MARIPOSA COUNTY ORDINANCE NO. 753

AN ORDINANCE AMENDING TITLE 17 OF THE MARIPOSA COUNTY CODE

ENTITLED MARIPOSA COUNTY ZONING ORDINANCE

WHEREAS, the Mariposa County Board of Supervisors has initiated text amendments to the Mariposa County Zoning Ordinance; and

WHEREAS, environmental review has been conducted on the amendments in accordance with the California Environmental Quality Act and the Mariposa County Environmental Review Policies and Procedures adopted pursuant thereto, and a Negative Declaration has been adopted for the amendments; and

WHEREAS, the Mariposa County Planning Commission and Board of Supervisors have held duly noticed public hearings on the amendments in accordance with State Law and County Code; and

WHEREAS, the Mariposa County Planning Commission has recommended approval of the amendments; and

WHEREAS, the amendments to the Zoning Ordinance are consistent with the Mariposa County General Plan.

NOW THEREFORE the Mariposa County Board of Supervisors does hereby ordain as follows:

SECTION I

Section 17.04.030 is revised to read as follows:

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. OWO 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

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.

SECTION II

Section 17.04.035 is added to read as follows:

17.04.035 Zoning Maps. A series of maps, known as the Mariposa County Zoning Maps, shall be established to show the designations and boundaries of each zone district in Mariposa County. A series of maps, known as Town Planning Area Specific Plan Maps, may be utilized to show certain districts or areas in more detail or in a different arrangement than shown on the Official Zoning Maps. The Specific Plan Maps shall define the land use boundaries established by the Specific Plan. The Official Zoning Maps and Specific Plan Maps and all notations, references, and other information shown thereon are included by reference as part of this Title as though they were all fully described and set forth herein. The Zoning Maps and Specific Plan Maps shall be maintained by the Mariposa County Planning Department and shall be available for public review and purchase.

SECTION III

Section 17.96.030 is revised to read as follows:

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.

SECTION IV

Sections 17.96.050.A.7 and 17.96.050.B.7 are added to read as follows:
A. Campgrounds:

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.

B. Recreational Vehicle Parks:

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.

SECTION V

This ordinance shall become effective thirty (30) days after final passage pursuant to Government Code Section 25123.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors on this 19th day of September, 1989 by the following vote:

AYES: BAGGETT, PUNTE, ERICKSON RADANOVICH

NOES: NONE

ABSTAINED: TABER

EXCUSED: NONE

[Signature]

GERTRUDE R. TABER, Chairman
Mariposa County Board of Supervisors

[Signature]

MARGIE WILLIAMS
Clerk of the Board

[Signature]

JEFFREY C. GREEN
County Counsel

APPROVED AS TO FORM AND LEGAL SUFFICIENCY: