

DEPARTMENT: Planning

BY: Eric Toll, Director

PHONE: 966-0302

RECOMMENDED ACTION AND JUSTIFICATION:

Waive the second reading and adopt an ordinance amending the Neighborhood Commercial Zone-2 to allow self-storage facilities as a Conditional Use, with the recommended development standards and definitions. The text includes modifications made by the Board of Supervisors to the development standards on March 25th 2003.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors introduced an ordinance and adopted the resolution on March 25th, following an appeal hearing on July 23rd 2002, where a similar use determination was denied.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Negative action would result in denial of the Zoning Ordinance Text Amendment.

NEGATIVE ACTION on the General Plan Zoning Amendment would result in denial of any application for self-storage facilities as a Conditional Use in Neighborhood Commercial Zone-2.

Financial Impact? () Yes (X) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? () Yes (X) No () Partially Funded		
Amount in Budget: \$		List Attachments, number pages consecutively
Additional Funding Needed: \$		_____
Source:		_____
Internal Transfer _____		_____ Ordinance
Unanticipated Revenue _____ 4/5's vote		_____
Transfer Between Funds _____ 4/5's vote		_____
Contingency _____ 4/5's vote		_____
() General () Other		_____

CLERK'S USE ONLY:

Res. No.: _____ Ord. No. 984
Vote - Ayes: 5 Noes: _____
Absent: _____
Approved
() Minute Order Attached () No Action Necessary

COUNTY ADMINISTRATIVE OFFICER:

_____ Requested Action Recommended
_____ No Opinion
Comments: _____

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: _____
Deputy

CAO: [Signature]

MARIPOSA COUNTY ORDINANCE NO.984

**AN ORDINANCE AMENDING CHAPTER 17.80 and CHAPTER 17.148 OF THE
MARIPOSA COUNTY CODE ENTITLED NEIGHBORHOOD COMMERCIAL ZONE-2,
(INDOOR AND OUTDOOR) CN-2 AND DEFINITIONS**

The Mariposa County Board of Supervisors hereby ordains as follows:

Section I: Section 17.80.020 Chapter 17.80 of the Mariposa County Code is hereby amended to read as follows:

17.80.020 Development standards for CN-2.

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

- A. **Uses:**
1. **Permitted uses:** (no changes necessary to this section)
 2. **Accessory uses:** (no changes necessary to this section)
 3. **Conditional uses:** Self-Storage Facilities. (this section has been amended)
 4. **Prohibited uses:** (no changes necessary to this section)
- B. **Minimum parcel or lot size:** (no changes necessary to this section)
- C. **Density:** (no changes necessary to this section)
- D. **Signs:** (no changes necessary to this section)
- E. **Lighting:** (no changes necessary to this section)
- F. **Site development for self-storage:** (new section to be added by this amendment)
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:

- i. Disability glare for drivers or pedestrians
- ii. Light trespass beyond the property line, and
- iii. 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:

- i The location, lamp type, and lumens, of each fixture.
- ii The height of each fixture
- iii 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 properties and roadways.

i. 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.

i. All trees in the perimeter landscaping shall be a minimum of 15 gallons in size.

ii. All shrubs used in 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.

Section II: Section 17.148.010 of Chapter 17.148 of the Mariposa County Code is hereby amended to add the following definitions:

Fully shielded fixture. An outdoor lighting fixture that only allows emitted light to be projected below a horizontal plane running through the lowest part of the fixtures.

Disability glare. Harsh light directed within the eye's line of sight so that contact with a direct light source causes a partial blindness or reduction of visual performance.

Outdoor lighting fixture. An electronically powered illuminating device or other lighting fixture, portable or fixed, used for illumination. Such devices include, but are not limited to, spot flood and area lighting.

Lot coverage. "Lot Coverage" means the area of a lot covered by building perimeter roof area expressed as a percentage of total land.

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

Passed and Adopted by the Board of Supervisors of Mariposa County this 8th day of April, 2003, by the following vote:

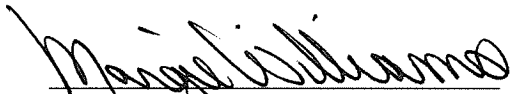
AYES: STETSON, BALMAIN, BIBBY, PARKER, PICKARD
NOES: NONE
ABSENT: NONE
ABSTAINED: NONE



BOB PICKARD, Chairman
Board of Supervisors

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



MARGIE WILLIAMS
Clerk of the Board



JEFFREY G. GREEN
County Counsel