Resolution
No 2011-025

A resolution recommending that the Board of Supervisors approve Zoning Amendment No. 2011-170, an amendment to Title 17, Zoning, for regulation of medical marijuana dispensaries and cultivation of medical marijuana

WHEREAS, the Mariposa County Code is adopted by ordinance; and

WHEREAS, Title 17, Zoning, does not define or provide any specific regulations for medical marijuana dispensaries or cultivation of medical marijuana; and

WHEREAS, on November 6, 1996, the voters of the State of California approved Proposition 215, codified as Health and Safety Code sections 11362.5 et seq. and entitled “The Compassionate Use Act of 1996 (“Compassionate Use Act”); and

WHEREAS, in 2003 the State enacted SB 420 to clarify the scope of the Compassionate Use Act and to allow public entities to adopt and enforce rules and regulations consistent with SB 420; and

WHEREAS, while the use of marijuana is allowed for medicinal purposes under California law, marijuana is still a prohibited controlled substance under federal law; and

WHEREAS, adverse impacts have been reported with regards to medical marijuana dispensaries and the cultivation of medical marijuana including but not limited to, increased risk in crimes such as burglary and robbery, increase in traffic and noise; and

WHEREAS, on January 26, 2010 the Board of Supervisors adopted Urgency Ordinance No. 1067 defining and prohibiting the establishment of medical marijuana dispensaries; and

WHEREAS, on March 9, 2010 the Board of Supervisors adopted an extension to the urgency ordinance; and

WHEREAS, on January 25, 2011 the Board of Supervisors held a public hearing regarding an extension to the urgency ordinance to allow staff the opportunity to research and process a zoning ordinance amendment; and

WHEREAS, on January 25, 2011 the Board of Supervisors adopted a second and final extension to the urgency ordinance and directed staff to prepare an ordinance to prohibit the establishment of medical marijuana dispensaries in Mariposa County; and

WHEREAS on October 11, 2011 the Board of Supervisors adopted a Resolution of Intention initiating amendments to Title 17 and Sub-Title 17.300; and
WHEREAS, as a result of the Board of Supervisors action, the County Code amendments were assigned a project number Zoning Amendment No. 2011-170; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for the 4th day of November 2011; and

WHEREAS the Planning Department prepared environmental documents in accordance with the California Environmental Quality Act and local administrative procedures; and

WHEREAS a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures; and

WHEREAS the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, and testimony presented by the public concerning the application.

NOW BE IT THEREFORE RESOLVED THAT the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors adopt a resolution finding that the project is exempt from environmental review, and approving Zoning Amendment No. 2011-170.

BE IT FURTHER RESOLVED THAT the Planning Commission recommends that the Board of Supervisors adopt an ordinance approving the proposed text amendments to the zoning ordinance, Mariposa County Code Zoning Title.

BE IT FURTHER RESOLVED THAT the recommended amendments to the Zoning Ordinance are described in Exhibit B.

BE IT FINALLY RESOLVED THAT the recommendation for project approval is based on the following findings as described in Exhibit A.

ON MOTION BY Commissioner Ross, seconded by Commissioner Marsden; this resolution is duly passed and adopted this by the following vote:

AYES: Ross, Marsden, Francisco, Tucker, Rudzik

NOES: None

ABSENT: None

ABSTAIN: None

Robert L. Rudzik, Chairman
Mariposa County Planning Commission
Attest:

Judy Mueller
Planning Commission Secretary
Exhibit A
Required Findings

Section 17.128.050 of the Mariposa County Zoning Ordinance establishes four (4) mandatory findings that must be made prior to approval of this Zoning Amendment. There are two (2) additional findings established by the zoning ordinance, which apply only to proposed amendments to the county zoning map and land use map. The two additional findings do not apply to Zoning Amendment No. 2011-170.

Finding No. 1: The amendment is in the general public interest, and will not have a significant adverse effect on the general public health, safety, peace, and welfare. (Section 17.128.050, Zoning Ordinance.)

The amendment is in the general public interest because it establishes specific regulations that address medical marijuana dispensaries and the cultivation of medical marijuana. Regulations are needed to protect the public health, safety, and welfare of residents, children, and businesses from harmful secondary effect of medical marijuana dispensaries and the unregulated cultivation of medical marijuana. The amendment will not have any adverse effect on the general public health, safety, peace and welfare, but will protect them.

Finding No. 2: The amendment is desirable for the purpose of improving the Mariposa County general plan with respect to providing a long term guide for county development and a short term basis for day-to-day decision making. (Section 17.128.050, Zoning Ordinance.)

One of the stated goals of the Mariposa County General Plan is to insure that the rural character of Mariposa County is maintained (Goal 5-1). This amendment provides land use regulations that are complementary to the concept of rural character, by establishing regulations for medical marijuana dispensaries and medical marijuana cultivation that will regulate increased traffic, noise, lights, and degradation of the natural environment associated with medical marijuana dispensaries and medical marijuana cultivation. The amendment will improve the Mariposa County general plan, as the amendment addresses potential impacts associated with the unregulated establishment of medical marijuana dispensaries and the unregulated cultivation of medical marijuana. This amendment will enable Mariposa County to properly protect its residents from the risk of criminal activity, degradation of the natural environment, marijuana related odors, and the potential for increased marijuana distribution. The amendment will enable better day-to-day decision making, as it will provide clear regulations for medical marijuana dispensaries and cultivation of medical marijuana. The amendment will minimize negative impacts on residential properties.

Finding No. 3: The amendment conforms to the requirements of state law and county policy. (Section 17.128.050, Zoning Ordinance)
The application has been processed in accordance with all applicable requirements of state law and county policy.

**Finding No. 4:** The amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County general plan. (Section 17.128.050, Zoning Ordinance.)

The amendment will insure that the rural character of Mariposa County is maintained (Goal 5-1, Mariposa County General Plan). The amendment implements Implementation Measure 5-1a(3) as the project establishes land use regulations (thresholds) to ensure future uses are complementary to the concept of rural character. The regulation of medical marijuana dispensaries and medical marijuana cultivation also has the effect of regulating the increased traffic, noise, lights and degradation of the natural environment that is associated with large unsupervised marijuana cultivation and medical marijuana dispensaries. The amendment implements Policy 10-1c and Implementation Measure 10-1c(1) as it ensures that future uses in the Agriculture/Working Landscape are compatible with agriculture. The amendment establishes clearly defined uses and limits to uses associated with medical marijuana.

**Finding No. 5:** The subject parcels are physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designated and the anticipated land use development. (Section 17.128.050, Zoning Ordinance.)

This finding is not applicable to General Plan/Zoning Amendment No. 2011-170.

**Finding No. 6:** The proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public. (Section 17.128.050, Zoning Ordinance.)

This finding is not applicable to General Plan/Zoning Amendment No. 2011-170.

**Finding No. 7:** Any existing operations, as of the effective date of this resolution, involving cooperative or collective cultivation of medical marijuana are not recognized by Mariposa County as legally established uses, as these uses are not listed or identified as permitted uses in Title 17 (Zoning Ordinance) of Mariposa County Code.
Exhibit B
Amendments to Title 17 and Sub-Title 17.300
Chapter 17.04
PURPOSE, ADOPTION, AND COMPLIANCE WITH ORDINANCE

Sections:
17.04.010 Purpose of zoning ordinance.
17.04.020 Adoption of zoning ordinance.
17.04.030 Establishment of zoning districts.
17.04.035 Zoning maps.
17.04.040 Interpretation of land use zone boundaries,
17.04.050 Compliance with ordinance.
17.04.060 Severability.

17.04.010 Purpose of zoning ordinance.
(Section not changed)

17.04.020 Adoption of zoning ordinance.
(Section not changed)

17.04.030 Establishment of zoning districts.
In order to regulate the use of land, buildings, and
structures and establish minimum parcel sizes, the following
principal zone districts and combining zone districts are
established:

A. Principal Zone Districts
   1. Special Planning Districts
      --- TPA Town Planning Area
   2. Residential Districts
      --- RR Rural Residential
      --- MH Mountain Home
      --- MT Mountain Transition
      --- MG Mountain General
   3. Resource Districts
      --- GF General Forest
      --- MP Mountain Preserve
      --- AE Agricultural Exclusive
      --- IM Industrial Mining
      --- PD Public Domain
      --- PS Public Sites
   4. Commercial Districts
      --- CN-1 Neighborhood Commercial-1 (Indoor)
      --- CN-2 Neighborhood Commercial-2 (Indoor
        and Outdoor)
      --- CG-1 General Commercial-1
      --- CG-2 General Commercial-2
      --- CR Resort Commercial
   5. Manufacturing and Industrial Districts
      --- M-1 Light Manufacturing and
        Industrial-1
      --- M-2 Heavy Manufacturing and
Industrial-2

B. Combining Zone Districts (Also referred to as Overlay Zone Districts)
   1. TE Timber Exclusive
   2. OW0 Open Watershed Overlay
   3. APO Airport Overlay
   4. REO-1 Residential Exclusive Overlay-1
   5. REO-2 Residential Exclusive Overlay-2
   6. DRO Design Review Overlay
   7. HDRO Historic Design Review Overlay
   8. SHO Scenic Highway Overlay

C. Every lot or parcel of land, or portion thereof, shall be classified in only one (1) of the principal zone districts established by this Section. However, in addition to being classified in a principal zone district, a lot or parcel of land, or portion thereof, may be classified in one (1) or more of the combining zone districts. For a lot or parcel of land, or portion thereof, classified in a combining zone district, the specific policies, standards, and regulations of the principal zone district shall be modified in accordance with the specific policies, standards, and regulations of the combining zone district.

D. Zones established by this Title which are not part of the existing Mariposa County General Plan shall require amendments to that plan in accordance with Chapter 17.128 of this Title in order to implement their provisions.

E. Coulterville, Fish Camp and Wawona Town Planning Areas. All zoning regulations in the town planning areas of Coulterville, Fish Camp, and Wawona including but not limited to, the land use classifications, the land use policies and standards, the development standards, regulations and restrictions, and procedural requirements shall be consistent with the Specific Plans adopted for these town planning areas. If not addressed by the Specific Plans, the regulations established by Title 17 shall apply. (Ord. 951 Sec.1, 2000; Ord. 912 Sec.11, 1997; Ord. 753 Sec.1, 1989).
Chapter 17.16

RURAL RESIDENTIAL ZONE (RRZ)

Sections:

17.16.010 Rural residential zone (RRZ).

17.16.010 Rural residential zone (RRZ).
The Rural Residential Zone (RRZ), as designated on the Mariposa County land use map, is applied to lands best suited to rural residential development uses of a moderately high density, located adjacent to or near a TPA, or in isolated rural areas where existing community sewer and/or water systems have been developed.

A. Development standards for RRZ. Development standards for the RRZ shall be as follows:

1. Uses:
   a. Permitted uses: Residential, and those applicable uses listed under Chapter 17.108. (Ord. 704 Sec. 1, 1988).
   b. Conditional uses: Churches, subject to parking standards as required in Section 17.108.120(F) of this Title; private schools, except as permitted by section 17.108.060(I). (Ord. 816 Sec. IV, 1991)
   c. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec. II, 1997).

2. Minimum parcel or lot size: No parcel of real property in a RRZ shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance where any one (1) of the parcels so created will be less than two and one-half (2 1/2) acres in gross area. No parcel or lot shall be divided below five (5) acres without establishment of a community sewer system.

3. Density: One (1) single family residence per two and one-half (2 1/2) acres. (Ord. 704 Sec. 1, 1988).
Chapter 17.20

MOUNTAIN HOME ZONE (MPZ)

Sections:

17.20.010 Mountain home zone (MHZ).

17.20.010 Mountain home zone (MHZ).

The MHS as designated on the Mariposa County land use map, is applied to land best suited for moderate residential densities based upon suitability of terrain, location adjacent to population centers and services areas. This land use classification is provided to accommodate the major portion of the rural homesite growth of the county.

