

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 78-26

AN ORDINANCE AMENDING SECTIONS 20.04.450
AND 20.48.080 OF TITLE 20, THE ZONING
ORDINANCE, FURTHER DEFINING LOT SIZES
AND BUILDING SITES

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

Section I: Section 20.04.450 of the Zoning Enabling Ordinance No. 67-10 is hereby amended adding the following sentence:

"Also refer to Section 20.48.080 item B regarding existing lots."

Section II: Section 20.48.080 item B of the Zoning Enabling Ordinance No. 67-10 is hereby amended deleting the existing item B and replacing the following item B:

B. "When two or more subdivision lots are held by the same owner, and when separate sales, leasing, or financing of said lots would create a building site not meeting existing zoning lot area minimums, general plan density or sewage disposal system requirements, then the County of Del Norte permit issuing agencies shall not approve any permits on such lots pursuant to Sections 66424.2 and 66499.34 of the State Subdivision Map Act.

All parcels or units of land which merged prior to the enactment of this Ordinance and which meet or or exceed the above requirements are deemed unmerged and separate parcels.

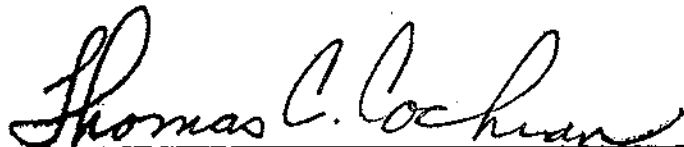
Whenever the County of Del Norte has knowledge that such a separation of lots has taken place, creating a building site area not meeting zone district or sewage disposal system requirements, it shall cause to be filed for record with the Recorder a tentative notice of violation. If within thirty (30) days, after notification to the property owner, evidence to the contrary is not presented, a final notice of violation shall be recorded. Such tentative or final notice, when recorded, shall be deemed to be constructive notice of the violation to all successors in interest in such property (Section 66499.36 of the State Subdivision Map Act)."

PASSED AND ADOPTED, by the Board of Supervisors, County of Del Norte, State of California, this 24th day of July, 1978, by the following polled vote:

AYES: Supervisors Justus, Smedley, McClendon and Chairman Cochran.

NOES: None.

ABSENT: Supervisor Third District.



CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MABEL HURD, County Clerk-Recorder
and ex-officio Clerk of the Board
of Supervisors, County of Del Norte,
State of California

By Mary J Adams
Deputy Clerk of the Board

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