

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE, STATE OF CALIFORNIA

ORDINANCE NO. 2023 – 007

AN ORDINANCE AMENDING DEL NORTE COUNTY CODE TITLE 20 ZONING SECTIONS 20.04.175, 20.04.230, 20.04.250, 20.04.260, 20.04.270, 20.04.275, 20.04.280, 20.04.290, 20.04.555, 20.04.560, 20.04.690, 20.08.010, 20.08.020, 20.09.010, 20.09.020, 20.10.020, 20.11.020, 20.12.010, 20.12A.010, 20.13.020, 20.14.020, 20.15.020, 20.16.020, 20.16.030, 20.17.010, 20.18.020, 20.20.020, 20.20A.020, 20.20B.020, 20.23.020, 20.24.010, 20.24.020, 20.26.020, 20.26.030, 20.28.020, 20.28.030, 20.29.020, 20.29.030, 20.32.040, 20.34.010, 20.35.020, 20.37.030, 20.43.020, 20.46.020, 20.48.130, 20.49.030 AND ADDING SECTIONS 20.04.185, 20.04.265, 20.04.285, 20.04.565, 20.04.715 AND CHAPTER 20.68 RELATED TO DEFINITIONS, EMERGENCY SHELTER PERFORMANCE STANDARDS, CHILD DAY CARE HOMES, LOW BARRIER NAVIGATION CENTERS, ALLOWANCE OF BY-RIGHT AFFORDABLE DEVELOPMENT ON SPECIFIC COMMERCIAL ZONED PARCELS IDENTIFIED IN THE 2022-2030 HOUSING ELEMENT UPDATE, BY-RIGHT RESIDENTIAL USES INCLUDING FARMWORKER HOUSING, TRANSITIONAL HOUSING, SUPPORTIVE HOUSING, SINGLE-ROOM OCCUPANCY, MOBILEHOME PARKS, AND COMMUNITY CARE FACILITIES AND OBJECTIVE DESIGN STANDARDS FOR MULTI-UNIT HOUSING AND FINDING THE ORDINANCE EXEMPT FROM CEQA UNDER SECTIONS 15060(C) (2) AND 15061(B) (3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

The following ordinance, consisting of fifty-two (52) sections, was passed and adopted by the Board of Supervisors of the County of Del Norte, State of California, at a regular meeting of the Board of Supervisors held on the 12th day of December, 2023, by the following vote:

AYES: Supervisor Short, Starkey, Howard, Borges, Wilson

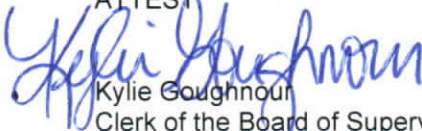
NOES: None

ABSENT: None



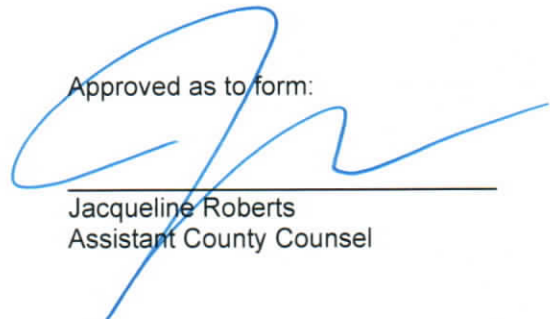
Darrin Short, Chair
Del Norte County Board of Supervisors
State of California

ATTEST



Kylie Goughnour
Clerk of the Board of Supervisors
County of Del Norte County

Approved as to form:



Jacqueline Roberts
Assistant County Counsel

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

Section 1: Section 20.04.175 of the Del Norte County Code is hereby amended to read as follows:

20.04.175 Community Care Facility.

A "community care facility" shall be as defined by California Health and Safety Code, including habilitative, congregate, foster or group home in a health care, community care, or recovery care facility for six or fewer persons, and shall, under state law, be considered a single-family residence for the purpose of this zoning code. Similar facilities with seven or more persons, as defined by California Health and Safety Code, shall also be considered a single-family residence however a use permit will be required in all R zone districts to address potential local health and safety issues.

Section 2: Section 20.04.185 of the Del Norte County Code is added to read as follows:

20.04.185 Child Day Care Home.

"Child Day Care Home" means a dwelling unit used by the occupant to provide day care and supervision subject to the requirements of Health and Safety Code Section 1597.44 for a small family day care home that provides care for more than six children and up to eight children and Health and Safety Code Section 1597.465 for a large family day care home that provides care for more than 12 children and for up to 14 children. The use of a dwelling unit as a small or large family day care home shall be considered a residential use of property as defined in Health and Safety Code Section 1597.45.

Section 3: Section 20.04.230 of the Del Norte County is amended to read as follows:

20.04.230 Dwelling group.

"Dwelling group" means a group of two or more detached or semidetached single-family, two-family or multiple dwellings occupying a parcel of land in one ownership and having any yard or court in common, including house courts and apartment courts, but not including automobile courts.

Section 4: Section 20.04.250 of the Del Norte County Code is amended to read as follows:

20.04.250 Dwelling one family.

"Single-family dwelling" means a building designed for and/or occupied exclusively by one family, not including trailers. Single-family dwellings include traditional construction, manufactured homes, and modular homes. (See definition of trailer, Section 20.04.810.)

Section 5: Section 20.04.260 of the Del Norte County Code is amended to read as follows:

20.04.260 Dwelling two family.

"Two-family dwelling" means a building designed for and/or occupied exclusively by two families living independently of each other.

Section 6: Section 20.04.265 of the Del Norte County Code is added to read as follows:

20.04.265 Emergency Shelter.

"Emergency Shelter" means a housing with minimal supportive services for homeless persons that is limited to an occupancy of six months or less.

Section 7: Section 20.04.290 of the Del Norte County Code is amended to read as follows:

20.04.295 Family immediate.

"Immediate family" means parents, children, brothers or sisters of either the property owner or spouse of the property owner.