A. Development standards for MHZ. Development standards for the MHZ shall be as follows:

1. Uses:
   a. Permitted uses: Residential and those applicable uses listed under Chapter 17.108 of this Title. (Ord. 704 Sec.1, 1988).
   b. Conditional uses: Churches, subject to parking standards as required in Section 17.108.120(F) of this Title; private schools, except as permitted by Section 17.108.060(I); mineral or construction material processing, quarrying or aggregate processing shall be allowed by use permit issued for one (1) year. The permit shall be renewed if conditions are met and the site is maintained in accordance with the Surface Mining Act, Mariposa County Code and Water Quality Control Board Standards and renewal of the use permit does not significantly interfere with residential uses. Processed, stockpiled material can be removed after permit to process has expired provided that terms of the reclamation plan are met. (Ord. 816 Sec.V, 1991).
   c. Prohibited uses" All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II, 1997).

2. Minimum parcel or lot size: No parcel of real property shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance, where any one (1) of the parcels so created will be less than five (5) acres in gross area.

3. Density: One (1) single family residence per five (5) acres. (Ord. 704 Sec.1, 1988).
Chapter 17.24

MOUNTAIN TRANSITION ZONE (MTZ)

Sections:

17.24.010 Mountain Transition Zone (MTZ).

17.24.010 Mountain transition zone (MTZ).
The Mountain Transition Zone (MTZ) as designated on the
Mariposa County land use map, is applied to lands with limited
development potential.

A. Development standards for MTZ. Development standards
for the MTZ shall be as follows:

1. Uses:
   a. Permitted uses: Residential, and those
      applicable uses listed under Chapter 17.108. (Ord. 704 Sec.1,
      1988).

   b. Conditional uses: Churches, subject to
      parking standards as required in Section 17.108.120(F) of this
      Title; private schools, except as permitted by section

   c. Prohibited uses: All uses listed in Section
      17.108.200 of this Title and other uses not listed above are
      prohibited, except similar uses in compliance with Section
      17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II,
      1997).

2. Minimum parcel or lot size: No parcel of real
   property in the MTZ shall be divided or split into two (2) or
   more parcels by voluntary transfer, court action, or other
   conveyance where any one (1) of the parcels so created will be
   less than twenty (20) acres or one-half of one legal quarter-
   quarter section in gross area.

3. Density: One (1) single family residence per
   twenty (20) acres or one-half of a legal quarter-quarter section.
   (Ord. 704 Sec.1, 1988).
Chapter 17.28

MOUNTAIN GENERAL ZONE (MGZ)

Sections:

17.28.010 Mountain general zone (MGZ).

17.28.010 Mountain general zone (MGZ).
The Mountain General Zone (MGZ) as designated on the Mariposa County land use map, is applied to lands characterized by terrain that is less suitable for moderate or high residential densities or intense use, or is remote from established service centers. Due to the requirement for larger parcel sizes, diverse uses with minimum potential for use conflicts are possible within this classification.

A. Development standards for MGZ.
Development standards for the MGZ shall be as follows:

1. Uses:
   a. Permitted uses: Residential, non-commercial recreation, mining and rock processing in conformance with Surface Mining Act, county code and those applicable uses listed under Chapter 17.108 of this Title. (Ord. 704 Sec.1, 1988).
   b. Conditional uses: Churches, subject to parking standards as required in Section 17.108.120(F) of this Title; private schools, except as permitted by Section 17.108.060(I); membership or public parks and camps which require no permanent facilities; guest ranches, hunting clubs, public stables and riding trails. (Ord. 816 Sec.VII, 1991).
   c. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II, 1997).

2. Minimum parcel or lot size: No parcel of real property in the MGZ shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance where any one (1) of the parcels so created will be less than forty (40) acres or a legal quarter-quarter section in gross area.

3. Density: Two (2) single family residences per forty (40) acres or a legal quarter-quarter section. (Ord. 704 Sec.1, 1988).
Chapter 17.32

GENERAL FOREST ZONE (GFZ)

Sections:

17.32.010 General forest zone (GFZ).

17.32.010 General forest zone (GFZ).
The General Forest Zone (GFZ) as designated on the Mariposa County land use map, is applied to lands under private ownership located primarily within the boundaries of national forest lands that are best suited for low density residential, timber management, agriculture and mining.

A. Development standards for GFZ.

1. Uses:
   a. Permitted uses: Residential, sustained yield timber management; mining, rock and mineral processing in compliance with the Surface Mining Act and county code, non-commercial recreation, and those applicable uses listed under Chapter 17.108 of this Title. (Ord. 704 Sec.1, 1988).
   b. Conditional uses: Employee housing; churches, subject to parking standards as required in Section 17.108.120(F) of this Title; private schools, except as permitted by section 17.108.060(I); membership or public parks and camps which require no permanent facilities; guest ranches, hunting clubs, public stables, and riding trails. (Ord. 816 Sec.VIII, 1991).
   c. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II, 1997).

2. Minimum parcel or lot size: No parcel of real property in the GFZ shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance where any one (1) of the parcels so created will be less than forty (40) acres or a legal quarter-quarter section in gross area.

3. Density: Two (2) single family residences per forty (40) acres or a legal quarter-quarter section. (Ord. 704 Sec.1, 1988).
Chapter 17.36

MOUNTAIN PRESERVE ZONE (MPZ)

Sections:

17.36.010 Mountain preserve zone (MPZ).

17.36.010 Mountain preserve zone (MPZ).
The Mountain Preserve Zone (MPZ) as designated on the Mariposa County land use map, is applied to lands that are suitable for extremely low density residential development due to terrain and lack of accessibility. These lands are under private ownership within or adjacent to publicly owned lands, with brush and grass cover, and some timber.

A. Development standards for the MPZ. Development standards for the MPZ shall be as follows:

1. Uses:
   a. Permitted uses: Residential, non-commercial recreation, mining, milling or mineral processing when in conformance with the Surface Mining Act and county code, and those applicable uses listed under Chapter 17.108. (Ord. 704 Sec.1, 1988).
   
   
   c. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II, 1997).

2. Minimum parcel or lot size: No parcel of real property in the MPZ shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance where any one (1) of the parcels so created will be less than one hundred sixty (160) acres or a legal quarter section in gross area.

3. Density: Two (2) single family residences per one hundred sixty (160) acres or a legal quarter section. (Ord. 704 Sec.1, 1988).
Chapter 17.40

AGRICULTURE EXCLUSIVE ZONE (AEZ)

Sections:

17.40.010 Agriculture exclusive zone (AEZ).

17.40.010 Agriculture exclusive zone (AEZ).
The Agriculture Exclusive Zone (AEZ) as designated on the Mariposa County land use map, is applied to land considered to be most desirable for agriculture use. The purpose is to preserve the agricultural industry of Mariposa County as a viable economic activity.

A. Development standards for the AEZ. Development standards for the AEZ shall be as follows, with the express provision that any agritourism or agri-nature tourism use shall comply with all federal, state and local laws and regulations. In this code, agritourism and agri-nature tourism are subject to the same standards and regulations:

1. Uses:
   a. Permitted uses: Ranching and commercial vineyards and orchards, nurseries, greenhouses, wineries, processing plants for products grown on-site (not including dairies), seasonal sale of agricultural products grown on-site from roadside stands or produce stands, permanent facilities for sale of and/or tasting rooms for agricultural products produced or processed on-site in accordance with the standards established by Section 17.108.070, u-pick operations, collaborative sales of agricultural products in accordance with state and federal standards, agricultural homestays in accordance with standards established by Section 17.40.010.A.4 and in conjunction with the primary agriculture production use of the property, Collaborative Agri-Nature Tourism Events, horseback riding as an agritourism use, commercial row crops and other similar agricultural uses when conducted in a manner consistent with proper and accepted customs, standards, and practices, except those listed as administrative or conditional uses below; low density residential and employee housing in accordance with the density standards of this chapter; accessory buildings and accessory uses, barns, private stables, farm equipment shelters, and other out buildings; home enterprises, rural home industry, public schools, public parks and other public facilities, such as volunteer fire departments, utility transmission and distribution lines, towers, poles and substations; mining, rock and mineral processing when in compliance with the Surface Mining and Reclamation Act; private airstrips and heliports for personal use by the property
owner; and agricultural activities associated with a 4-H and/or FFA project or projects; and those applicable uses listed under Chapter 17.108. Limited agritourism and agri-nature tourism uses and activities pursuant to the definitions for agritourism and agri-nature tourism and in accordance with the development standards established by Section 17.40.010.A.4 shall be permitted when conducted in compliance with all of the following:

i. A daily use or activity is limited to no more than an average of 15 persons per day with a maximum of less than 106 in any given week (not counting employees). If averages are used, they must be on a per week basis.

b. **Administrative Use Permit uses:** Larger and more frequent agritourism and agri-nature tourism uses and activities pursuant to the definitions, and including but not limited to Collaborative Agri-Nature Tourism Events, petting zoos of resident animals, and hunting dog trials when no fire arms are discharged. All of the uses shall be conducted in compliance with all of the following:

i. A daily use or activity is limited to no more than an average of 35 persons per day with a maximum of 250 in any given week (not counting employees). If averages are used, they must be on a per week basis.

ii. The use or activity is conducted in accordance with the development standards established by Section 17.40.010.A.4.

iii. Submittal of an agritourism facility compliance form to the Mariposa County Planning Department is required annually for reporting of agritourism activities and events. The report shall include information on the number of participants, days of activity, and hours of operation.

Agricultural activities associated with a 4-H and/or FFA project or projects shall not be subject to an administrative use permit.

Prior to issuance of an administrative use permit, the use or activity is subject to submittal of proposed use or activity and site plans for review by County departments and State agencies as to compliance with applicable laws, policies, codes and regulations.

Said County department review may determine that proposed activity or use is required to obtain a conditional use permit as defined below in this section.

c. **Conditional uses:** Intensive commercial agricultural uses including but not limited to the following: commercial hog ranches, livestock feed lots when confinement is for the purpose of finishing livestock for market, and commercial poultry farming; fertilizer plants or yards; animal sales yards; dairies; dairy processing plants; experimental agricultural operations determined by the planning director that the operation could impact other agricultural operations in the county, including, but not limited to, those associated with the agri-
biotech industry and genetic technologies; dormitory style housing facilities for employees; slaughter houses; very large and frequent agritourism uses and activities pursuant to the definition for agritourism for groups of 36 or more persons per day for ongoing activities up to more than 250 people per week and in accordance with the development standards established by Section 17.40.010.A.4; commercial hunting, hunting dog trials when fire arms are discharged, and game bird clubs; commercial target or shooting ranges, including archery; dude or guest ranches, riding clubs, commercial stables or animal boarding facilities and similar activities (which are not established as part of an agritourism operation or as a Rural Home Industry operation and meeting the standards and provisions listed in Section 17.108.080 and pertinent standards in 17.108.070); private schools, except as permitted by Section 17.108.060(1); churches; and recreational camps or religious organization camps; Bed and Breakfasts and Transient Rentals in accordance with the standards of Section 17.108.180; Glamping in accordance with the standards established by Section 17.108.180, except as modified by the standards herein. In addition to other conditions placed on them by the planning commission, slaughter houses shall have a minimum setback of fifteen hundred (1500) feet from state highways and adjacent higher density land use classifications or property lines. Agricultural activities associated with a 4-H and/or FFA project or projects shall not be subject to a conditional use permit.

d. **Prohibited uses:** All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title.

2. **Minimum parcel or lot size:** No parcel of real property in the AEZ shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance where any one (1) of the parcels so created will be less than one hundred sixty (160) acres or a legal quarter section in gross area.

3. **Density:** Two (2) single family residences per one hundred sixty (160) acres or a legal quarter section.

