, duplexes: two (2) for each family or dwelling unit;
- G. Dwellings, multiple: two (2) for each family or dwelling unit;;.....