Section 8: Section 20.04.280 of the Del Norte County Code is amended to read as follows:

20.04.290 Family.

"Family" means one or more people related by blood or legal status or persons not related who are functioning as a family or single-housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, and share meals, household activities, expenses and responsibilities. Family does not include a fraternity, sorority, club, or other group occupying a hotel, other transient lodging, or institution of any kind.

Section 9: Section 20.04.275 of the Del Norte County Code is amended to read as follows:

20.04.285 Factory built home.

"Factory-built home" means a dwelling, wholly or in substantial part, fabricated in an off-site manufacturing facility to be wholly or on-site in accordance with building standards published in the State Building Code and other regulations adopted locally. Factory-built housing includes such types as modular, panelized and pre-cut homes but does not include a mobile home, manufactured home, commercial coach nor a recreational vehicle.

Section 10: Section 20.04.275 of the Del Norte County Code is added to read as follows:

20.04.275 Employee housing.

"Employee housing" means housing provided for six or fewer employees and shall be deemed a single-unit dwelling. Residents of the employee housing must be employed by the owner of the home.

Section 11: Section 20.04.280 of the Del Norte County Code is added to read as follows:

20.04.280 Employee housing, agriculture.

"Employee housing, agriculture" means housing provided for farmworkers. Housing consists of any living quarters or dwelling, boarding house, barracks, bunkhouse, mobile home, manufactured home, travel trailer, or other accommodations maintained in one or more structures.

Section 12: Section 20.04.560 of the Del Norte County Code is amended to read as follows:

20.04.565 Mining.

"Mining" means processes for the commercial removal of minerals from the earth.

Section 13: Section 20.04.555 of the Del Norte County Code is amended to read as follows:

20.04.560 Manufactured home.

"Manufactured home" means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying it is constructed in compliance with the Federal Manufactured Home Construction and Safety Standards (see 24 CFR 3280 for legal definition).

Section 14: Section 20.04.555 of the Del Norte County Code is added to read as follows:

20.04.555 Low Barrier Navigation Center.

"Low Barrier Navigation Center" means a shelter focused on temporarily housing persons and connecting them with income opportunities, public benefits, and health services prior to moving to permanent housing, in compliance with Government Code Section 65660 and 65668. Low barrier navigation centers must meet the diverse needs of the population by allowing and accommodating people with disabilities, pets and pet owners, partners, the storage of possessions, and for survivors of domestic violence.

Section 15: Section 20.04.690 of the Del Norte County Code is amended to read as follows:

20.04.690 Quasi-public use.

"Quasi-public use" means a use operated by a private nonprofit educational, religious, recreational, charitable, fraternal, or medical institution, association, or organization, and including but not limited to such uses as churches, private schools, universities, community recreational, educational and social facilities, meeting halls, private hospitals and the like.

Section 16: Section 20.04.715 of the Del Norte County Code is added to read as follows:

20.04.715 Single Room Occupancy (SRO).

"Single room occupancy" means any residential structure containing more than five units intended or designed to be used, rented, or hired out to be occupied for sleeping purposes, generally for one person per unit. Individual units typically share communal features, (e.g., kitchen, bathroom, entertainment area).

Section 17: Section 20.08.010 of the Del Norte County Code is amended to read as follows:

20.08.010 Uses permitted.

Uses permitted shall be as follows:

- A. State park: any use authorized by the responsible state agency
- B. National park: any use authorized by the responsible federal agency
- C. National forest: any use authorized by the responsible federal agency
- D. A single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- E. Home occupations
- F. Guest ranches, public stables and private stables
- G. Logging
- H. Animal husbandry
- I. Accessory dwelling units
- J. Junior accessory dwelling units.

Section 18: Section 20.08.020 of the Del Norte County Code is amended to read as follows:

20.08.020 Uses permitted on privately owned land with a use permit.

Uses permitted with a use permit shall be as follows:

- A. A mobile home in lieu of a conventional residential unit or a manufactured home
- B. Mobile home parks
- C. Mining
- D. Recreational vehicle parks
- E. Country clubs with or without a golf course
- F. Sales stands for fruits and vegetables provided, that the majority of the produce sold or offered for sale is grown on the premises.

Section 19: Section 20.09.010 of the Del Norte County Code is amended to read as follows:

Section 20.09.010 Uses permitted.

Uses permitted shall be as follows:

- A. Management of land and forest for the production and harvest of trees
- B. Logging
- C. Single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- D. Home occupations
- E. Child Day Care Home, up to 14 children.
- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- G. Nurseries and greenhouses
- H. One guest cottage for the use of friends, relatives and bona fide visitors, in conjunction with a single-family dwelling
- I. Accessory dwelling units
- J. Junior accessory dwelling units
- K. Accessory buildings and accessory uses customarily appurtenant to a permitted use
- L. Animal husbandry.

Section 20: Section 20.090.020 of the Del Norte County Code is amended to read as follows:

20.09.020 Uses permitted with a use permit.

Uses permitted with a use permit shall be as follows:

- A. Agriculture, other than tree farming
- B. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)

- C. Hog farming
- D. Dairies
- E. Country clubs and golf courses
- F. Public or quasi-public uses
- G. Guest ranches and public stables
- H. Mobile home
- I. Airports, subject to the provisions of Section 20.18.100
- J. Commercial excavations for rock and gravel and rock aggregate processing plants, subject to the provisions of Sections 20.18.090 and 20.18.100
- K. Asphalt and concrete batch plants, subject to the provisions of Sections 20.18.090 and 20.18.100
Oil and gas drilling subject to the provisions of Sections 20.18.090 and 20.18.100.

Section 21: Section 20.10.020 of the Del Norte County Code is amended to read as follows:

20.10.020 Uses permitted

Uses permitted include the following:

- A. A single-family (for mandated standards related to manufactured housing see Section 20.48.130)
- B. Child Day Care Home, up to 14 children
- C. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- D. Home occupations
- E. One guest cottage for the use of friends, relatives and bona fide visitors, in conjunction with a single-family dwelling.
- F. Nurseries and greenhouses.
- G. Employee/Farmworker housing, up to 12 dwelling units or 36 beds, as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- H. Employee housing, up to six residents, as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- I. Accessory dwelling units
- J. Junior accessory dwelling units
- K. Accessory buildings and accessory uses including barns, stables and other farm buildings
- L. All agricultural uses, including crop and tree farming, livestock farming and animal husbandry and dairies
- M. Home enterprises which are agricultural in nature as outlined in subsections D and F of this section.
- N. Guest lodging.