4. **Special Development and Performance Standards for Agritourism and Agri-Nature Tourism Uses and Activities in the Agriculture Exclusive Zone:**
   a. Agri-Nature uses or activities are subject to the same development standards as agritourism uses or activities.
   b. An agritourism use or activity is subject to all of the following road access and maintenance requirements, if the use or activity generates more than 7.5 Average Daily Trips (ADTs):
      i. Any agritourism use or activity which is established shall have access from a road or roads which have
adequate capacity for existing traffic and the traffic proposed by the agritourism activity or use as defined by the Mariposa
County Road Improvement and Circulation Policy. Any and all road improvements (public and private) must be made only as allowed by the provisions of a recorded access easement. If the agritourism activity is on a non-standard county maintained road, then an agritourism activity may only occur if the non-standard county maintained road is improved by the project proponent to provide adequate capacity as described above.

ii. Any agritourism use or activity which is established shall have access from roads which are maintained. If primary access is not from a county maintained road or a State Highway, then the proponent of the agritourism use or activity shall participate in any existing active road maintenance organization for all privately maintained access road(s). If no road maintenance organization exists, then the proponent of the agritourism use or activity shall record a road maintenance agreement which provides for maintenance of drainage and erosion control devices, fuel modification, and upkeep of road surfaces from at least the proponent’s property to the nearest County maintained road or State highway. The road maintenance agreement provisions shall be developed by the project proponent and shall:

- Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, other governmental entity, or a recorded private road maintenance association.

- Provide for annual maintenance and the immediate correction of emergency and hazard situations.

c. Any exterior activities for agritourism uses and activities shall not commence prior to seven o’clock (7:00) a.m. and shall cease by ten o’clock (10:00) p.m. The Planning Director can consider amendments to these hours of operation on a case by case basis through the Administrative Use Permit process for specific agritourism uses which are time sensitive, such as but not limited to bird-watching, when the Planning Director can make the finding that the amended hours will not have adverse impacts. The Planning Director may apply such conditions as are necessary in order to make this finding.

d. If the agritourism use or activity is immediately adjacent to a commercial poultry operation, there shall be no exterior lights for the agritourism use or activity (except as minimally necessary for public safety) and there shall be no organized agritourism activities after sunset. This requirement may be waived if the agritourism proponent obtains a signed waiver from the adjacent commercial poultry producer. This standard shall not apply if the agritourism operation is established before a poultry operation is established on the adjacent property.

e. The agritourism uses and activities shall not require more than 1 (one) employee per acre up to a maximum of the equivalent of 5 (five) full-time employees on-site at any one
time. The number of employees will be in full FTE increments, with 1 (one) FTE allowed per acre allowed for agritourism development as defined in 17.40.010.A.4.i. This limit does not include family members or employees solely of the agricultural operation. The Planning Director can consider amendments to the number of employees at an operation on a case by case basis through the Administrative Use Permit process for specific agritourism uses which may require more employees, when the Planning Director can make the finding that the increased number of employees will not have adverse impacts. The Planning Director may apply such conditions as are necessary in order to make this finding.

f. The owner, lessee, designated agent or a designated family member of the agritourism enterprise shall be present throughout the duration of the agritourism use or event.

g. Petting zoos of resident animals shall have a minimum of 1/3 mile buffer from adjacent properties.

h. Activities shall be limited to the on-site agritourism parcel or parcels. Parcel boundaries and no trespassing signs shall be clearly posted. The owner of an agritourism business shall be responsible for the actions, impacts and damages of his or her guests, pursuant to California Civil Code Section 1714.

i. The primary use of the parcel on which the agritourism use or activity is located shall be for commercial agricultural production. Pursuant to Section 52262 of the California Food and Agricultural Code, this shall mean a place of agricultural production which has annual sales of agricultural products of one thousand dollars ($1,000) or more. Agritourism is permitted as a secondary use to the primary commercial agricultural production use. The amount of land permitted for permanent physical improvement (infrastructure and structural improvements) related to agritourism is limited to no more than 10% of a parcel's acreage or 5 acres of total land area, whichever is the lesser amount, to comply with this primary use standard. Developed infrastructure and structural improvements do not include unpaved riding or hiking trails. If there are multiple parcels involved in the agritourism use and development, the maximum amount of agritourism development shall be calculated based upon the parcel on which the improved facilities are located, using the % calculation, and there shall be no more than 5 acres cumulative agritourism development allowed on all of the parcels combined.

j. Daily or ongoing agritourism uses or activities shall have adequate provisions for sewage disposal (permanent or temporary) as determined by the Mariposa County Health Department.

k. The agritourism use or activity shall have adequate provisions for public water as determined by the Mariposa County Health Department.
1. The agritourism use or activity shall have adequate access and on-site parking.

m. Any new exterior lighting installed related to an agritourism use or activity shall comply with the dark sky standards as described in the Mariposa County General Plan.

n. An agricultural homestay is subject to all of the following requirements:
   
i. The parcel on which an agricultural homestay is proposed shall be at least twenty (20) acres in size or greater;

   ii. The agricultural homestay is located in a residence occupied by the property owner, an accessory dwelling or other existing dwelling; The agricultural homestay is located on property occupied by the property owner, as evidenced by a homeowners’ exemption carried on the latest equalized assessor rolls, accessory dwelling or other existing dwelling. Failure to maintain the homeowners’ exemption shall be grounds for prohibition of further occupancy as an agricultural homestay;

   iii. The agricultural homestay has not more than five (5) guest rooms and accommodates not more than ten (10) adult guests; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

   iv. The agricultural homestay serves meals only to its registered guests and serves meals at any time, and with respect to which the price of meals is included in the price of the overnight transient occupancy accommodation;

   v. Lodging and meals are incidental and not the primary function of the agricultural homestay establishment;

   vi. The agricultural homestay establishment is located on, and is a part of, a farm, as defined in Section 52262 of the California Food and Agricultural Code, that produces agricultural products as its primary business (pursuant to the referenced section of code, this shall mean a place of agricultural production which has annual sales (income) of agricultural products of one thousand dollars ($1,000) or more);

   vii. The primary purpose of the homestay establishment is the guest’s education and active participation in the on-site agricultural activities;

   viii. Any activities or events that involve more than ten (10) adult guests at an agricultural homestay are prohibited; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

   ix. A Bed and Breakfast / Transient Rental Permit pursuant to Section 17.108.180 of the Mariposa County Code shall be obtained prior to establishing an agricultural homestay, including a valid Transient Occupancy Tax Certificate.

   p. A glamping operation is subject to all of the following requirements:
i. The parcel on which glamping is proposed shall be at least twenty (20) acres in size or greater;

ii. The glamping operation is located on property occupied by the property owner, as evidenced by a homeowners’ exemption carried on the latest equalized assessor rolls, accessory dwelling or other existing dwelling. Failure to maintain the homeowners’ exemption shall be grounds for prohibition of further occupancy as a glamping operation;

iii. The glamping operation has not more than five (5) guest units and accommodates not more than ten (10) adult guests; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

iv. The glamping operation serves meals only to its registered guests and serves meals at any time, and with respect to which the price of meals is included in the price of the overnight transient occupancy accommodation;

v. The glamping establishment is located on, and is a part of, a farm, as defined in Section 52262 of the California Food and Agricultural Code, that produces agricultural products as its primary business [pursuant to the referenced section of code, this shall mean a place of agricultural production which has annual sales (income) of agricultural products of one thousand dollars ($1,000) or more];

vi. Any activities or events that involve more than ten (10) adult guests at a glamping establishment are prohibited; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

vii. The glamping operation conforms to all building codes, fire codes and American Disabilities Act requirements.

viii. A Bed and Breakfast / Transient Rental Permit pursuant to Section 17.108.180 of the Mariposa County Code shall be obtained prior to establishing a glamping operation, including a valid Transient Occupancy Tax Certificate.

B. Agricultural advisory committee. As part of the review of an application for rezoning to place property into or remove property from the Agriculture Exclusive Zoning district, the planning director shall refer the application to the agricultural advisory committee. The committee shall review each action described above and may, if necessary, inspect the property in question to determine if the property is bona fide agricultural land appropriate for the Agriculture Exclusive Zoning district and if such action is consistent with the general plan. The committee shall forward their recommendation for action on the rezoning application to the planning commission. (Ord. 1074 Sec.I, 2010; Ord. 1014 Sec.I, 2004; Ord. 704 Sec.1, 1988).
Chapter 17.44

TIMBER EXCLUSIVE ZONE (TEZ)

Sections:

17.44.010 Timber exclusive zone (TEZ).

17.44.010 Timber exclusive zone (TEZ).

The Timber Exclusive Zone (TEZ) is a timber preserve zone for the growing and harvesting of timber for those uses which are an integral part of a timber management operation. Land use under a TEZ shall be restricted for a minimum of ten (10) years to growing and harvesting timber, and to compatible uses approved by the county.

A. Development standards for the TEZ. Development standards for the TEZ shall be as follows:

1. Uses.

   a. Permitted uses: Growing and harvesting of timber and forest products; uses and facilities appurtenant to timber growing and harvesting, including but not limited to roads, log landings, and log storage areas. Residential, grazing, wildlife preserves; management for watershed, fish and wildlife habitat; hunting, fishing, hiking and camping; forest fire lookout stations; fire stations provided they are located on timberland converted to non-timber use in accordance with Section 1104.1 of Title 14, California Code of Regulations; exploration or prospecting for minerals; portable saw mills and portable planing mills; gas, electric, water or communication transmission facilities; wholesale nurseries and similar horticultural enterprises; and those applicable uses listed under Chapter 17.108. (Ord. 1045 Sec.1, 2008).

   b. Conditional uses: The following uses shall be permitted only with a conditional use permit: Timber products processing plants, including but not limited to such permanent facilities as saw mills, lumber and plywood mills, planing mills, provided that the plants are secondary or incidental to timber growing and harvesting operation on the same parcel; logging camps or labor camps appurtenant to timber harvesting or planting operation for the duration of one year; additional dwellings when necessary for the timber management operation; membership or public camps which require no permanent facilities; guest ranches, hunting clubs, public stables and riding trails in conjunction with a bona fide timber management operation; mining and quarrying for the removal of minerals and such appurtenances as required; surface mining operations shall include, but are not limited to: in-place distillation, retorting or leaching; production and disposal of mining waste.
c. **Prohibited uses:** All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec. II, 1997).

2. **Property development standards:** In addition to Title 5, Division 1, Chapter 6.7 of the California Government Code, the following property development standards shall apply to all land and structures in the TEZ:

   Each parcel prior to acceptance into the TEZ, shall have a minimum of ten thousand (10,000) board feet per acre, or meet the minimum timber stocking standards of the state within five (5) years.

   A timber management plan shall be presented to and approved by the Mariposa County planning commission. This plan shall be prepared by a registered professional forester.

   The parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the California state board of forestry for the zone in which the parcel is located; or, the owner must sign an agreement with the board to meet such stocking standards and forest practice rules by the fifth (5th) anniversary of the signing of such agreement. If the parcel is subsequently zoned as Timberland Preserve under Subdivision (a) of Section 4561 listed above, then failure to meet such stocking standards and forest practice rules within this time period provides the board with a ground for rezoning of the parcel pursuant to Section 51121 of the Government Code.

   Other provisions of this Title notwithstanding, all lands zoned in a TPZ in accordance with County Ordinances 464 and 557 are hereby zoned in accordance with the provisions of this Chapter as a TEZ. All rules, policies and provisions of previous TEZs are deemed consistent with the provisions of this Chapter and nothing contained herein shall be deemed to minimize, null, or otherwise set aside any permits, plans, or other benefits granted or otherwise obtained under the provisions of a previous TEZ.

3. **Minimum parcel or lot size:** No parcel or real property shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance where any one (1) of the parcels so created will be less than forty (40) acres or a legal quarter-quarter section.

4. **Density:** Two (2) single family residences per forty (40) acres or a legal quarter-quarter section. (Ord. 704 Sec.1, 1988).
Chapter 17.48

INDUSTRIAL MINING ZONE (IMZ)

Sections:

17.48.010 Industrial mining zone (IMZ).

17.48.010 Industrial mining zone (IMZ).

The Industrial Mining Zone (IMZ) as designated on the Mariposa County zoning map, is applied to land areas where mining operations have been developed on a large scale. This classification is also applied to land having significant mineral resources.

