

BOARD OF SUPERVISORS  
COUNTY OF DEL NORTE  
STATE OF CALIFORNIA

ORDINANCE NO. 80-28

AN ORDINANCE CREATING A NEW CHAPTER 20.16A  
R-MH DISTRICT - ONE FAMILY RESIDENCE, MOBILE-  
HOME) IN THE DEL NORTE COUNTY ORDINANCE CODE  
AND AMENDING CHAPTER 20.18 (R2 DISTRICT - LOW  
DENSITY MULTIPLE-FAMILY)

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

1. A new Chapter 20.16A (R-MH DISTRICT - ONE FAMILY RESIDENCE, MOBILEHOME) shall hereby be created. The objective of this new Chapter is to establish a zone district which would allow the option of mobilehomes on smaller lots in one family residential neighborhoods.
2. Chapter 20.18 (R2 DISTRICT - LOW DENSITY, MULTIPLE-FAMILY) shall hereby be amended to remove the option of mobilehomes with a use permit, delete three and four family dwellings in one building as a permitted use, and add certain specified uses permitted with a use permit. The objective is to make the R2 District a true duplex residence zoning by making higher density developments go into an R3 (High Density Multiple-Family Residence) District. Also, an objective is to remove mobilehomes as an option because they may conflict with the intent of an R2 District.
3. Chapter 20.16A shall read as follows:

Chapter 20.16A  
R-MH District (One Family Residence, Mobilehome)

Sections:

- |            |                                   |
|------------|-----------------------------------|
| 20.16A.010 | Purpose.                          |
| 20.16A.020 | Permitted uses.                   |
| 20.16A.030 | Uses permitted with a use permit. |
| 20.16A.040 | Building height.                  |
| 20.16A.050 | Minimum lot area.                 |
| 20.16A.060 | Lot coverage.                     |
| 20.16A.070 | Yard setbacks.                    |

Section 20.16A.010 Purpose.

It is the intent of the County to apply this R-MH zone district where single-family mobilehomes are desirable on lots less than one acre in size. The determination should be made that the district would be in conformance with County mobilehome policies.

Section 20.16A.020 Permitted uses.

Uses permitted shall be as follows:

- A. One family residence (house or mobilehome) per building site.
- B. Accessory buildings and accessory uses appurtenant to an approved use.

Section 20.16A.030 Uses permitted with a use permit.

Uses permitted with a use permit shall be as follows:

- A. Public and quasi-public uses such as schools, churches, sub-stations and other similar uses including accessory or ancillary facilities.
- B. Home occupations subject to Section 20.04.360 of the Del Norte County Ordinance Code.

Section 20.16A.040 Building height.

Building height limit shall be thirty-five feet for main buildings and twenty feet for accessory buildings.

Section 20.16A.050 Minimum lot area.

Minimum lot area shall be seven thousand two hundred square feet unless otherwise specified by a combining "D" District (Chapter 20.45) or "B" District (Chapter 20.44). Lots shall be a minimum sixty feet wide and the length to width ratio shall not exceed three to one.

Section 20.16A.060 Lot coverage.

Percentage of lot coverage permitted shall be thirty-five percent.

Section 20.16A.070 Yard setbacks.

Front yards shall be twenty-five feet. Side yards shall be five feet. Rear yards shall be twenty feet for main buildings, five feet for accessory buildings.

4. Chapter 20.18 shall be amended to read as follows:

Chapter 20.18  
R2 District - Low Density Multiple Family Residence

Sections:

- 20.18.010 Purpose.
- 20.18.020 Permitted uses.
- 20.18.030 Uses permitted with a use permit.
- 20.18.040 Building height.
- 20.18.050 Minimum lot area.
- 20.18.060 Minimum lot width and length.
- 20.18.070 Lot coverage.
- 20.18.080 Yard setbacks.

Section 20.18.010 Purpose.

This district classification is designed to be applied in areas having sufficient services to allow duplexes.