Section 22: Section 20.11.020 of the Del Norte County Code is amended to read as follows:

20.11.020 Permitted uses.

Uses permitted shall be as follows:

- A. A single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- B. Home occupations
- C. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- D. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- E. Nurseries and greenhouses
- F. Accessory buildings and accessory uses including barns, stables and other farm buildings, quarters for farm labor and/or servants employed on the premises
- G. All agricultural uses, including crop and tree farming, small livestock farming and animal husbandry
- H. Dairies and cheese processing plants
- I. Signs, not over thirty-five square feet and appurtenant to any permitted use
- J. Accessory dwelling units
- K. Junior accessory dwelling units
- L. Home enterprises which are agricultural in nature as outlined in subsections C and E of this section
- M. Guest lodging
- N. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3.

Section 23: Section 20.12.010 of the Del Norte County Code is amended to read as follows:

20.12.010 Uses permitted.

Uses permitted shall be as follows:

- A. Single-family dwellings (for mandated standards related to manufactured housing see Section 20.48.130).
- B. Child Day Care Home, up to 14 children
- C. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- D. Accessory dwelling units
- E. Junior accessory dwelling units
- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- G. Home occupations
- H. Accessory buildings
- I. All agricultural uses, including crop and tree farming, small livestock farming and animal husbandry, provided that not more than one horse, mule, cow or steer, nor more than five goats, sheep or similar livestock shall be kept for each twenty thousand square feet of lot area, except as otherwise provided in Section 20.20.030
- J. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).

Section 24: Section 20.12A.010 of the Del Norte County Code is amended to read as follows:

20.12A.010 Permitted uses.

Uses permitted shall be as follows:

- A. Single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- B. Child Day Care Home, up to 14 children
- C. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- D. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- E. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- F. Home occupations
- G. Accessory buildings pertinent to a permitted use
- H. Accessory dwelling units
- I. Junior accessory dwelling units
- J. Agricultural uses
- K. Timber harvesting
- L. Animal husbandry, where no more than one horse, mule, cow or steer, nor more than five goats, sheep or similar livestock are kept for each twenty thousand square feet of lot area.

Section 25: Section 20.13.020 of the Del Norte County Code is amended to read as follows:

20.13.020 Permitted uses.

Uses permitted shall be as follows:

- A. Single-family dwellings (for mandated standards related to manufactured housing see Section 20.48.130)
- B. Child Day Care Home, up to 14 children
- C. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- D. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- E. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- F. Agriculture, except the sale of any products from a roadside stand on the premises
- G. Animal husbandry where no more than one horse, mule, cow or steer nor more than five goats, sheep or similar livestock shall be kept for each twenty thousand square feet of lot area
- H. Accessory dwelling units

- I. Junior accessory dwelling units
- J. Nurseries and greenhouses
- K. Home occupations and professional offices in home
- L. Private stables and corrals
- M. Accessory buildings and accessory uses customarily appurtenant to a permitted use Signs subject to regulations for residential use.
- N. Multiple dwellings and dwelling groups on the following APNs per the Housing Element, 116-263-007 and 116-263-009. Development on these parcels are subject to the height limit, building site area, average lot width, and yard requirements specified for R-3 districts and shall include 20 percent or more of its units to be affordable to lower income households.

Section 26: Section 20.14.020 of the Del Norte County Code is amended to read as follows:

20.14.020 Permitted uses.

Uses permitted shall be as follows:

- A. All uses permitted in R1-A districts subject to the securing of a use permit for any use for which a use permit is required in an R1-A district
- B. Child Day Care Home, up to 14 children
- C. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- D. Two-family dwellings
- E. Accessory dwelling units
- F. Junior accessory dwelling units
- G. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- H. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- I. Multiple dwellings and dwelling groups on a single parcel provided that not less than six thousand square feet of property is required for each living unit.

Section 27: Section 20.15.020 of the Del Norte County Code is amended to read as follows:

20.15.020 Permitted uses.

Uses permitted shall be as follows:

- A. Single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- B. Child Day Care Home, up to 14 children
- C. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- D. Home occupations
- E. Accessory dwelling units
- F. Junior accessory dwelling units
- G. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- H. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- I. Accessory buildings
- J. Agricultural uses
- K. Animal husbandry, where no more than one horse, mule, cow or steer, nor more than five goats, sheep or similar livestock are kept for each twenty thousand square feet of lot area.

Section 28: Section 20.16.020 of the Del Norte County Code is amended to read as follows:

20.16.020 Permitted uses.

Uses permitted shall be as follows:

- A. Single-family dwellings (for mandated standards related to manufactured housing see Section 20.48.130).
- B. Accessory dwelling units
- C. Junior accessory dwelling units
- D. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- E. Child Day Care Home, up to 14 children.

- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- G. Accessory buildings and accessory uses appurtenant to a permitted use.
- H. Home occupations.

Section 29: Section 20.16.030 of the Del Norte County Code is amended to read as follows:

20.16.030 Uses permitted with a use permit.

Uses permitted with a use permit shall be as follows:

- A. Golf courses and country clubs
- B. Public and quasi public uses
- C. One guest cottage not including cooking facilities where the building site area is ten thousand square feet or more
- D. Private stable where the building site area is one acre or more
- E. Agriculture where building site area is one acre or more
- F. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- G. Home enterprises
- H. Guest lodging.

Section 30: Section 20.17.010 of the Del Norte County Code is amended to read as follows:

20.17.010 Uses permitted.

Uses permitted shall be as follows:

- A. Single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130).
- B. Accessory dwelling units
- C. Junior accessory dwelling units
- D. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3 .
- E. Child Day Care Home, up to 14 children.
- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- G. Accessory buildings
- H. Animal husbandry, where no more than one horse, mule, cow or steer, nor more that five goats, sheep similar livestock are kept for each twenty thousand square feet of lot area.