A. Development standards for the IMZ. Development standards for the IMZ shall be as follows:

1. Uses:
   a. Permitted uses: Industrial mining subject to the California State Surface Mining Act and county code; residential; and those applicable uses listed under Chapter 17.108 of this Title.
   b. Conditional uses: Employee housing.
   c. Prohibited uses: All uses listed in Section 17.108.200 of this Title and all other uses not listed above are prohibited.

2. Minimum parcel or lot size: No parcel of real property in the IMZ shall be divided or split into two (2) or more parcels by court action or other conveyance where any one (1) of the parcels so created will be less than twenty (20) acres or a legal one-half of a quarter-quarter section in gross area.

3. Density: One (1) single family residence per twenty (20) acres or a legal one half (1/2) quarter-quarter section. (Ord. 704 Sec.1, 1988).
Chapter 17.68

RESIDENTIAL EXCLUSIVE OVERLAY ONE (REO-1)

Sections:

17.68.010 Residential exclusive overlay one (REO-1).

17.68.010 Residential exclusive overlay one (REO-1).
The Residential Exclusive Overlay One Zone (REO-1) is an overlay district which is intended to be applied to land utilized, or proposed to be utilized, exclusively for single family residential uses. Within any REO-1 zone, the specific policies, standards and regulation of the Principal Zone, with which the REO-1 zone is combined, are modified in accordance with the following Sections.

A. Development standards for REO-1. Development standards for the REO-1 shall be as follows:
   1. Uses:
      a. Permitted uses: Principal zone district use standards are modified to the extent that the only uses permitted are: residential uses; the keeping of domestic animals; accessory buildings and structures; utility transmission and distribution lines, towers and poles.
      b. Conditional uses: None.
      c. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above, including agriculture, are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II, 1997).
   2. Implementation:
      a. Major or minor subdivisions: An REO-1 may be requested by a developer at the time a subdivision map and application are submitted to the planning department.
      b. Existing residential parcels: Any property owner or owners may request an REO-1 providing that all affected parcels are contiguous and all owners sign the application requesting the REO-1. No parcel will be subject to an REO-1 unless the owner of record requests it.
   3. Minimum parcel or lot size: Same as the principal zone.
   4. Density: Same as the principal zone. (Ord. 704 Sec.1, 1988).
Chapter 17.72

RESIDENTIAL EXCLUSIVE OVERLAY TWO (REO-2)

Sections:

17.72.010 Residential exclusive overlay two (REO-2).

17.72.010 Residential exclusive overlay two (REO-2).

The Residential Exclusive Overlay Two (REO-2) Zone is an overlay district which is intended to be applied to land utilized, or proposed to be utilized, exclusively for single family residential uses. Within any REO-2 zone, the specific policies, standards and regulation of the principal zone, with which the REO-2 zone is combined, are modified in accordance with the following Sections.

A. Development standards for REO-2. Development standards for the REO-2 shall be as follows:

1. Uses:
   a. Permitted uses: Principal zone district use standards are modified to the extent that the only uses permitted are: residential uses; the keeping of domestic animals; accessory buildings and structures; utility transmission and distribution lines, towers and poles, and personal service businesses in which the residents are the only employees.
   b. Conditional uses: None.
   c. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above, including agriculture, are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II, 1997).

2. Implementation:
   a. Major or minor subdivisions: An REO-2 may be requested by a developer at the time a subdivision map and application are submitted to the planning department.
   b. Existing residential parcels: Any property owner or owners may request an REO-2 providing that all affected parcels are contiguous and all owners sign the application requesting the REO-2. No parcel will be subject to an REO-2 unless the owner of record requests it.

3. Minimum parcel or lot size: Same as the principal zone.

4. Density: Same as the principal zone. (Ord. 704 Sec.1, 1988).
Chapter 17.76

NEIGHBORHOOD COMMERCIAL ZONE-1, (INDOOR) CN-1

Sections:

17.76.010 Purpose and intent.
17.76.020 Development standards for CN-1.
17.76.030 Minimum setback standards.

17.76.010 Purpose and intent.
The Neighborhood Commercial Zone-1, (Indoor) CN-1, hereinafter referred to as CN-1, is designed to provide for indoor retail services primarily related to the needs of the small residential community. (Ord. 704 Sec.1, 1988).

17.76.020 Development standards for CN-1.
Development standards for the CN-1 shall be as follows:

A. Uses:
   1. Permitted Uses: The following indoor uses shall be permitted within any CN-1 zone:
      a. Office and Professional Uses:
         (1) Administrative, doctors, dental, stockbrokers, attorneys, accountants, real estate, and other similar professional offices;
         (2) Libraries and reading rooms;
         (3) Photographers' studios and supplies;
         (4) Urgent care facilities.
      b. Retail Sales:
         (1) Antique and gift shops;
         (2) Auto parts--new or reconditioned;
         (3) Art galleries and studios;
         (4) Clothing, drug, food, beverage, hardware, paint, nursery stock, feed, radio, television, furniture, appliance, sporting goods, camping supplies, and variety stores.
      c. Services:
         (1) Barber and beauty shops;
         (2) Banks and similar financial institutions;
         (3) Shoe repair shops;
         (4) Travel agencies, tourist information centers and other related services;
         (5) Locksmiths, gunsmiths, and other similar uses;
         (6) Convenience printing and duplicating services.
d. **Other permitted uses:** Residential and those applicable uses listed under Chapter 17.108 of this Title.

2. **Accessory uses:** Water and wastewater treatment facilities and systems in conjunction with an established permitted use.

3. **Conditional uses:** None.

4. **Prohibited uses:** All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited, except similar uses in compliance with Section 17.08.120 and 17.108.030 of this Title. (Ord. 912 Sec.II, 1997).

B. **Minimum parcel or lot size:** No parcel or real property shall be divided or split into two (2) or more parcels or lots by voluntary transfer, court action, or other conveyance where any one (1) of the parcels or lots so created will result in a parcel or lot which does not conform with the following:

1. Have a minimum size of two and one-half (2 1/2) acres (exclusive of easements).

2. Have a minimum size of one (1) acre (exclusive of easements) if a public or community water or sewer system provides services to the parcel or lot and slope of the parcel or lot does not exceed fifteen percent (15%) average slope. Average slope is expressed in percent as a ratio of vertical rise to horizontal distance on a specific area of land. Determinations are to be based on normally acceptable methods subject to approval by the planning department.

3. The applicant shall show that such water and waste disposal system developed on said parcel or lot meets all laws and standards of the state of California and the county of Mariposa, and shall provide evidence that such community or public service is available, or will be developed where required under provisions of this Section.

C. **Density:** One (1) single family residence per legal parcel. (Ord. 704 Sec.1, 1988).

D. **Signs:**

1. The following signs shall be permitted in the CN-1 zone:

   a. Temporary signs not exceeding sixteen (16) sq. ft. The term of such signs shall be the term of the special event and shall not exceed six (6) months, or the term of time the property is offered for sale or lease.

   b. Signs complying with the standards of this title and advertising the business or services located on the parcel upon which the sign is located.

2. **Sign standards:**

   a. The aggregate sign area for any business shall be 1 sq. ft. of sign area per one (1) lineal foot of the business frontage with a maximum sign area of thirty-two (32) square feet. A business within a building having frontage on
more than one (1) public right-of-way may use the maximum aggregate sign area on one frontage and one-half (1/2) the maximum aggregate sign area on the other frontage.

b. Signs shall be incorporated into the building design and shall not extend above the peak of the roof of the building upon which the sign is located. A monument sign shall be allowed as an alternative to or in addition to the building sign. A monument sign shall not exceed thirty-two (32) square feet in area and six (6) feet in height and shall be subject to the aggregate sign area standard.

c. In addition to the maximum aggregate sign area, commercial centers having a common name and containing three (3) or more business entities may contain a monument sign not exceeding thirty-two (32) square feet and six (6) ft. in height. The monument sign shall only identify the complex and shall not be used to advertise the individual businesses.

E. Lighting:

1. All exterior lighting shall be designed and located so as to confine lighting directly on the premises and shall not shine light upon other properties in the vicinity. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. Lighting shall not be of the type or in a location which constitutes a hazard to vehicular traffic, either on private property or on abutting private or public roads.

2. A lighting plan showing the design and location of all exterior lights shall accompany all development permit applications and shall include all information deemed necessary by the planning director. The lighting plan shall be approved by the planning director prior to issuance of the development permit. All exterior lighting shall comply with the approved lighting plan, and non-compliance with the approved lighting plan or this section shall be considered a violation. (Ord. 800 Sec. II, 1991)

17.76.030 Minimum setback standards.

The minimum setback standards for CN-1, shall be the same as those listed in Section 17.108.130(A), but notwithstanding anything to the contrary, there shall be a minimum setback of fifty (50) feet from any property line that abuts a residential zone. (Ord. 704 Sec.1, 1988).
CHAPTER 17.80

NEIGHBORHOOD COMMERCIAL ZONE-2,
(INDOOR AND OUTDOOR) CN-2

Sections:
17.80.010 Purpose and intent.
17.80.020 Development standards for CN-2.
17.80.030 Minimum setback standards.

17.80.010 Purpose and intent.
The neighborhood commercial zone-2 (indoor and outdoor) CN-2, hereinafter referred to as CN-2, is designed to provide for indoor and outdoor retail services primarily related to the needs of the small residential community. (Ord 704 Sec.1, 1988).

17.80.020 Development standards for CN-2.
Development standards for the CN-2 shall be as follows:

A. Uses:
1. Permitted uses: The permitted uses in the CN-1 shall also be allowed in the CN-2. In addition the following indoor and outdoor uses shall be permitted within any CN-2. Outside sales or services shall be permitted only when an integral part of the primary use:
   a. Retail sales:
      (1) Radio, television, furniture, appliance sales and repair; and
      (2) Food and beverage store, with or without fuel pumps.
   b. Services:
      (1) Cafes and restaurants that may sell alcoholic beverages;
      (2) Day care and preschools;
      (3) Automobile rental; and
      (4) Laundermats and dry-cleaning.
   c. Public facilities and utility substations or offices.
   d. Miscellaneous indoor handicrafts manufacturing for the purpose of retail sales at the site where they are manufactured.
   e. Other permitted uses: Residential and those applicable uses listed under chapter 17.108.
2. Accessory uses: Water and wastewater treatment facilities and systems in conjunction with an established permitted use.
4. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above shall be prohibited, except similar uses in compliance with section 17.08.120 and 17.108.030 of this title. (Ord 984 Sec.1, 2003, Ord. 912 Sec.11, 1997).

B. Minimum parcel or lot size: The minimum parcel or lot size shall be as stated in section 17.76.020(B). Density: One

01/04)
(1) single family residence per legal parcel.  (Ord 704 Sec.1, 1988).
C. Density: One (1) single family residence per legal parcel. (Ord. 704 Sec.1, 1988).

D. Signs: The standards for signs in the CN-2 zone shall be as specified in section 17.76.020 of this title.

E. Lighting: The standards for lighting in the CN-2 zone shall be as specified for the CN-1 zone listed in section 17.76.020(D) of this title. (Ord. 800 Sec.II, 1991).