Section 20.18.020 Permitted uses.

Uses permitted shall be as follows:

- A. One single-family dwelling (house) or one two-family dwelling (duplex) per building site.
- B. Accessory buildings and accessory uses appurtenant to an approved use.

Section 20.18.030 Uses permitted with a use permit.

Uses permitted with a use permit shall be as follows:

- A. Public and quasi-public uses such as schools, churches, sub-stations and other similar uses including accessory or ancillary facilities.
- B. Home occupations subject to Section 20.04.360 of the Del Norte County Ordinance Code.

Section 20.18.040 Building height.

Building height limit shall be thirty-five feet for main buildings and twenty feet for accessory buildings.

Section 20.18.050 Minimum lot area.

Minimum lot area shall be seven thousand two hundred square feet unless otherwise specified by a combining "D" District (Chapter 20.45) or "B" District (Chapter 20.44). The number of allowed units shall be determined by the allowable density specified by the land use element of the County General Plan for each building site.

Section 20.18.060 Minimum lot width and length.

The minimum lot width shall be sixty feet. The minimum lot length shall not exceed a three to one length to width ratio.

Section 20.18.070 Lot coverage.

Percentage of lot coverage permitted shall be thirty-five percent.

Section 20.18.080 Yard setbacks.

Side yards shall be a minimum of five feet. Front yards shall be a minimum of twenty-five feet. Rear yards shall be a minimum of twenty feet for a main building, five feet for an accessory building.

5. The below listed R2 Districts shall hereby be rezoned to the R-MH or R-MH-B6 (One Family Residence, Mobilehome) District without further action by the County of Del Norte:

a) Assessor Parcel Numbers:

116-030-02, 03, 04, 20, 21  
116-031-01, 07, 08, 09, 10, 13, 14, 15, 16,  
19, 22, 23 located on both sides  
of Alpine Street off of Laurel Lane.

b) Assessor Parcel Numbers:

110-042-01  
110-044-01, 02, 03, 04  
110-046-01, 02, 03  
110-048-01, 02, 03, 04, 05, 06, 07, 08, 09  
110-051-01, 02, 03, 04, 05, 06, 07, 08, 09,  
10, 11  
110-052-01, 02, 03  
110-053-01, 03, 04, 05  
110-054-01, 02, 03  
110-055-01, 02, 03, 04, 05  
110-056-01  
110-057-01, 02, 03, 04, 05, 06, 07, 08  
110-058-01, 02, 03, 04, 05, 06, 07, 08, 09,  
10, 11  
110-062-01, 02, 03, 04, 05, 06, 07  
110-064-01, 02, 03, 04, 05, 06, 07, 08  
110-066-01, 02, 03, 04, 05, 06  
110-067-06, 07, 15, 16 (portion of), 17  
110-071-01, 02, 03, 04, 05, 06, 07  
110-072-01, 02, 03, 04, 05, 07, 08, 09

b) (continued)

110-073-01, 02, 03, 04, 05, 06, 07  
110-074-01, 02, 03, 04, 05, 06, 07, 08  
110-075-01, 02, 03, 04, 05, 06, 07, 08  
110-076-01, 02, 03, 04, 05, 06, 07  
110-077-01, 02, 03, 04, 05, 06, 07

located north of Washington Boulevard  
between Joaquin and Riverside Streets  
in the Crescent City Manor Subdivision.

c) Assessor Parcel Numbers:

115-265-01, 02, 03, 04  
115-275-01, 02, 03, 04 located west of and  
fronting Humboldt Road between Howland  
Hill Road and State Street.

d) Assessor Parcel Numbers:

