

ORDINANCE NO. 79-20

AN ORDINANCE CREATING A NEW CHAPTER 20.29 (C-4 DISTRICT - GENERAL COMMERCIAL) IN THE DEL NORTE COUNTY ORDINANCE CODE AND AMENDING CHAPTERS 20.24 (C-1 DISTRICT - NEIGHBORHOOD COMMERCIAL), 20.26 (C-2 DISTRICT - CENTRAL BUSINESS), AND 20.28 (C-3 DISTRICT - GENERAL COMMERCIAL).

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

1. A new Chapter 20.29 (C-4 District - General Commercial) shall be created. The regulations of this C-4 District shall be identical to those of Chapter 20.28 (C-3 District - General Commercial). The objective is to replace the C-3 District title with the C-4 District title. All existing C-3 Districts in Del Norte County shall become C-4 Districts without further County action. This will be a change in name only with no difference in land use regulations on affected properties.
2. Chapter 20.26 (C-2 District - Central Business) shall become Chapter 20.28 (C-3 District - Central Business). The regulations of this C-3 District shall be identical to those of Chapter 20.26 (C-2 District - Central Business). The objective is to replace the C-2 District title with the C-3 District title. All existing C-2 Districts in Del Norte County shall become C-3 Districts without further County action. This will be a change in name only with no difference in land use regulations on affected properties.
3. Chapter 20.24 (C-1 District - Neighborhood Commercial) shall become Chapter 20.26 (C-2 District - Central Business). The regulations of this C-2 District shall be identical to those of Chapter 20.24 (C-1 District - Neighborhood Commercial). The objective is to replace the C-1 District title with the C-2 District title so that new C-1 District regulations can be enacted. This will be a change in name only with no difference in land use regulations on affected properties.
4. Chapter 20.24 shall remain the C-1 District - Neighborhood Commercial zone but is amended to read as follows:

CHAPTER 20.24

C-1 DISTRICT - NEIGHBORHOOD COMMERCIAL

Sections:

20.24.010 Purpose
20.24.020 Permitted uses

- 20.24.030 Uses permitted with a use permit
- 20.24.040 Building height
- 20.24.050 Minimum lot area
- 20.24.060 Lot coverage
- 20.24.070 Yard setbacks
- 20.24.080 Parking

20.24.010 Purpose

It is the intent of the County to use this C-1 zone district to recognize those types of commercial uses which have been found to be compatible with residential land uses. These uses by their nature are small, non-intensive, quiet and designed to be located within a residential neighborhood. The C-1 zone district is therefore consistent with the residential designations of the County General Plan Land Use Element.

20.24.020 Permitted uses

There are no permitted uses without an approved use permit.

20.24.030 Uses permitted with a use permit

- A. Small retail shops, professional offices, grocery stores and similar uses which in the opinion of the Planning Commission will not be a detriment to the neighborhood in which they are located.
- B. Social halls, fraternal lodges, churches and schools.

20.24.040 Building height

The building height limit shall be the same as the lowest building height limit of any adjoining residential zone district(s).

20.24.050 Minimum lot area

There shall be no minimum lot area. Care shall be taken that C-1 zone districts are kept as small as possible to ensure compatibility with adjoining residential districts.

20.24.060 Lot coverage

Percentage of lot coverage is up to one hundred percent unless restricted by use permit or setback requirements.

20.24.070 Yard setbacks

Front, rear and side yard setbacks are not required except where the C-1 abuts a residential district. In such cases the setbacks shall be the same as required in the residential district.

20.24.080 Parking

Adequate parking spaces shall be provided. Unless otherwise specified by Use Permit, Chapter 20.46 (Off-street parking) shall determine the number of required spaces.

PASSED AND ADOPTED, by the Board of Supervisors,
County of Del Norte, State of California, this 26th day of
March, 1979, by the following polled vote:

AYES:

NOES:

ABSENT:



Bernard McClendon, Chairman
Board of Supervisors
County of Del Norte
State of California

ATTEST:

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

By 
Deputy Clerk

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