F. Site development for self-storage:
   1. Lot coverage.
      a. Maximum lot coverage: thirty-five (35) percent of the gross land area.
   2. Lighting for self-storage facilities:
      The board of supervisors finds that preserving rural character means requiring lighting practices and systems that will minimize light pollution and glare, conserve energy and resources, and restrict the degradation of the night sky while maintaining night-time safety, utility, security and efficiency.
      a. All building lighting for security or aesthetics will be a fully shielded type, and installed and maintained such that shielding does not allow any upward distribution of light. Floodlighting is discouraged, and if used shall be shielded to prevent:
         1) Disability glare for drivers or pedestrians;
         2) Light trespass beyond the property line; and
         3) Light visible above a 90 degree horizontal plane. Wall pack type fixtures are not acceptable.
      b. All exterior lights and illuminated signs shall be designed, located, installed, and directed in such a manner as to prevent objectionable light at (and glare across) the property lines and disability glare at any location off the property.
      c. The applicant for any permit for work involving outdoor lighting fixtures governed by this section shall submit, as part of the site plan, evidence that the proposed lighting plan complies with this section. This information shall contain and not be limited to the following:
         1) The location, lamp type and lumens, of each fixture;
         2) The height of each fixture; and
         3) The area to be lit by each outdoor lighting fixture.
   3. Landscaping: The board of supervisors finds that preserving rural character means requiring landscaping standards that reflect the character of the surrounding area and ensure development is reasonably compatible with adjacent property.
      a. Utilization of indigenous or water conserving vegetation is required. Using existing vegetation shall be required to meet required screening or for intervening landscaping purposes.
      b. Within 5 years of planting, vegetation shall be in place effectively breaking up the bulk, mass, and length
when the storage buildings are viewed from adjoining residential properties and roadways.

(1) Views from adjoining residential properties shall be substantially screened during all seasons.

c. A combination of trees and shrubs as approved by the planning department shall be used around the perimeter of the facility for screening purposes.

(1) All trees in the perimeter landscaping shall be a minimum of 5 gallons in size.

d. Permanent irrigation systems shall be provided in all landscaping areas.

e. The landscaping plan shall be detailed on the site plan. (Ord 984 Sec.1, 2003).

**17.80.030 Minimum setback standards.**

The setback standards shall be the same as those stated in section 17.108.130(A), but notwithstanding anything to the contrary, there shall be a minimum setback of fifty (50) feet from any property line that abuts a residential zone. (Ord 704 Sec.1, 1988).
Chapter 17.88

GENERAL COMMERCIAL ZONE-1, (CG-1)

Sections:

17.88.010 Purpose and intent.
17.88.020 Development standards for CG-1.
17.88.030 Minimum setback standard.
17.88.040 Design criteria.
17.88.050 Phasing of the project.
17.88.060 Procedures for approval for a CG-1 PLAN.
17.88.070 Granting of permits.

17.88.010 Purpose and intent.
The General Commercial-Zone 1, hereinafter referred to as CG-1 zone is designed to provide areas for a variety of general commercial activities of a retail or service nature which are necessary to meet the area or regional needs for such services or activities. (Ord. 704 Sec.1, 1988).

17.88.020 Development standards for CG-1.
Development standards for the CG-1 zone shall be as follows:
A. Location: This zone shall be located on, or easily accessible to state highways and designated primary county roads, i.e., collector and arterial roads as specified on the current official county road map, as amended from time to time.
B. Uses:
   1. Permitted uses:
      a. All uses permitted within the CN-1 and the CN-2 zones;
      b. Automobile sales, new and used, with repair and service facilities incidental to the sales thereof;
      c. Mobile home, recreational vehicle, trailer or motorhome sales and service facilities, including rental;
      d. Lounges, bars, or other places where alcoholic beverages are served;
      e. Pet shops, kennels, and animal hospitals where animals are maintained within an enclosed structure;
      f. Enclosed warehousing, storage and similar uses;
      g. Bowling alleys, skating rinks, pool or billiard halls, gymnasiums, handball courts, miniature golf and similar recreational uses;
h. Outdoor sales of goods and materials except wrecking or junk yards;
   i. Lodges and meeting halls;
   j. Mortuaries;
   k. Movie theaters, including outdoor or drive-in types;
      i. Churches;
   m. Lumber yards, construction and building material sales.
2. Accessory uses:
   a. Shipping terminals;
   b. Water and wastewater treatment facilities and systems;
      c. Incidental services such as: restaurants, cafeterias, etc., to serve employees;
      d. Communication facilities and structures;
      e. Sales offices, showrooms, business offices, etc.
3. Conditional uses: None.
4. Prohibited Uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited.

C. Minimum parcel or lot sizes: No parcel of real property shall be divided or split into two (2) or more sub-parcels or lots by voluntary transfer, court action or other conveyance where any one (1) of the parcels or lots so created will be less than twenty (20) acres or one-half of a legal quarter-quarter section in gross area.

D. Density: One (1) single family residence per twenty (20) acres or one-half of a legal quarter-quarter section in gross area. The density contained herein shall remain unchanged regardless of whether or not the PARK is subdivided in sub-parcels as permitted by this Title. (Ord. 704 Sec.1, 1988).

17.88.030 Minimum setback standards.

The setback standards for a CG-1 zone shall be as specified in the approved PLAN but in no case shall the requirements be less stringent than the following:
   A. One hundred (100) feet from all property lines. This requirement shall be reduced to fifty (50) feet when the adjacent parcels are of the same zoning.

   B. When adjacent to or traversed by a public road, setbacks from the roadway for all buildings requiring a building permit shall be the greater of:
      1. One hundred eighty (180) feet from the centerline of the dedicated public right-of-way; or
2. One hundred eighty (180) feet from the centerline of the currently maintained public right-of-way.

C. Setbacks shall be fifty (50) feet between structures requiring building permits.

D. Parking or development: There shall be no parking or development within the setback area except as follows:
   1. Wells and utilities;
   2. Parking within setback areas contiguous to public road. (Ord. 704 Sec.1, 1988).

17.88.040 Design Criteria.
The design criteria for all CG-1 zones shall be as follows:

A. Structures: Each building site shall have ready access to common areas.

B. Circulation: Both vehicular and pedestrian traffic shall be incorporated into the PLAN so that safe and efficient circulation is obtained. Streets and driveway areas shall be kept to a minimum consistent with safe and efficient circulation.

C. Parking: Parking shall conform to the commercial parking requirements as contained in the publication "Urban Planning and Design Criteria" (UPC) by Joseph DeChiara and Lee Coppelman, as amended from time-to-time. No parking area shall have more than six (6) spaces which adjoin each other without intervening landscaping.

D. Open Spaces: The minimum open space required shall be forty percent (40%) of the gross project area. Larger areas may be required through approval of the PLAN. For purpose of this Section, any area that is to be developed or improved with parking areas, streets, driveways, carports or any covered structure shall not be considered an open space area. Open space areas shall include unimproved land, landscaped areas, improved recreation areas, and water surfaces, all within the development. (Ord. 704 Sec.1, 1988).

E. Signage: Sign standards shall be as specified in section 17.76.020 of this title with the following exemptions:
   1. The maximum aggregate sign area for any business shall be one hundred twenty (120) sq. ft.
   2. The maximum size for a monument sign identifying a commercial center shall be sixty-four (64) sq. ft. (Ord. 800 Sec.II, 1991)

17.88.050 Phasing of the project.
Project phasing shall be permitted in all CG-1 zones as long as the following criteria is met:

A. Each phase shall be complete enough to stand as an independent unit.
B. Phasing is requested by the project proponent prior to approval of the project. Any approval given shall specify the phasing, the required development standards for each phase, and subsequent approvals required prior to issuance of construction permits. (Ord. 704 Sec.1, 1988).

17.88.060 Procedures for approval for a CG-1 PLAN.
The procedures for establishing a CG-1 zone and appropriate environmental review policies shall be in accordance with Chapter 17.84 of this Title. Special notification requirements shall include all property within twenty-five hundred (2500) feet of the project site. (Ord. 704 Sec.1, 1988).

17.88.070 Granting of permits.
In considering an application, the planning commission shall give due regard to the nature and condition of all adjacent properties, uses, and structures, and to the general or specific plan for the area affected by the proposed use.

A. The planning commission shall determine whether or not the establishment, maintenance, or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the county.

B. If the planning commission finds that the aforementioned conditions will not result from the particular use applied for and the use is consistent with the Mariposa County general plan and any applicable specific plan, it shall approve the application, provided the following findings can be made:

1. That the site is physically suited for the proposed development.
2. That adequate provisions have been made for sewage disposal and handling of solid waste.
3. That the proposed development will have adequate potable water for public use and adequate water for fire protection.
4. That the project complies with all standard and setback requirements and appropriate buffers have been provided for adjacent land uses.
5. That appropriate access is available or is proposed to the development.
6. That the project as approved will not have a significant effect on the environment, or the significant impacts have been eliminated or substantially lessened, or it is deter-
minded that the significant effects are unavoidable and acceptable due to overriding concerns.

C. The planning commission shall impose any conditions and/or requirements it finds necessary to guarantee compliance with the findings in this Section. (Ord. 704 Sec.1, 1988).
Chapter 17.92

GENERAL COMMERCIAL ZONE-2, (CG-2)

Sections:

17.92.010 Purpose and intent.
17.92.030 Minimum setback standards.
17.92.040 Design criteria.
17.92.050 Phasing of the project.
17.92.060 Procedures for approval for a CG-2 PLAN.
17.92.070 Granting of permits.

17.92.010 Purpose and intent.
The General Commercial Zone-2, hereinafter referred to as CG-2 zone is designed to provide for a variety of unique general commercial activities of a retail or service nature which are prohibited in the CG-1 zone. (Ord. 704 Sec.1, 1988).

Development standards for the CG-2 zone shall be as follows:
A. Location: This zone shall be located on, or easily accessible to state highways and designated primary county roads, i.e. collector and arterial roads as specified on the current official county road map, as amended from time to time. (Ord. 704 Sec.1, 1988).
B. Uses:
   1. Permitted Uses:
      a. Dismantling yards, or areas for the storage of automobiles;
      b. Storage or handling of explosive or other hazardous materials;
      c. Bulk storage of and/or sale of gasoline, propane or similar petroleum products;
      d. Billboards or other types of outdoor advertising devices;
      e. Outdoor storage areas of materials, supplies or equipment which is greater in area than the total enclosed floor area of the principal structure utilized;
      f. Light manufacturing, compounding, assembly or treatment uses;
      g. Commercial riding stables, corrals, or barns;
      h. Hospitals, nursing homes, long-term care facilities;
      i. Golf courses;
j. Recreation vehicle (RV) parks;
k. Campgrounds;
l. Helicopter pads;

2. Accessory uses: Same as CG-1, Section 17.88.020(B)(2).

3. Conditional uses: None.

4. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited.

C. Minimum parcel or lot sizes: No parcel of real property shall be divided or split into two (2) or more parcels or lots by voluntary transfer, court action or other conveyance where any one (1) of the parcels or lots so created will be less than forty (40) acres or a legal quarter-quarter section in gross area. A minimum parcel shall be referred to as "PARK". In no case shall any individual sub-parcel within the PARK, either for an individual; private use, or as a common ownership area, be less than one (1) acre in area.

D. Density: One (1) single family residence per forty (40) acres or a legal quarter-quarter section in gross area. The density contained herein shall remain unchanged regardless of whether or not the PARK is subdivided in sub-parcels as permitted by this Title. (Ord. 704 Sec.1, 1988).

**17.92.030** Minimum setback standard.
The setback standards and parking or development within the setbacks for the CG-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.030 of this Title. (Ord. 704 Sec.1, 1988).

**17.92.040** Design criteria.
The design criteria for the CG-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.040 of this Title. (Ord. 704 Sec.1, 1988).

**17.92.050** Phasing of the project.
Project phasing permitted in the CG-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.050 of this Title. (Ord. 704 Sec.1, 1988).

**17.92.060** Procedures for approval for a CG-2 PLAN.
Procedures for establishing a CG-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.060 of this Title. (Ord. 704 Sec.1, 1988).

**17.92.070** Granting of permits.
Granting of permits for CG-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.070 of this Title. (Ord. 704 Sec. 1, 1988).
Chapters 17.96

RESORT COMMERCIAL ZONE, (CR)

Sections:

17.96.010 Purpose and intent.
17.96.020 Development standards for CR.
17.96.030 Minimum setback standards.
17.96.040 Design criteria.
17.96.050 Special use standards.

17.96.010 Purpose and intent.
The Resort Commercial Zone, hereinafter referred to as CR zone is intended to provide locations for highway-related and tourist services. Standards will require that traffic will not unnecessarily be impeded by such locations and a broad range of services will be available. (Ord. 704 Sec.1, 1988).