141-140-31 (portion of)  
141-150-04, 05, 06, 07, 08, 09, 10, 11, 12  
13, 14  
141-160-01, 02, 03, 04, 05, 06, 08, 09, 10,  
11, 13, 14, 15, 16, 17, 18, 19, 20,  
21, 22, 23, 24, 25, 26, 27, 28, 29,  
31 (portion of)  
141-170-01, 02, 03  
141-171-01, 02, 03, 04, 05, 06, 07, 08, 09, 10  
141-172-01, 02, 03, 04, 05, 06, 07, 08, 09,  
10, 11, 12, 13, 14, 15, 16, 17, 18,  
19, 20, 21  
141-182-01, 02, 03, 04, 05  
141-183-01, 02, 03, 04, 05, 06, 07, 08, 09,  
10, 11, 12  
141-184-01, 02, 03, 04, 05, 06, 07, 08, 09,  
10, 11, 12, 13, 14  
141-185-01, 02, 03, 04, 05, 06, 07, 09 (portion of)  
141-186-01, 02, 03, 04, 05, 06 located in the  
Klamath Glen and consists of most of  
the McBeth Acres Subdivision.

6. The following parcel shall be rezoned from R2B6 to  
R-MH-B20 (One Family Residence, Mobilehome - minimum  
building site area of twenty thousand square feet)  
without further action by the County of Del Norte:

a) Assessor Parcel Numbers:

116-140-09 (Ives Major and Minor Subdivision)  
located on eight acres across from the  
Unified School District Office.

7. The below listed "U" (Unclassified) areas shall be rezoned to the R-MH (One Family Residence, Mobile-home) District without further action by the County of Del Norte:
- a) Assessor Parcel Numbers:
- 110-077-08, 09, 10, 11, 12, 13, 14, 15, 16,  
17, 18, 19, 20, 21, 22, 23, 24, 25  
120-020-06, 07 (portion of) located north  
of Washington Boulevard at the Inyo  
Street intersection.
8. The below listed parcels within the R2A District shall be rezoned to the R-MH-B6 (One Family Residence, Mobilehome - minimum building site of six thousand square feet) District without further action by the County of Del Norte:
- a) Assessor Parcel Numbers:
- 115-221-01, 02  
115-222-01, 03  
115-223-01, 02, 03, 04, 06  
115-224-01, 02, 03, 04, 05, 06, 07  
115-225-01, 02, 03, 04, 06, 07, 08, 09, 10, 11  
115-235-01, 02, 03, 04, 05, 06, 07, 08, 09, 10,  
11, 12, 13, 14.
9. The below listed parcels within the R2A District shall be rezoned R1A-MH (Residential-Agricultural - one acre minimum with a combining mobilehome district) without further action by the County of Del Norte:
- a) Assessor Parcel Numbers:
- 116-261-01, 03, 09, 10, 11, 12, 13, 14, 15,  
16, 17, 19, 20, 21, 22, 31, 32, 33  
116-270-03, 04, 05, 06, 07, 08, 09, 10, 11,  
12, 13, 14, 15, 16, 17, 19, 20, 21,  
22, 23, 24, 25, 26, 27, 28, 29, 30,  
33, 34 located in the Cummins Road/Pine  
Grove Road/Railroad Avenue area.
10. The below listed parcels in the R1B6 (One Family Residential) District shall be rezoned R-MH-B6 (One Family Residential, Mobilehome - minimum building site of six thousand square feet) District without further action by the County of Del Norte:
- a) Assessor Parcel Numbers:
- 115-233-02, 03, 04, 05  
115-234-01, 03, 04, 05, 06, 07, 08, 09, 10,  
11, 12, 13

11. This ordinance shall become effective thirty (30) days from the date of adoption by the Del Norte County Board of Supervisors. The pertinent sectional zone district maps shall be amended as described in paragraphs five (5) through ten (10) above.

PASSED AND ADOPTED by the Board of Supervisors, County of Del Norte, State of California, this 6th day of October, 1980, by the following polled vote:


AYES: Supervisors Justus, McClendon, Rupert, Cochran & Chairman Crockett

NOES: None.

ABSENT: None.

  
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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