

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 78-25

AN ORDINANCE CREATING A NEW ZONE DISTRICT CLASSIFICATION, THE "MH-1" AND "MH-2" (MOBILE HOME COMBINING DISTRICTS) AND REPEALING CHAPTER 20.36 (T MOBILEHOME COMBINING DISTRICT) AND CHAPTER 20.62 (TRAILERS) AND ALSO AMENDING SECTION 20.50.010 BY DELETION OF REFERENCES TO TRAILERS, TRAILER COACHES AND TRAILER HOUSES.

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

Chapter 20.37

Regulations for "MH-1" and "MH-2" Mobilehome combining Districts.

Sections:

- 20.37.005 Purpose-General
- 20.37.010 Applicability-General
- 20.37.015 Special Regulations-MH-1 Combining District
- 20.37.020 Special Regulations-MH-2 Combining District
- 20.37.025 Regulations-General

20.37.005 Purpose General

These combining districts are designed to allow the placement of an independent mobilehome on an individual lot in residentially classified districts where a mixture of mobilehomes and other dwelling types would not be detrimental to the neighborhood. The MH-2 combining district is intended to be used only when petitioned for by a majority of property owners in an area.

20.37.010 Applicability General

The minimum land area to which the MH-1 or MH-2 Districts can be applied shall be five contiguous acres. However, annexations into existing MH-1 or MH-2 Districts do not have to have five acres to file rezone petition.

Districts to which the MH-1 or MH-2 Districts can be combined are the RR2, RR3, R1A, R2A, and RR5 Districts.

Existing T Mobilehome Combining Districts as of the effective date of this ordinance shall automatically become the MH-1 Combining District without further action by the Planning Commission or Board of Supervisors.

20.37.015 Special Regulations-MH-1 Combining District

A. Uses Permitted shall be as follows:

- 1) All uses permitted in the principal district with which it is combined.
- 2) One independent mobilehome.
- 3) The minimum size of the mobilehome shall be at least eight feet in overall width and at least forty feet in overall length.

20.37.020 Special Regulations-MH-2 Combining District

A. Uses permitted shall be as follows:

- 1) All uses permitted in the principal district with which it is combined.
- 2) One independent multiple frame mobilehome.
- 3) The minimum size of the mobilehome shall be 16' feet or greater in overall width.

20.37.025 Regulations-General

- A. All mobilehomes for which permits are issued subsequent to the effective date of this Ordinance shall either submit proof of a contract to install or a signed statement to intent to install the following:

- 1) Mobilehomes shall be completely enclosed at the ground level by skirting.
- 2) Mobilehomes shall have a covered entryway and steps sufficient to provide access to the dwelling.
- 3) The above items shall be in place within 6 months after notice of occupancy.

B. Minimum lot area required.

Minimum lot area shall be specified in the Zone District with which the MH-1 or MH-2 District is combined.

C. Minimum yards required.

Required front, side and rear yards shall be as specified in the Zone District with which the MH-1 or MH-2 District is combined.

D. Building height limit.

Building height limit shall be as specified in the Zone District with which the MH-1 or MH-2 District is combined.

Chapter 20.36 (Regulations for T Mobilehome Combining District) is hereby repealed. Existing T Mobilehome Combining Districts shall automatically become the MH-1 Combining District.

Chapter 20.62 (trailers²) is hereby repealed. All regulations applying to T Trailer Zone Districts shall remain applicable to the existing trailer until said districts are rezoned.

Chapter 20.50 (Non-conforming Uses) shall be amended as follows:

Section 20.50.010 (Generally) shall read:

The lawful use of land existing on the effective date of areas zoned or rezoned under Chapters 20.02-20.60, although such use does not conform to the regulations specified by Chapters 20.02-20.60 for the district in which such land is located, is nonconfirming use and may be continued as hereinafter provided, except that no such use shall be enlarged or increase nor be extended to occupy a greater area than that occupied by such use at the time the area is zoned or rezoned under Chapters 20.02-20.60 except as provided by Section 20.50.050C and except for the replacement of a mobilehome with a larger mobilehome. If any such uses ceases for a period of one year, including a nonconfirming mobilehome, the subsequent use of such land shall be in conformance with the regulations of Chapters 20.02-20.60. Should a nonconforming mobilehome be damaged or destroyed by

fire, flood, explosion, or act of God, that mobilehome can be replaced if done within a period of one year following destruction on the mobilehome. A nonconforming mobilehome is a right that is transferable by the owner of the land upon which it is situated. Any billboard or outdoor advertising sign, except as otherwise permitted in any R1A, R2A, R1, R2 and R3 district that is located within and R1A, R2A, R1, R2, and R3 district shall be removed within five years from and after the effective date an area is zoned or rezoned under Chapters 20.02-20.60. Any truck terminal or truck repair shop or junkyard located within any R1A, R2A, R1, R2 or R3 district shall be removed within seven years from and after the effective date an area is zoned or rezoned under Chapters 20.02-20.60.

Chapter 20.04 (Definitions) shall be amended as follows:
Section 20.04.810 Recreational Vehicle

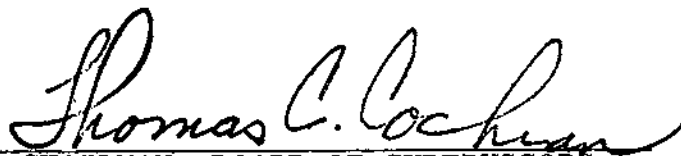
"Recreational Vehicle" means a motorhome, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, which is eight feet or less in overall width and forty feet or less in overall length, or a bus conversion for human habitation. The Planning Department, by letter, may allow a recreational vehicle to be placed on a construction site while a home is under construction for a period of six months. Extensions of time may be granted by the Planning Commission.

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

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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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