17.96.020 Development standards for CR.
Development standards for the CR zone shall be as follows:
A. Location: This zone shall be located on or easily accessible to state highways and designated primary county roads, i.e. collector and arterial roads as specified on the current official county road map, as amended from time to time.
B. Uses:
   1. Permitted Uses: The following uses shall be permitted within any CR zone:
      a. Motels, hotels and lodges;
      b. Restaurants and cocktail lounges;
      c. Guest ranches, health resorts, hunting and fishing clubs;
      d. Facilities for special group activities such as archery, pistol and rifle ranges, skeet clubs, tennis clubs, golf course, and riding stables;
      e. Campgrounds and recreational vehicle parks subject to the special use standards specified in Section 17.96.050;
      f. One (1) single family residence per business if the residence is an integral part of the structure which houses the business, and if the residence is occupied by the owner or operator of the business. However, no more than one (1) residence per subparcel is allowed.
   2. Accessory Uses: Accessory uses such as service stations, swimming pools, small general store services, and other uses normally appurtenant to a permitted use, i.e. clubhouses,
3. Conditional Uses: None.
4. Prohibited Uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited.

C. Minimum parcel or lot sizes: Parcels shall have a minimum size of two and one-half (2 1/2) acres (exclusive of easement) if the domestic water system and the sewage disposal system is to be developed on parcel.

1. If a domestic water system or a community sewage disposal system is to be developed, then one (1) acre parcels (exclusive of easements) may be approved providing the average slope does not exceed fifteen percent (15%). The burden is upon the applicant to show that such system meets the laws and standards of the state and county.

2. If both a domestic water system or a community sewage disposal system is to be developed, then parcels of nine thousand (9,000) square feet (exclusive of easements) may be approved providing the average slope does not exceed fifteen percent (15%). The burden is upon the applicant to show that such system meets the laws and standards of the state and county. (Ord. 704 Sec.1, 1988).

17.96.030 Minimum setback standards.
The minimum setback standards for the CR zone shall be the same as those listed in Section 17.108.130.A, but notwithstanding anything to the contrary, there shall be a minimum setback standard of fifty (50) feet from any property line that abuts a residential zone. There shall be no parking, campsites or recreational vehicle sites within the setback area. (Ord. 753 Sec.3, 1989).

17.96.040 Design criteria.
The design criteria for the CR zone shall be as specified for the CG-1 zone listed in Section 17.88.040 of this Title. (Ord. 704 Sec.1, 1988).

17.96.050 Special Use Standards.
A. Campgrounds:

1. No more than ten (10) campsites, not including operator or employee quarters, may be established per acre or forty-three thousand five hundred sixty (43,560) square feet of gross land area.

2. For purposes of this section, campsite shall mean a site utilized for camping and shall not mean the parking and occupancy of mobile homes, or motor homes, or travel trailers.
3. A campground may be operated in conjunction with any permitted use provided that the site or area upon which the
use is located, and parking area for the use, shall be deducted from the gross site area for purposes of calculating campsite density.

4. Restrooms, showers, laundries, clubhouses and similar service facilities reserved exclusively for the use of campsite patrons shall not be subject to site area restrictions for purpose of calculating campsite density.

5. At a minimum, restroom facilities shall be provided in accordance with the provisions of the Health and Safety Code, and the Housing and Community Development Codes.

6. The minimum site area for a campground shall be five (5) acres in town planning areas without adopted specific plans and ten (10) acres in a rural area. (Ord. 704 Sec.1, 1988).

7. The minimum setback for a campground shall be fifty (50) feet from all property lines. The minimum setback from the centerline of a dedicated public right-of-way shall be one hundred (100) feet. There shall be no parking, campsites, or recreational vehicle sites within the setback area. (Ord. 753 Sec.4(part), 1989).

B. Recreational vehicle parks:

1. No more than seven (7) recreational vehicle sites, not including management, operator or employee quarters, may be established per acre or 43,560 square feet of gross land area. Individual recreational vehicle spaces shall be a minimum of twenty (20) feet wide and seven hundred fifty (750) square feet in area.

2. For purposes of this Section, recreational vehicle parking site shall mean an area utilized for temporary occupancy by RVs of not more than thirty (30) days in any sixty (60) consecutive day period by an individual or group of individuals. A parking site shall not be utilized for the storage of recreational vehicles, motor homes or travel trailers. The park owner shall insure compliance with these occupancy requirements.

3. A recreational vehicle park may be operated in conjunction with any permitted use provided that the site or area upon which the use is located, and parking area for the use, shall be deducted from the net site area for purposes of calculating park site density.

4. At a minimum, restroom facilities shall be provided in accordance with the provisions of the Health and Safety Code, and the Housing and Community Development Codes.

5. The width and improvement of roads and driveways within an RV park is to be as follows:
   a. One way: Eighteen (18) feet wide if road serves sixty (60) spaces or more; fifteen (15) feet if road serves
less than sixty (60) spaces; twelve (12) feet for one-way internal road between campsite clusters without individual space access.

b. Two-way divided: Fifteen (15) feet wide on each side of divider.

c. Two-way: Twenty-four (24) feet wide.

d. Parking: There shall be a minimum of two (2) parking spaces per campsite and two (2) parking spaces per recreational vehicle site plus the parking necessary for the recreational vehicle. Parking along internal roadways is allowed only when a paved parking lane, eight (8) feet wide is provided in addition to the roadway.

e. Road improvement standard: Two (2) inches of A.C. plant mix over two (2) inches of Class II aggregate base or equivalent structural section based on a traffic index of 4. An oil or other dust cap may be substituted for the two (2) inches of A.C. subject to approval by the county engineer.

6. The minimum site area for a recreational vehicle park shall be five (5) acres in town planning areas without adopted specific plans and ten (10) acres in a rural area. (Ord. 704 Sec.1, 1988).

7. The minimum setback for a campground shall be fifty (50) feet from all property lines. The minimum setback from the centerline of a dedicated public right-of-way shall be one hundred (100) feet. There shall be no parking, campsites, or recreational vehicle sites within the setback area. (Ord. 753 Sec.4(part), 1989).
Chapter 17.100

LIGHT MANUFACTURING AND INDUSTRIAL ZONE (M-1)

Sections:

17.100.010 Purpose and intent.
17.100.020 Development standards for M-1.
17.100.030 Minimum setback standard.
17.100.040 Design criteria.
17.100.050 Phasing of the project.
17.100.060 Procedures for approval for a M-1 PLAN.
17.100.070 Granting of permits.

17.100.010 Purpose and Intent.

The Light Manufacturing and Industrial Zone-1, hereinafter referred to as M-1 zone is designed to provide area for light industrial development that can be established in close proximity to commercial and residential development. (Ord. 704 Sec.1, 1988).

17.100.020 Development standards for M-1.

Development standards for the M-1 zone shall be as follows:

A. Location: This zone shall be located on, or easily accessible to state highways and designated primary county roads, i.e. collector and arterial roads as specified on the current official county road map, as amended from time to time.

B. Uses:

1. Permitted Uses:
   a. Automotive; assembly, repair, and painting;
   b. Boat and boating equipment manufacturing and repair;
   c. Ceramic products;
   d. Sign manufacturing;
   e. Electrical parts and components, manufacture and assembly;
   f. Engine rebuilding and assembly;
   g. Gas and electrical fixture manufacture assembly;
   h. Cabinet and carpentry shops;
   i. Machine shops and sheet metal shops excluding drop hammers and foundaries;
   j. Paint shops;
   k. Manufacturing, compounding, processing, and packaging of bakery goods; candy; cosmetics; health foods; pharmaceuticals;
1. Assembly of articles or merchandise from the following previously prepared materials: canvas; cellophane; glass; plaster; plastics or synthetics;
m. Radio, television and other communication equipment storage, assembly, repair, and wholesale;
n. Rubber and metal stamps;
o. Shoes and other footwear manufacturing;
p. Other similar manufacturing, processing, treatment or assembly activities as determined by the Planning Commission;
q. Bottling plants;
r. Creameries;
s. Laboratories;
t. Cleaning, laundry and dyeing plants;
u. Tire retreading and recapping;
v. Fabrication of products from finished rubber;
w. Assembly of electric and electronic equipment;
x. Wholesaling and warehousing;
y. Printing and publishing;
z. Lumber and wood product manufacturing or processing except planing mills and sawmills;
   aa. Contractors equipment yard;
   bb. Public utility facilities and maintenance yards and other public facilities.
2. Accessory Uses: Research and development facilities and all accessory uses listed in CG-1, Section 17.88.020(B)(2).
3. Conditional uses: None.
4. Prohibited uses: All uses listed in Section 17.108.200 of this Title and other uses not listed above are prohibited.

C. Minimum parcel or lot sizes: No parcel of real property shall be divided or split into two (2) or more parcels or lots by voluntary transfer, court action or other conveyance where any one (1) of the parcels or lots so created will be less than twenty (20) acres or one-half of a legal quarter-quarter section in gross area.

In no case shall any individual sub-parcel within the PARK, either for an individual's private use, or as a common ownership area, be less than six thousand (6,000) square feet in area.

D. Density: One (1) single family residence per twenty (20) acres or one-half of a legal quarter-quarter section in gross area. The density contained herein shall remain unchanged regardless of whether or not the PARK is subdivided in sub-parcels as permitted by this Title. (Ord. 704 Sec.1, 1988).
17.100.030 Minimum setback standards.
The setback standards and parking or development within the setbacks for the M-1 zone shall be as specified for the CG-1 zone listed in Section 17.88.030 of this Title. (Ord. 704 Sec.1, 1988).

17.100.040 Design criteria.
The design criteria for the M-1 zone shall be as specified for the CG-1 zone listed in Section 17.88.040 of this Title. (Ord. 704 Sec.1, 1988).

17.100.050 Phasing of the project.
Project phasing in the M-1 zone shall be as specified for the CG-1 zone listed in Section 17.88.050 of this Title. (Ord. 704 Sec.1, 1988).

17.100.060 Procedures for approval for an M-1 PLAN.
The procedures for establishing an M-1 zone shall be as specified for the CG-1 zone listed in Section 17.88.060 of this Title. (Ord. 704 Sec.1, 1988).

17.100.070 Granting of permits.
Granting of permits for an M-1 zone shall be as specified for the CG-1 zone listed in Section 17.88.070 of this Title. (Ord. 704 Sec.1, 1988).
Chapter 17.104
HEAVY MANUFACTURING AND INDUSTRIAL ZONE (M-2)

Sections:

17.104.010 Purpose and intent.
17.104.030 Minimum setback standards.
17.104.040 Design criteria.
17.104.050 Phasing of the project.
17.104.060 Procedures for approval for an M-1 PLAN.
17.104.070 Granting of permits.

17.104.010 Purpose and intent.
The Heavy Manufacturing and Industrial Zone-2, hereinafter referred to as M-2 zone is designed to provide for a variety of unique general industrial activities which are not allowed in the M-1 zone. (Ord. 704 Sec.1, 1988).

Development standards for the M-2 zone shall be as follows:
A. Location: This zone shall be located on, or easily accessible to state highways and designated primary county roads, i.e. collector and arterial roads as specified on the current official county road map, as amended from time to time.
B. Uses:
   1. Permitted uses:
      a. All M-1 uses shall be allowed in the M-2 zone;
      b. Bulk storage and/or sale of gasoline, propane or similar petroleum products;
      c. Junkyards or areas for the storage of inoperable automobiles;
      d. Billboards or other types of outdoor advertising devices;
      e. Airports, helicopter pads and other types of aircraft landing areas;
      f. Food product processing;
      g. Fruit and vegetable packing;
      h. Concrete or asphalt batch plants, sand and gravel plants, rock crushing or stamp mills or similar uses which generate dust and noise and are conducted principally outside of a building or enclosed structure;
      i. Smelting; blast, cupola or metal furnace, coke ovens;
      j. Dehydrators;
k. Distillation of bone, dog or cat food factory, fat rendering fish cannery, garbage, abattoir, dead animal disposal or reduction;
   l. Incineration, reduction or dumping of offal, garbage or refuse disposal (except solid waste collection sites);
   m. Refining of petroleum products;
   n. Rolling mill;
   o. Salt works;
   p. Sand blasting (when conducted outside a building or structure);
   q. Soap works;
   r. Tanning or wood distillation;
   s. Manufacture of acetylene gas, ammonia, asbestos, asphalt or explosive.