Section 31: Section 20.18.020 of the Del Norte County Code is amended to read as follows:

20.18.020 Permitted uses.

Uses permitted shall be as follows:

- A. One single-family dwelling or one two-family dwelling (duplex) per building site.
- B. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- C. Accessory dwelling units
- D. Junior accessory dwelling units
- E. Child Day Care Home, up to 14 children.
- F. Mobile Home Parks.
- G. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- H. Accessory buildings and accessory uses appurtenant to an approved use.

Section 32: Section 20.20.020 of the Del Norte County Code is amended to read as follows:

20.20.020 Permitted uses.

Uses permitted shall be as follows:

- A. All uses permitted in R-1 and R-2 districts, subject to securing a use permit for any use for which a use permit is required in any R-1 and R-2 district
- B. Multiple dwellings and dwelling groups;

- C. Accessory dwelling units
- D. Junior accessory dwelling units
- E. Child Day Care Home, up to 14 children.
- F. Transitional housing.
- G. Supportive housing.
- H. Single-Room Occupancy Units
- I. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3
- J. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).
- K. Mobile Home Parks.
- L. Accessory uses and accessory buildings appurtenant to a permitted use.

Section 33: Section 20.20.020A of the Del Norte County Code is amended to read as follows:

20.20A.020 The principal permitted use.

The principal permitted mobile home park uses includes uses such as:

- A. Mobile home parks, where development plans are subject to review by the planning commission for compliance with the intent of the mobile home park development standards and where, at its discretion, the planning commission may require a public hearing in order to address issues particular to the project which are not addressed by the development standards, including the provisions of the California Environmental Quality Act
- B. A single-family dwelling with appurtenant uses including home occupations and appurtenant accessory structures..
- C. Accessory dwelling units
- D. Junior accessory dwelling units
- E. Child day care homes, up to 14 children
- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).

Section 34: Section 20.20B.020 of the Del Norte County Code is amended to read as follows:

20.20B.020 The principal permitted use

The principal permitted rural mobilehome park use includes uses such as:

- A. Mobilehome parks, where development plans are subject to review by the planning commission for compliance with the intent of the county mobilehome park development standards, and where, at its discretion, the planning commission may require a public hearing in order to address issues particular to the project which are not addressed by the development standards or are required for the purpose of environmental review.
- B. A single-family dwelling with appurtenant uses including home occupations and appurtenant accessory structures
- C. Accessory dwelling units
- D. Junior accessory dwelling units
- E. Child day care home, up to 14 children
- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).

Section 35: Section 20.23.020 of the Del Norte County Code is amended to read as follows:

20.23.020 Permitted uses.

Uses permitted shall be as follows:

- A. Private or commercial outdoor recreation facilities on sites of not less than five acres including recreational vehicle parks, riding academies and stables, hunting and fishing resorts
- B. Single-family dwelling of owner or operator of the site (for mandated standards related to manufactured housing see Section 20.48.130)
- C. Accessory dwelling units
- D. Junior accessory dwelling units
- E. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3

- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- G. Child Day Care Home, up to 14 children
- H. Commercial boat ramps, docks, and related facilities Aircraft landing facilities
- I. Support facilities to the above items
- J. Motels and motor inns
- K. Restaurants
- L. Golf courses and country clubs
- M. Public uses
- N. Nonflashing signs appurtenant to any permitted use not exceeding forty square feet in aggregate area.

Section 36: Section 20.24.010 of the Del Norte County Code is amended to read as follows:

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 designation of the county general plan land use element.

Section 37: Section 20.24.020 of the Del Norte County Code is amended to read as follows:

20.24.020 Permitted use.

- A. Placement of a single-family dwelling, manufactured home, or mobile home
- B. Accessory dwelling units
- C. Junior accessory dwelling units
- D. Child Day Care Home, up to 14 children
- E. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- F. Community Care Facilities for six or fewer people in compliance with Health and Safety Code Section 1566.3.

Section 38: Section 20.26.020 of the Del Norte County Code is amended to read as follows:

20.26.020 Permitted uses.

Uses permitted shall be as follows:

- A. Hotels, motels, clubs and lodge halls, hospitals, sanitariums and clinics
- B. Retail stores and shops of a light commercial character and conducted within a building including appliance stores, bakeries, banks, barber shops, beauty parlors, boat and trailer sales yards, book stores, bus terminals, cleaner and laundry agencies, commercial recreation facilities, department stores, dress shops, drug stores, furniture stores, grocery stores, general merchandising establishments, laundrettes, millinery shops, new and used car sales, office buildings, professional offices, real estate offices, regional shop-ping centers, restaurants, refreshment stands, service stations, shoe shops, storage garages, studios, theaters, tailor shops, and other uses which are of similar character to those enumerated and which will not be detrimental or obnoxious to the neighborhood in which they are to be located, except those which contain department store, variety store or dry goods sales area of greater than five thousand square feet
- C. Agriculture where site area is one acre or more
- D. Accessory buildings and accessory uses appurtenant to a permitted use
- E. Accessory dwelling units subject to having a legal conforming or non-conforming residence on the property
- F. Junior accessory dwelling units subject to having a legal conforming or non-conforming residence on the property
- G. Low-barrier Navigation Centers as specified in the Government Code Sections 65660 through 65668.

