

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 79-036

AN ORDINANCE ESTABLISHING CHAPTER 20.45 OF
THE DEL NORTE COUNTY CODE

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

Chapter 20.45 of the Del Norte County Code is hereby established as follows:

Chapter 20.45

D District - Combining

(Density Controlled District)

Sections:

- 20.45.010 Intent
- 20.45.020 Application
- 20.45.030 Restrictions

20.45.010 Intent

The intent of this ordinance amendment is to create a zoning district which will not allow further land division of lots created by a major subdivision. This in turn, will allow cluster-type developments, and/or varied lot sizes consistent with density requirements of the County General Plan.

20.45.020 Application

In a district which is combined with a D district, the regulations set forth in this chapter shall apply in lieu of the respective regulations specified for the subject district with regards to minimum lot sizes.

20.45.030 Restrictions

- A. The D combining district may only be utilized on major subdivision projects when because of terrain, site characteristics or overall project design, varying lot sizes or cluster development with mitigating open areas are more desirable than standard, uniform lot sizes.
- B. The overall project density shall not exceed the general plan density requirement for the project site.

- C. The building site area required for each lot shall be shown on the Final Subdivision Map. No further land divisions shall be permitted unless a rezone is granted and the land division is consistent with the general plan density requirement for the total original project site.
- D. A Resolution of Intention to Rezone to the D combining district may be adopted at the time of approval of the tentative map, or the applicant(s) may petition for the D combining district. However, the rezone shall not be adopted by the Board until the Final Subdivision Map has been approved by the Board.

PASSED AND ADOPTED by the Board of Supervisors of the County of Del Norte on this 4th day of September, 1979, by the following polled vote:

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

NAYES: None

ABSENT: None


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

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BOOK 6

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