2. Accessory uses: Research and development facilities and all accessory uses listed in CG-1, Section 17.88.020(B)(2).

3. Conditional uses: None.

4. Prohibited uses: All uses listed in Section 17.106.200 of this Title and other uses not listed above are prohibited.

C. Minimum parcel or lot sizes: No parcel of real property shall be divided or split into two (2) or more parcels or lots by voluntary transfer, court action or other conveyance where any one (1) of the parcels or lots so created will be less than forty (40) acres or a legal quarter-quarter section in gross area.

In no case shall any individual sub-parcel within the PARK, either for an individual's private use, or as a common ownership area, be less than one (1) acre in area.

D. Density: One (1) single family residence per forty (40) acres or a legal quarter-quarter section in gross area. The density contained herein shall remain unchanged regardless of whether or not the PARK is subdivided in sub-parcels as permitted by this Title. (Ord. 704 Sec.1, 1988).

17.104.030 Minimum setback standard.
The setback standards and parking or development within the setbacks for the M-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.030 of this Title. (Ord. 704 Sec.1, 1988).

17.104.040 Design criteria.
The design criteria for the M-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.040 of this Title. (Ord. 704 Sec.1, 1988).

17.104.050 Phasing of the project.
Project phasing in the M-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.050 of this Title. (Ord. 704 Sec.1, 1988).

17.104.060 Procedures for approval for an M-2 PLAN.
Procedures for establishing an M-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.060 of this Title. (Ord. 704 Sec.1, 1988).

17.104.070 Granting of permits.
Granting of permits for an M-2 zone shall be as specified for the CG-1 zone listed in Section 17.88.070 of this Title. (Ord. 704 Sec.1, 1988).
Chapter 17.108
SUPPLEMENTARY STANDARDS

Sections:

17.108.010 Purpose and intent.
17.108.020 Effect of regulations.
17.108.030 Similar uses.
17.108.040 Minimum parcel or lot size standards.
17.108.050 Density standards.
17.108.060 General use standards.
17.108.070 Home enterprises.
17.108.080 Rural home industry.
17.108.090 Mobile home parks.
17.108.095 Pre-1976 mobile homes.
17.108.100 Planned or cluster residential development and preservation of open space.
17.108.110 Mineral or construction material processing site standards.
17.108.115 Model homes and model homes with sales offices within residential zoning districts.
17.108.120 Off street parking.
17.108.130 Structure location.
17.108.140 Structure height.
17.108.150 Secondary residences.
17.108.160 Nursing care facilities.
17.108.170 Day care facilities.
17.108.180 Bed and breakfast and residential transient rentals.
17.108.190 Signs.
17.108.200 Uses prohibited in all zones.

17.108.010 Purpose and intent.

(Section not changed)

17.108.020 Effect of regulations.

(Section not changed)

17.108.030 Similar uses.

(Section not changed)

17.108.040 Minimum parcel or lot size standards.

(Section not changed)

17.108.050 Density standards.

(Section not changed)

17.108.060 General use standards.

(Section not changed)

17.108.070 Home enterprises.

(Section not changed)
17.108.080 Rural home industry.  
(Section not changed)

17.108.090 Mobile home parks.  
(Section not changed)

17.108.095 Pre-1976 mobile homes.  
(Section not changed)

17.108.100 Planned or cluster residential development and preservation of open space.  
(Section not changed)

17.108.110 Mineral or construction material processing site standards.  
(Section not changed)

17.108.115 Model homes and model homes with sales offices within residential zoning districts.  
(Section not changed)

17.108.120 Off street parking.  
(Section not changed)

17.108.130 Structure location.  
(Section not changed)

17.108.140 Structure height.  
(Section not changed)

17.108.150 Secondary residences.  
(Section not changed)

17.108.160 Nursing care facilities.  
(Section not changed)

17.108.170 Day care facilities.  
(Section not changed)

17.108.180 Bed and breakfast and residential transient rentals.  
(Section not changed)

17.108.190 Signs.  
(Section not changed)

17.108.200 Uses prohibited in all zones.
The following land uses are prohibited in all zoning districts:

A. Medical marijuana dispensaries;
B. The collective or cooperative cultivation of marijuana;
C. The cultivation of marijuana for medical purposes by person(s) not residing on the property on a permanent basis.
Chapter 17.148

DEFINITIONS

Sections:

17.148.010 Definitions of terms and phrases.

17.148.010 Definitions of terms and phrases.
The following terms and phrases shall be used in this title and are listed alphabetically:

(Rest of Chapter not changed)

Medical Marijuana:
Defined in strict accordance with California Health and Safety Code Sections 11362.5 and 11362.7 et seq.

Medical Marijuana Dispensary:
Any facility or location, whether fixed or mobile, where medical marijuana or items containing medical marijuana (e.g. food or drink products) is made available to, and/or exchanged with, and/or distributed or sold to one (1) or more of the following: a qualified patient, a person with an identification card, or a primary caregiver as those terms are defined in California Health and Safety Code Section 11362.5 and 11362.7 et seq. Unless otherwise regulated by this Code or applicable law, a "medical marijuana dispensary" shall not include the following uses: a clinic licensed pursuant to Chapter 1 of Division 2 of the Health and Safety Code, a health care facility licensed pursuant to Chapter 2 of Division 2 of the Health and Safety Code, a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code, a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code, a residential hospice, or a home health agency licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, Health and Safety Code sections 11362.5 and 11362.7 et seq.

Collective or cooperative cultivation of marijuana:
The association within California of qualified patients, persons with valid identification cards, and/or designated primary care givers to cultivate marijuana for medical purposes as defined in strict accordance with California Health and Safety Code sections 11362.5 and 11362.7 et seq.
(Rest of Chapter not changed)
CHAPTER 17.312

SINGLE FAMILY RESIDENTIAL (9,000 SQUARE FEET) ZONE
(SFR-9K)

Sections:

17.312.010 Single family residential (9,000 square feet) zone (SFR-9K).
17.312.020 Development standards for SFR-9K.

17.312.010 Single family residential (9,000 square feet) zone (SFR-9K)
The purpose of this zoning classification is to provide single family housing on smaller parcels based upon the availability of community water and sewer systems. Development within this classification shall be limited to single family residential structures and appurtenant structures and uses and other uses and activities that will not be detrimental or obnoxious to the surrounding neighborhood. (Ord. 822, Sec.1, 1992)

17.312.020 Development standards for SFR-9K.
Development standards for the SFR-9K zone shall be as follows:

A. Uses:
   1. Permitted uses:
      a. One (1) single family residence per parcel;
      b. Residential accessory structures;
      c. Residential care and day care facilities within a residence and serving six (6) or less residents in accordance with the standards contained in Section 17.334.030;
      d. Home occupations in accordance with the standards contained in Section 17.334.010.
   2. Conditional uses:
      a. One secondary residence with a maximum size of eight hundred (800) sq. ft. on parcels which comply with the minimum parcel size standard;
      b. Churches;
      c. Community parks and playgrounds;
      d. Day care facilities within a residence and serving seven (7) to twelve (12) children.
   3. Prohibited uses:
      All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited, except similar uses in compliance with Section 17.334.060.

B. Minimum lot size/density: Minimum lot size shall be nine thousand (9,000) sq. ft. exclusive of road easements. The maximum density shall be one (1) single
family residence per parcel including a secondary residence as provided for in this section. (Ord. 912 Sec.II, 1997; Ord. 822, Sec.I, 1992)
CHAPTER 17.314

SINGLE FAMILY RESIDENTIAL (1/2 ACRE) ZONE
(SFR-1/2AC)

Sections:

17.314.010 Single family residential (1/2 acre) zone (SFR-1/2AC).
17.314.020 Development standards for SFR-1/2AC.

17.314.010 Single family residential (1/2 acre) zone (SFR-1/2AC).
The purpose of this zoning classification is to provide single family housing on larger parcels based upon the availability of community water and sewer systems. Development within this classification shall be limited to single family residential structures and appurtenant structures and uses and other uses and activities that will not be detrimental or obnoxious to the surrounding neighborhood. (Ord. 822, Sec.I, 1992)

17.314.020 Development standards for SFR-1/2AC.
Development standards for the SFR-1/2AC Zone shall be as follows:
A. Uses:
   1. Permitted uses:
      a. One (1) single family residence per parcel;
      b. Residential accessory structures;
      c. One secondary residence with a maximum size of eight hundred (800) sq. ft. on parcels which comply with the minimum parcel size standard;
      d. Residential care and day care facilities within a residence and serving six (6) or less residents in accordance with the standards contained in Section 17.334.030;
      e. Home occupations in accordance with the standards contained in Section 17.334.010.
2. Conditional uses:
   a. Churches;
   b. Community parks and playgrounds;
   c. Day care facilities within a residence and serving seven (7) to twelve (12) children.
3. Prohibited uses:
   All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited, except similar uses in compliance with Section 17.334.060.

B. Minimum lot size/density: Minimum lot size shall be 1/2 acre (21,780 sq. ft.) exclusive of road easements. The maximum density shall be one (1) single family residence per parcel including a secondary residence as provided for in this section.  (Ord. 912 Sec.II, 1997; Ord. 822, Sec.I, 1992)
CHAPTER 17.316
MULTI-FAMILY RESIDENTIAL ZONE (MFR)

Sections:

17.316.010 Multi-family residential zone (MFR).
17.316.020 Development standards for MFR.

17.316.010 Multi-family residential zone (MFR).
This zoning classification is designed to provide higher density housing in and around the commercial core of the community. Housing within this classification may include apartments, condominiums, townhouses, zero lot line homes, mobile home parks or detached single family homes. (Ord. 822, Sec.1, 1992)

17.316.020 Development standards for MFR.
Development standards for the MFR zone shall be as follows:
A. Uses:
   1. Permitted uses:
      a. Single family residential structures in accordance with the density standards set forth in Section 17.316.020(B) and subject to the architectural theme and development guidelines for the design review overlay zone contained in Section 17.336.060;
      b. Attached residential units including duplexes, apartments, condominiums, townhouses and similar development subject to the density standards established herein;
      c. Residential accessory structures.
   2. Conditional uses:
      a. Mobile home parks;
      b. Churches, non-profit lodge halls, clubs, fraternal organizations;
      c. Light commercial uses when an integral part of a multi-family development.
   3. Prohibited uses:
      All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited, except similar uses in compliance with Section 17.334.060.
B. Minimum lot size/density: The density standard shall be four thousand (4,000) sq. ft. of land area for the first multi-family unit and one thousand five hundred (1,500) sq. ft. for each additional residential unit added.
thereof, or nine thousand (9,000) sq. ft. for single family residential uses. Calculation of square footage shall be exclusive of road easements. Minimum lot size shall be nine thousand (9,000) sq. ft. except as provided by planned unit development zoning. (Ord. 912 Sec.II, 1997; Ord. 822, Sec.I, 1992)
CHAPTER 17.318

PROFESSIONAL OFFICE ZONE (PO)

Sections:

17.318.010 Professional office zone (PO).
17.318.020 Development standards for PO.

17.318.010 Professional office zone (PO).
This zoning classification is designed to provide areas for the development of business and professional office uses with related business and institutional uses to the exclusion of retail business in general. It is intended that PO areas, and the uses therein, will be compatible and convenient to residential areas and the general business area. (Ord. 822, Sec.I, 1992)