Section 39: Section 20.26.030 of the Del Norte County Code is amended to read as follows:

20.26.030 Uses permitted with use permit.

Uses permitted with a use permit shall be as follows:

- A. Public and quasi-public uses
- B. Mobile home parks
- C. Mobile home

- D. Single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- E. Multiple dwellings and dwelling groups subject to the height limit, building site area, average lot width and yard requirements specified for R-3 districts
- F. Transitional housing
- G. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- H. Supportive Housing
- I. Single-Room Occupancy

Section 40: Section 20.28.020 of the Del Norte County Code is amended to read as follows:

20.28.020 Permitted uses.

Uses permitted shall be as follows:

- A. Hotels, motels, clubs and lodge halls, hospitals, sanitariums and clinics retail stores of a light commercial character conducted within a building storage garages, offices, out-door sales yards of automobiles and boats, commercial recreation facilities, restaurants, theaters, and other uses which are of similar character to those enumerated and which will not be detrimental or obnoxious to the neighborhood in which they are to be located accessory buildings and accessory uses appurtenant to a permitted use.
- B. Department stores, regional shopping centers, general merchandise sales establishments using more than five thousand square feet of floor area, furniture sales, theaters, hotels, bus terminals, and office buildings
- C. Accessory uses and buildings appurtenant to any permitted use
- D. Accessory dwelling units subject to having a legal conforming or non-conforming residence on the property
- E. Junior accessory dwelling units subject to having a legal conforming or non-conforming residence on the property
- F. Low-barrier Navigation Centers as specified in the Government Code Sections 65660 through 65668.

Section 41: Section 20.28.030 of the Del Norte County Code is amended to read as follows:

20.28.030 Uses permitted with use permit.

- A. Uses permitted with a use permit shall be public and quasi-public uses
- B. Multiple dwellings and dwelling groups, subject to the height limit, building site area, average lot width, and yard requirements specified for R-3 districts.
- C. Transitional housing
- D. Supportive Housing
- E. Single-Room Occupancy
- F. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5).

Section 42: Section 20.29.020 of the Del Norte County Code is amended to read as follows:

20.29.020 Permitted uses.

Uses permitted shall be as follows:

- A. Hotels, motels, clubs and lodge halls, hospitals, sanitariums and clinics retail stores of a light commercial character conducted within a building storage garages, offices, outdoor sales yards of automobiles and boats, commercial recreation facilities, restaurants, theaters, and other uses which are of similar character to those enumerated and which will not be detrimental or obnoxious to the neighborhood in which they are to be located accessory buildings and accessory uses appurtenant to a permitted use
- B. Storage and warehousing, bottling works, carpenter shops, machine shops, plumbing shops, public garages, welding shops, and other uses of a similar character but not including sawmills and planing mills
- C. Manufacture of clothing, handicraft products, printing, lithographing and other light manufacturing or industrial uses of a similar character
- D. Manufacture of food products, and pharmaceuticals but not including the production of fish, meat products, vinegar, or sauerkraut or the like
- E. Accessory uses and buildings appurtenant to a permitted use
- F. Accessory dwelling units subject to having a legal conforming or non-conforming residence on the property
- G. Junior accessory dwelling units subject to having a legal conforming or non-conforming residence on the property
- H. Multiple dwellings and dwelling groups on the following APNs per the Housing Element, 116-263-010, 116-263-011, and 116-263-021. Development on these parcels are subject to the height limit, building site area,

average lot width, and yard requirements specified for R-3 districts and shall include 20 percent or more of its units to be affordable to lower income households

- I. Low-barrier Navigation Centers as specified in the Government Code Sections 65660 through 65668.

Section 43: Section 20.29.030 of the Del Norte County Code is amended to read as follows:

20.29.030 Uses permitted with a use permit.

Uses permitted with a use permit shall be as follows: Public and quasi-public uses

- A. Animal hospitals, enclosed kennels and veterinary clinics Drive-in theaters
- B. Single-family dwelling, or mobile home, or manufactured home subject to the height limit, building site area, average lot width, and yard requirements for R-3 districts
- C. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- D. Contractor yards, lumber yards, storage yards Mobile home park
- E. Multiple dwellings, and dwelling groups subject to the height limit, building site area, average lot width, and yard requirements for R-3 districts

Section 44: Section 20.32.040 of the Del Norte County Code is amended to read as follows:

20.32.040 Permitted uses.

Uses permitted shall be as follows:

- A. All uses permitted in R-1, R-2, R-3, C-1, and F-R districts, subject to the securing of a use permit as specified in Section 20.32.030
- B. Mobile home subdivisions
- C. Additional uses which are, in the opinion of the planning commission, proper uses to be included in the total development within a particular P-C district
- D. Standards for building heights, area, coverage, density, yard requirements, parking and screening for P-C uses shall be determined by the planning commission, and shall be governed by standards of the residential, commercial or other districts most similar in nature and function to the proposed P-C uses
- E. Accessory dwelling units subject to having a legal conforming or non-conforming residence on the property
- F. Junior accessory dwelling units subject to have a legal conforming or non-conforming residence on the property.

Section 45: Section 20.34.010 of the Del Norte County Code is amended to read as follows:

20.34.010 Uses permitted.

Uses permitted include the following:

- A. Single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- B. Accessory dwelling units
- C. Junior accessory dwelling units
- D. Child Day Care Home, up to 14 children
- E. Hunting and fishing camps
- F. Pack stations
- G. Home occupations
- H. Agriculture
- I. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- J. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- K. One guest cottage for the use of friends, relatives and bona fide visitors, in conjunction with a single-family residence
- L. Animal husbandry, where no more than one horse, mule, cow or street, nor more than five goats, sheep or similar livestock are kept for each twenty thousand square feet of lot area.

Section 46: Section 20.35.020 of the Del Norte County Code is amended to read as follows:

20.35.020 Permitted uses.

Uses permitted shall be as follows:

- A. Single-family dwelling (for mandated standards related to manufactured housing see Section 20.48.130)
- B. Accessory dwelling units
- C. Junior accessory dwelling units
- D. Employee housing, agriculture, up to 12 dwelling units or 36 beds as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- E. Employee housing, up to six residents as specified in the State Employee Housing Act (Health and Safety Code Sections 17000 through 17062.5)
- F. Child Day Care Home, up to 14 children
- G. Vacation cottages
- H. Hunting and fishing camps
- I. Guest ranches, public stables, private stables
- J. Pack stations
- K. Logging
- L. Country clubs, golf courses
- M. Home occupations
- N. Agriculture
- O. Other similar uses which in the opinion of the planning commission are not detrimental to the full use and enjoyment of the county's recreational and forest resources
- P. Animal husbandry, where no more than one horse, mule, cow or steer, nor more than five goats, sheep or similar livestock are kept for each twenty thousand square feet of lot area.

