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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:

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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

1 land, or portion thereof, may be classified in one (1) or more  
2 of the combining zone districts. For a lot or parcel of land,  
3 or portion thereof, classified in a combining zone district, the  
4 specific policies, standards, and regulations of the principal  
5 zone district shall be modified in accordance with the specific  
6 policies, standards, and regulations of the combining zone  
7 district.

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

## 12 SECTION II

13 Section 17.04.035 is added to read as follows:

14 17.04.035 Zoning Maps. A series of maps, known as the  
15 Mariposa County Zoning Maps, shall be established to show the  
16 designations and boundaries of each zone district in Mariposa  
17 County. A series of maps, known as Town Planning Area Specific  
18 Plan Maps, may be utilized to show certain districts or areas in  
19 more detail or in a different arrangement than shown on the  
20 Official Zoning Maps. The Specific Plan Maps shall define the  
21 land use boundaries established by the Specific Plan. The  
22 Official Zoning Maps and Specific Plan Maps and all notations,  
23 references, and other information shown thereon are included by  
24 reference as part of this Title as though they were all fully  
25 described and set forth herein. The Zoning Maps and Specific  
26 Plan Maps shall be maintained by the Mariposa County Planning  
27 Department and shall be available for public review and  
28 purchase.

## 1 SECTION III

2 Section 17.96.030 is revised to read as follows:

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

## 10 SECTION IV

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

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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

*Gertrude R. Taber*  
 \_\_\_\_\_  
 GERTRUDE R. TABER, Chairman  
 Mariposa County Board of Supervisors

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

*Margie Williams*  
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 MARGIE WILLIAMS  
 Clerk of the Board

*Jeffrey G. Green*  
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 JEFFREY G. GREEN  
 County Counsel