17.318.020 Development standards for PO.
Development standards for the PO zone shall be as follows:
A. Uses:
   1. Permitted uses:
      a. Law offices, title company offices, accountants offices, insurance offices, and doctors and dentists offices;
      b. Government offices;
      c. Retail uses appurtenant to permitted uses;
      d. One (1) single family residential unit per parcel;
      e. Other uses determined to be similar to and compatible with the above.
   2. Conditional uses:
      a. Churches, non-profit lodges, clubs, fraternal organizations;
      b. Commercial parking lots;
      c. Multi-family residential in accordance with the density standards contained in Chapter 17.316 (multi-family residential zone).
   3. Prohibited uses:
      All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited, except similar uses in compliance with Section 17.334.060.
B. Minimum lot size/density: Minimum lot size shall be nine thousand (9,000) sq. ft. exclusive of road easements. Density shall be one (1) single family residence per nine thousand (9,000) sq. ft. except that higher densities shall be allowed subject to an approved use permit. (Ord. 912 Sec.II, 1997; Ord. 822, Sec.I, 1992)
CHAPTER 17.320

GENERAL COMMERCIAL ZONE (GC)

Sections:

17.320.010 General commercial zone (GC).
17.320.020 Development standards for GC.

17.320.010 General commercial zone (GC).
This zoning classification is designed to provide the
commercial services necessary and desirable to residents within
the Mariposa town planning area, the surrounding region and
tourists. (Ord. 822, Sec.I, 1992)

17.320.020 Development standards for GC.
Development standards for the GC zone shall be as follows:
A. Uses:
   1. Permitted uses:
      a. General retail sales located within a
         building generally including the sale of food, clothing,
         hardware, drugs, liquor, general merchandise, artwork, antiques,
         auto parts and other uses of a similar character;
      b. Professional offices of a service character
         located within a building including doctor, dentist, real estate
         sales, title company, attorney and other similar offices;
         photographic studios, printing and duplicating services and
         other uses of a similar character;
      c. Restaurants, drive-in restaurants, cocktail
         lounges, bowling alleys, movie theaters, lodge halls and other
         similar uses;
      d. Hotels, motels, conference facilities and
         other similar tourist service facilities;
      e. Dry cleaning establishments, laundromats,
         video rental and other similar miscellaneous uses;
      f. A maximum of four (4) residential units per
         parcel when an integral part of a commercial development.
   2. Conditional uses:
      a. Any uses involving outside sales or storage
         areas;
      b. Service stations;
      c. Any use involving the bulk storage of
         flammable or hazardous materials;
      d. Emergency medical care facilities, fire
         stations and other similar uses;
e. Single or multi-family residential uses in accordance with the density standards contained in Chapter 17.316 (multi-family residential zone).
3. Prohibited uses:
   All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited, except similar uses in compliance with Section 17.334.060.

   B. Minimum lot size/density: Minimum lot size shall be nine thousand (9,000) sq. ft. exclusive of road easements. (Ord. 912 Sec.II, 1997; Ord. 822, Sec.I, 1992)
CHAPTER 17.322

LIGHT INDUSTRIAL ZONE (LI)

Sections:

17.322.010 Light industrial zone (LI).
17.322.020 Development standards for LI.

17.322.010 Light industrial zone (LI).
This zoning classification is designed to provide locations for those essential uses not allowed within the residential or commercial classification. This classification allows for the types of uses that generate employment opportunities for residents of Mariposa and the surrounding area. Typically the uses allowed within this classification are not appropriate in the commercial areas due to space and access demands and potential land use conflicts. (Ord. 822, Sec.1, 1992)

17.322.020 Development standards for LI.
Development standards for the LI zone shall be as follows:
A. Uses:
   1. Permitted uses:
      a. Exterior and interior sales of equipment, building materials, hardware, machinery, automobiles and other similar uses;
      b. Equipment and automobile rental yards and other similar uses;
      c. Automotive and equipment repair, tire shops, muffler shops, auto glass shops, body shops and other similar uses;
      d. Construction equipment yards, public utility yards, cabinet shops, electrical shops, plumbing shops, welding shops and other similar uses;
      e. Kennels, veterinarian services, animal hospitals;
      f. Service stations, car washes and other similar uses;
      g. Manufacturing of equipment, clothing, handicrafts, electrical components and other similar uses;
      h. Warehousing and storage uses including mini-storage, boat and R.V. storage and other similar uses;
      i. Food processing including wineries, bottling plants and other similar uses;
      j. Regional office facilities including insurance, advertising, design and similar offices;
      k. Electronic research laboratories;
      l. High tech component manufacturing plants;
      m. Forest service and regional government headquarters;
n. Uses determined to be similar to and compatible with the above;
   o. One (1) residential unit per parcel in conjunction with a light industrial use.

2. Conditional uses:
   a. Bulk plants for the storage of petroleum products or other similar flammable or hazardous materials;
   b. Commercial-recreational uses.

3. Prohibited uses:
   All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited, except similar uses in compliance with Section 17.334.060.

B. Minimum lot size/density: Minimum lot size shall be nine thousand (9,000) sq. ft. exclusive of road easements. Residential densities are not applicable to this classification. (Ord. 912 Sec.II, 1997; Ord. 822, Sec.I, 1992)
CHAPTER 17.324
PUBLIC-QUASI PUBLIC ZONE (P-Q)

Sections:

17.324.010 Public-quasi public zone (P-Q).
17.324.020 Development standards for P-Q.

17.324.010 Public-quasi public zone (P-Q).
This zoning classification is applied to those areas in public ownership and whose improvements are used by the public, and also those areas in private ownership but planned for public use. All private land within the P-Q land uses shall be developed with consideration of adjacent land use policies, to be determined by the planning director, on a case-by-case basis. (Ord. 822, Sec.1, 1992)

17.324.020 Development standards for P-Q.
A. Uses:
   1. Permitted uses:
      a. Those existing land uses such as the county courthouse, the hall of records, the high school, grammar school and the cemetery shall form the nucleus for future centers for P-Q land use. Typical uses include:
         i. Public schools, public hospitals and health care facilities;
         ii. Courthouse, civic center, administrative offices;
         iii. Public fairgrounds, fire houses;
         iv. Public utility service area, motor vehicle pool;
         v. Public parks, playgrounds, recreation areas, parkways, greenbelts, waterways, reservoirs, forests, and cemeteries;
         vi. Uses determined to be similar to and compatible with the above.
   2. Conditional uses:
      a. Campgrounds;
      b. Uses involving bulk storage of flammable or hazardous materials.
   3. Prohibited uses:
      All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited. (Ord. 822, Sec.1, 1992)
CHAPTER 17.325

SCENIC RESOURCE-5 ACRE ZONE (SR-5)

Sections:

17.325.010 Scenic resource-5 acre zone (SR-5).
17.325.020 Development standards for SR-5.

17.325.010 Scenic resource-5 acre zone (SR-5).
This zoning classification identifies an area of land whose potential use for building sites is limited to very steep slopes which offer adverse conditions for road building, surface drainage, septic systems, and especially road and site grading. This classification is applied to the steep hillside areas surrounding the community and generally outside of the service area for community water and sewer, and to parcels in existence at the time the zoning district is applied which are less than twenty (20) acres in size. (Ord. 862 Sec.I, 1993).

17.325.020 Development standards for SR-5.
A. Uses:
   1. Permitted Uses:
      a. One single family residence per parcel;
      b. Open space recreational uses including parks, recreational uses, hiking trails and similar non-intensive uses;
      c. Limited agricultural including grazing and the raising of crops;
      d. Timber harvesting conducted in accordance with the scenic highway overlay standards contained in chapter 17.65 of this title;
      e. One (1) secondary residence per parcel.
   2. Conditional uses:
      None.
   3. Prohibited uses:
      All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited, except similar uses in compliance with Section 17.334.060.

B. Minimum lot size/density: Minimum lot area shall be five (5) acres. The maximum density shall be one (1) single family residence per parcel and a secondary residence as provided for in this section.

C. Special development standards for SR-5:
   1. Grading:
      a. No grading plans shall be approved and no grading shall occur except in conjunction with approved
development plans (including subdivisions) associated with construction for a permitted use.

b. Grading shall be minimized by utilization of multiple parking areas and multiple or stepped buildings which conform to the natural topography; and by design of access and interior roads or routes which conform to the natural topography and contours.
c. Natural features which contribute to the scenic quality of the hillsides, including vegetation, natural drainages, and existing topography or topographic features, shall be addressed in grading and development plans. These natural features shall be incorporated into the proposed grading and development where possible.

d. All earthmoving activities which expose soil surfaces shall be followed by application of soil stabilization and revegetation measures to prevent erosion and to revegetate exposed surfaces. Revegetation and soil stabilization methods in accordance with the recommendations or standards of the Soil Conservation Service or the Mariposa County Resource Conservation District shall be required.

2. Site Development:
   a. Buildings and structures shall be designed so as to minimize their visual impact from State Highways 49 and 140 within the Mariposa TPA. The exterior of all buildings and structures shall be constructed of non-reflective, earth tone color materials.

   b. A visual buffer area shall be required between State Highways 49 and 140 within the Mariposa TPA and all new buildings and structures to minimize the views of the buildings or structures from the highways. Use of natural topography, existing vegetation, and landscaping which is equally effective at all times of the year are appropriate to achieve this standard.

3. Exceptions: These special development standards shall not apply if the Planning Director determines the grading and/or structure is not visible from State Highways 49 and 140 within the Mariposa TPA. (Ord. 912 Sec.II, 1997; Ord. 862 Sec.I, 1993).
CHAPTER 17.326
SCENIC RESOURCE-20 ACRE ZONE (SR-20)

Sections:
17.326.010 Scenic resource-20 acre zone (SR-20).

17.326.010 Scenic resource-20 acre zone (SR-20).

This zoning classification identifies an area of land whose potential use for building sites is limited due to very steep slopes which offer adverse conditions for road building, surface drainage, septic systems, and especially road and site grading. This classification is applied to the steep hillside areas surrounding the community and generally outside of the service area for community water and sewer. (Ord. 862 Sec.I, 1993; Ord. 822 Sec.I, 1992).


A. Uses:

1. Permitted Uses:

a. One single family residence per parcel.

b. Open space recreational uses including parks, recreational uses, hiking trails and similar non-intensive uses;

c. Limited agricultural including grazing and the raising of crops;

d. Timber harvesting conducted in accordance with the scenic highway overlay standards contained in chapter 17.65 of this title;

2. Conditional uses:

None.

3. Prohibited uses:

All uses listed in Section 17.334.055 of the Mariposa County Code and uses not listed as permitted or conditional shall be prohibited.

B. Minimum lot size/density: Minimum lot area shall be twenty (20) acres. The maximum density shall be one (1) single family residence per parcel and a secondary residence as provided for in this section. The maximum density may be increased to one (1) residence per five (5) acres through the planned development process.

C. Special Development Standards for SR-20: The special development standards for the SR-20 zone shall be as specified for the SR-5 zone listed in section
17.325.020(C) of this title. (Ord. 862 Sec.I, 1993; Ord. 822 Sec.I, 1992).
CHAPTER 17.334
SUPPLEMENTARY USE STANDARDS

Sections:

17.334.010 Home based occupations.
17.334.020 Bed and breakfast and residential transient rentals.
17.334.030 Day care and community care facilities.
17.334.040 Agricultural uses.
17.334.050 Special use provisions for historic structures.
17.334.055 Uses prohibited in all zones.
17.334.060 Interpretation by the planning director.

17.334.010 Home based occupations.
(Section not changed)

17.334.020 Bed and breakfast and residential transient rentals.
(Section not changed)

17.334.030 Day care and community care facilities.
(Section not changed)

17.334.040 Agricultural uses.
(Section not changed)

17.334.050 Special use provisions for historic structures.
(Section not changed)

17.334.055 Uses prohibited in all zones.
The following land uses are prohibited in all zoning districts:

A. Medical marijuana dispensaries;
B. The collective or cooperative cultivation of marijuana.
C. The cultivation of marijuana for medical purposes by person(s) not residing on the property on a permanent basis.

17.334.060 Interpretation by the planning director.
(Section not changed)