Section 47: Section 20.37.030 of the Del Norte County Code is amended to read as follows:

20.37.030 Uses permitted.

Uses permitted shall be as follows:

- A. All uses permitted in the principal district with which it is combined per the requirements of that district
- B. One independent manufactured home in lieu of a conventional single-family dwelling.

Section 48: Section 20.43.020 of the Del Norte County Code is amended to read as follows:

20.43.020 Principal permitted uses.

In the TPZ, the principal permitted uses are:

- A. Growing and harvesting timber and uses accessory (compatible) thereto
- B. Public camps, public stables and similar recreational uses, not including recreational vehicle parks or mobile home parks Single-family dwelling, mobile home or a manufactured home and normal accessory uses (i.e., accessory dwelling units and junior accessory dwelling units) and structures for owner or caretaker. In compliance with Sections 20.00.010 and 20.00.020, accessory dwelling units and junior accessory dwelling units shall not be required to obtain a conditional use permit.

Section 49: Section 20.46.020 of the Del Norte County Code is amended to read as follows:

20.46.020 Space Requirements for various uses.

The number of off-street parking spaces required for each use in all districts shall be as follows:

- A. Automobile or machinery sales and service garages: one for each four hundred square feet of floor area;
- B. Banks, business and professional offices: one for each two hundred square feet of floor area;
- C. Bowling alleys: five for each alley;
- D. Churches and schools: one for each three and one-half seats in auditoriums or one for each seventeen classroom seats, whichever is greater;
- E. Dance halls and assembly halls without fixed seats, exhibition halls except church assembly rooms in conjunction with auditorium: one for each one hundred square feet of floor area for assembly or dancing;
- F. Dwellings, single-family, duplexes: two for each family or dwelling unit;
- G. Dwellings, single-family: two for each dwelling unit;
- H. Community Care Facilities: see the standard for Dwellings, single-family, and as noted in the California Govt Code Section 65583;

- I. Funeral homes, mortuaries: four for each parlor or one for each fifty square feet of floor area, whichever is greater;
- J. Furniture and appliance stores, household equipment or furniture repair shop: one for each two hundred square feet of floor area;
- K. Hospitals: one for each two patient beds and one added for each three staff members and employees;
- L. Rooming and lodging houses: one for each two bedrooms;
- M. Manufacturing plants, research or testing laboratories, bottling plants: one for each two employees on the maximum working shift;
- N. Medical, dental, veterinary clinics and/or similar facilities: seven spaces for each physician, dentist or primary care giver;
- O. Hotels and motels: one space for each living or sleeping unit;
- P. Sanitariums, asylums, orphanages, convalescent homes, homes for the aged and infirm, and rest homes: one space for each six patient beds plus one space for each staff member or visiting physician plus one space for each three employees;
- Q. Restaurants, beer parlors, and night clubs: one for each three and one-half seats;
- R. Retail stores, shops, etc.: one for each two hundred square feet of gross area, except that convenience stores shall have one for each one hundred fifty square feet. A convenience store includes but is not limited to the following examples: Circle K, 7-11, Arco-Marts, Mini-marts, etc., and other similar convenience stores of five thousand square feet or less of gross area;
- S. Sports arenas, auditoriums, theaters, assembly halls: one for each three and one-half seats;
- T. Wholesale establishments or warehouses: one for each two employees in the maximum working shift;
- U. Emergency Homeless Shelters: see the standard for Dwellings, single-family, and as noted in the California Govt Code Section 65583;
- V. Dwellings, multiple, duplexes: one for each studio or one bedroom dwelling unit and two for each dwelling unit with two or more bedrooms.

Section 50: Section 20.48.130 of the Del Norte County Code is amended to read as follows:

20.48.130 Installation of manufactured homes on individual lots.

The installation of manufactured homes on individual lots in areas zoned for single-family residential dwellings (any R, RR and FR zones) or in a zone which permits the placement of a manufactured home subject to the securing of a use permit (not including CT and TPZ zones), is permitted in compliance with the requirements of this section:

- A. The manufactured home shall be subject to the same development standards to which a conventional single family residential dwelling on the same lot would be subject, including but not limited to, building setback standards, side and rear yard requirements, standards for enclosure and access, vehicle parking, any applicable aesthetic requirements, and minimum square footage requirements.
- B. Pursuant to Section 65852.3 of California Government Code, the manufactured homes installed pursuant to this section shall conform to the following:
 - 1. The unit shall be placed on a permanent foundation system pursuant to Section 18551 of the Health and Safety Code.
 - 2. Roofing material shall consistent with those approved by the State of California.
 - 3. The exterior covering material shall consistent with those approved by the State of California.
 - 4. The exterior covering material shall extend to within six inches of the ground, except that when a solid concrete or masonry perimeter foundation is used the exterior covering material need not extend below the top of the foundation.
 - 5. The unit shall have a covered entryway and steps sufficient to provide access to the unit.
 - 6. The requirement for a permanent foundation shall not apply when a use permit has been granted by the planning commission for the temporary placement of a manufactured home.

Section 51: Section 20.49.030 of the Del Norte County Code is amended to read as follows:

20.49.030 Regulations –Special.

As used in this ordinance, "Emergency Homeless Shelter" means a building, structure or group of structures under single management that provide temporary, short-term emergency housing for individuals or families. An Emergency Homeless Shelter is typically managed by a non-profit or group of non-profits, a church or group of churches, by other agencies, by volunteers or by a combination thereof. Beds in an emergency shelter are generally provided dormitory- style, and any meals are typically served and eaten as a group.

The following performance standards shall apply to Emergency Homeless Shelters:

- A. Property Development Standards. The shelter for the homeless shall conform to all property development

- standards of the base Zone District except as modified by these performance standards.
- B. The lodgers shall retain a right of access to and control of the premises and offer all the services provided for in California Civil Code section 1940(b)(2) so that the transient occupants do not become "tenants" with the rights afforded tenants under the California Civil Code.
 - C. The lodgers shall adopt and use good faith efforts to enforce its rules and screening processes to assist in the minimization of sexual predation and physical danger to the other homeless in the Emergency Homeless Shelter:
 - D. Maximum Number of Persons/Beds. The entire facility shall accommodate no more than 60 transient emergency shelter occupants per night.
 - E. Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be in compliance with Section 20.48.050 which requires that lighting be directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
 - F. Laundry Facilities. The development shall provide laundry facilities adequate for the number of residents.
 - G. Common Facilities. The development may provide one or more of the following specific common facilities for the exclusive use of the residents:
 - a. Central cooking and dining room(s).
 - b. Recreation room.
 - H. Security. Parking facilities shall be designed to provide security for residents, visitors, and employees.
 - I. Off Street Parking. Off-street parking for homeless shelters shall be subject to requirements set forth in Section 20.46.020.T.
 - J. Outdoor Activity. For the purposes of noise abatement, outdoor activities may only be conducted between the hours of 8:00 a.m. to 10 p.m.
 - K. Concentration of Uses. No more than one shelter for the homeless shall be permitted within a radius of 300 feet from another such shelter.
 - L. Refuse. The proposed Emergency Homeless Shelter shall provide a refuse storage area that is completely enclosed with masonry walls not less than five (5) feet high with a solid-gated opening that is large enough to accommodate a standard-sized trash bin adequate for the parcel.
 - M. Shelter Provider. The lodger operating the shelter shall comply with the following requirements:
 - 1. Staff and services shall be provided to assist residents to obtain permanent shelter and income.
 - 2. The lodger shall not unlawfully discriminate in any services provided.
 - 3. The lodger shall not require participation by residents in any religious or philosophical ritual, service, meeting or rite as a condition of eligibility.
 - 4. All conditions requiring permits or approval from a regulatory agency (e.g. building permit, sign off from County Environmental Health Dept., sign off from Fire Chief of the Crescent Fire Protection District etc.) shall be completed prior to use of the facility as an Emergency Homeless Shelter. Any use of the facility as an emergency shelter prior to satisfaction of the conditions will result in enforcement of the County Zoning Ordinance by the County's Code Enforcement Division,
 - 5. Prior to any Emergency Homeless Shelter operations, the lodger shall submit a separate plan check submittal to the Crescent Fire Protection District for their review and approval. Any items required to comply with the California Fire Code must be completed to the satisfaction of the Fire Chief prior to transient occupancy of the facility,
 - 6. All bedding and overnight sleeping accommodations shall be continuously provided to emergency shelter clients to the satisfaction of the Building Inspection Division and the Environmental Health Department,
 - 7. A minimum floor area allowance per occupant shall be 50 gross square feet as defined in the 2007 California Building Code for the dormitories function of space (Table 1004.1.1);
 - 8. Exit signs with battery backup which must be installed at each exit;
 - 9. Smoke alarms must be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity and in each room used for sleeping purposes;
 - 10. Individual sleeping units and contiguous attic and crawl spaces must be separated from each other and public or common areas by at least 1-hour fire partitions;
 - 11. Draft stopping shall be provided in attics, mansards, overhangs or other concealed roof spaces;
 - 12. No loud noises shall be permitted on the subject site any time. The lodger shall prevent loitering, disruptive behavior and loud noises on the Emergency Homeless Shelter and the public rights-of-way abutting the subject site.
 - 13. The Emergency Homeless Shelter shall be maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the shelter and the perimeter of the site. Any new signage would require a sign and/or building permit reviewed and approved by the County Building Inspection and Planning Divisions;
 - 14. The lodger shall allow periodic re-inspections, at the discretion of the County agencies regulating the project and the Fire Chief of the Crescent Fire Protection District, to verify compliance. At a

minimum, the County shall inspect the facility on an annual basis or whenever a complaint is received. If violations are found to exist, the applicant/operation shall be given a set period of time as requested by the appropriate regulatory agency to bring the facility into full compliance.

15. The applicant shall submit a Security Plan for the review and approval of the County Sheriff prior operation of the emergency homeless shelter. The Plan shall include the following items as requested by the Sheriff:
 - i. Staff shall be present at the site to monitor the operation of the shelter;
 - ii. Staff shall be mandated reporters for cases of abuse both physical and sexual;
 - iii. Access to the County for public safety inspections or investigations by law enforcement must be made available; and
 - iv. No unlawful conduct involving alcohol, drugs or drug paraphernalia shall be allowed.

Section 52: Chapter 20.68 of the Del Norte County Code is added to read as follows:

**Chapter 20.68
MULTI-UNIT OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS**

Sections:

20.68.010	Intent and application.
20.68.020	Site Layout and Design.
20.68.030	Architectural Design.
20.68.040	Parking, Landscaping, Open Space, Exterior Lighting, Parking, and Storage of Vehicles.

20.68.010 Intent and Application.

- A. Intent. The intent of this Chapter is to provide minimum architectural and site design standards for multi-unit residential projects. The standards contained in this Chapter supplement the development regulations established in Title 20 (Zoning).
- B. Application.
 1. Any residential structure containing two or more residential dwelling units, each of which is for the occupancy by one or more persons living as a single housekeeping unit, including duplexes, triplexes, fourplexes, apartments, and townhouses.
 2. All mixed-use structures that include multi-unit dwellings.
- C. Objective Design Standards. As defined by Government Code Section 65913.4, objective design standards are standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark. The Objective Design and Development Standards serve as the minimum requirements for all multi-unit residential projects identified in Subsection B (Application). For any applicant of a qualifying project seeking exceptions or deviations to the standards contained herein, or any of the County's development regulations established in Title 20 (Zoning), the project shall be subject to a use permit as defined in Chapter 20.56 (Use Permits) and may be subject to a discretionary design review process.

20.68.020 Site Layout and Design.

- A. Natural Features. Existing natural features such as rivers, streams, and ponds shall be incorporated into the overall site design.
- B. Alternative Energy Applications. All structures shall be designed to allow for the installation of alternative energy technologies including but not limited to active solar, wind, or other emerging technologies, and shall comply with the following standards.
 1. Installation of solar technology on structures such as rooftop photovoltaic cell arrays shall be installed in accordance with the State Fire Marshal safety regulations and guidelines.
 2. Roof-mounted equipment shall be located in such a manner so as to not preclude the installation of solar panels.
- C. Pedestrian/Bicycle Circulation.
 1. All structures, facilities, parking areas, amenities, and common areas shall be internally connected by pedestrian pathways with a minimum width of three feet.
 2. Pedestrian pathways shall be separated from parking areas by landscaping, curbs, or other edge treatments.
 3. Pedestrian pathways shall be directly connected to adjacent public sidewalks on each street frontage.
- D. Service Areas and Auxiliary Structures. Service areas and auxiliary structures (i.e., trash receptacles, propane, gas and oil tanks, utility boxes) shall be fully screened from public street view with the following development standards:
 1. Opaque walls or fencing made with materials and color palette submitted as part of the project application.
 2. Vehicle and pedestrian access gates

3. The following materials are prohibited for any on-site service areas and auxiliary structures:
 - a. Electrified;
 - b. Barb wire/razor wire;
 - c. Sharp objects such as spires and glass and
 - d. Vinyl.
- E. Setback.
1. Front yard setbacks along a street right-of-way shall reflect the average setback of existing adjacent residential structures within two hundred (200) feet, which may be greater than those set in each zone district.
 2. Structures greater than one story or 20 feet in height, whichever is greater, adjacent to single-story residential dwellings shall be set back from property lines by at least one times the height of the multi-unit structure.

20.68.030 Architectural Design.

- A. Perimeter Fencing. A fence, hedge or masonry wall shall be provided along the rear and non-street facing side property lines for all multi-unit developments. A fence, hedge, or masonry wall is optional for front and street-facing property lines, but if included, shall comply with the following standards.
1. Height
 - a. Fences, hedges, or masonry walls along front and street facing side property lines shall not exceed three feet in height.
 - b. Fences, hedges or masonry walls along rear and non-street facing side property lines shall not exceed six feet in height.
 2. Materials
 - a. Fences and walls located along the side or rear property lines that are not along street frontages shall be made of opaque materials.
 - (1) Non-opaque fences and walls are permitted along property lines adjacent to a permanent open space area, and where the yard does not require screening by another standard in this Chapter.
 - b. The following materials are prohibited for all fences and walls:
 - (1) Electrified;
 - (2) Barb wire/razor wire
 - (3) Sharp objects such as spires and glass; and
 - (4) Wrought iron.
- B. Rooftop equipment. Rooftop mechanical equipment shall be screened from view with either a building parapet or opaque materials.

20.68.040 Open Space, Exterior Lighting, Parking, and Storage of Vehicles.

- A. Open Space. The following development standards apply to multi-unit developments with four or more dwelling units.
1. Public Open Space. Projects shall provide open space areas and/or community site amenities. Functional open space areas and community site amenities shall exclude areas required for zoning setbacks.
 - a. Public Open Space. Public open space areas shall include at least one of the following amenities equivalent to a minimum of 200 square feet per dwelling unit:
 - (1) Courtyard/Garden with seating and/or tables for up to eight people.
 - (2) Pergola, shade, trellis, or arbor structure not taller than 10 feet
 - (3) BBQ area with a minimum of two fixed barbeques and tables
 - (4) Sport Court (i.e., bocce ball, table tennis, badminton, tennis, pickleball basketball, volleyball)
 - (5) Splash pad no smaller than 50 square feet
 - (6) In-ground swimming pool or above-ground and/or in-ground hot tub
 - (7) Open lawn area(s) with no dimension less than 10 feet
 - (8) Community room (i.e., library room with bookshelves and seating for at least five people, media room with television and seating for at least 10 people, game room with at least two game tables or consoles, gym/fitness room with at least five pieces of gym equipment, co-working space with wi-fi, tables and seating for at least eight people
 - b. Connections. Public open space areas shall be directly connected to all interior space areas (i.e., community room, recreation room, exercise center), trash and recycling enclosures, laundry facilities (if applicable), structure entrances, parking areas, and mail delivery areas by pedestrian-oriented pathways.
 2. Private Open Space. Each dwelling unit shall have outdoor space designed for the exclusive use of that dwelling unit in accordance with the following standards:
 - a. Ground Floor Units. Each ground floor dwelling unit shall include a minimum of 40 square feet of private open space in the form of a covered or uncovered patio to allow for light, air, and privacy. If ground floor private open space is fenced, the

fencing shall:

- (1) Be at minimum 36 inches tall; and
- (2) Use solid materials to allow for privacy.

b. Above Ground Floor Units. Each above ground floor dwelling unit shall include a minimum of 40 square feet of private open space in the form of a terrace, balcony, or rooftop patio to allow for light, air, and privacy.

B. Exterior Lighting.

1. Area lighting shall be shielded downward to reduce light pollution in adjacent properties.
2. Pedestrian pathway lighting features shall not exceed eight feet in height and shall have minimum illumination levels of 0.5 foot-candles at the pathway surface.
3. Lighting features in parking, storage, and recreational areas shall not exceed 20 feet.

C. Parking.

1. The number of parking spaces required per project shall comply with the underlying base zone parking requirements (Zoning Code 20.46.20) and parking areas within a site shall be internally connected and use shared driveways. Off-street parking spaces shall be on the same or adjacent lot or parcel of land as the structure they are intended to serve. Spaces serving multifamily shall not use public roadways as access aisles. Refer to Del Norte County Zoning Code Chapter 20.46 for parking design criteria.

D. Storage of Vehicles.

1. The onsite storage of vehicles that are not operational or are not legal to operate on a public road, including those that have expired registration, shall be prohibited unless they are stored within a fully enclosed space such as a garage and the fully enclosed space is not identified as part of the parking plan demonstrating compliance with the minimum number of parking spaces.