

MARIPOSA COUNTY ORDINANCE NO. 430

The Board of Supervisors of the County of Mariposa, State of California, do hereby ordain as follows:

SECTION IV :

B. That section of land situated in the County of Mariposa as shown by the "Zoning Map" attached hereto and marked "Exhibit B" is hereby designated as a Mobile Home Exclusion Overlay District.

SECTION V:

C. The following uses and restrictions apply in Mobile Home Exclusion Overlay Districts designated under this ordinance.

1. Permitted Uses:

(a) The uses permitted for the Mobile Home Exclusion Overlay District shall be those uses permitted for the Underlay Zoning Districts, except for Mobile Homes.

(b) Mobile Homes shall be allowed in an approved and licensed Mobile Home Park.

2. Prohibited Uses:

(a) Any Mobile Home, Commercial Coach, Travel Trailer, Recreation Vehicle, Camper, Camp Trailer, or any non-permanent living facility, except:

(1) This prohibition shall not apply to the storage of owner's personal Mobile Home, Travel Trailer, Camper, or Camp Trailer. Storage is defined as the locking of the Mobile Home, Travel Trailer, Camper, or Camp Trailer, and the disconnection of all utilities in a manner to promote preservation for further use. This prohibition shall not apply

- 1 to occasional overnight use.
- 2 (2) This prohibition shall not apply while a Mobile
3 Home, Travel Trailer, Camper, Camp Trailer and
4 other non-permanent living facility is being used
5 as a temporary residence on a permit issued by
6 the Planning Commission during the construction of
7 a dwelling place, said permit not to be in force
8 longer than 18 months.
- 9 (3) This prohibition shall not apply when a Travel
10 Trailer or Mobile Home is being used as a watch-
11 man's domicile on a permit issued by the Planning
12 Commission on a construction project or a
13 commercial coach when used as an office or
14 storage on a construction project.
- 15 (4) This prohibition shall not apply to a Mobile
16 Home which was constructed or altered to meet
17 California Uniform Building Code and is placed
18 on a foundation approved by the appropriate
19 Building Dept.
- 20 (5) This prohibition shall not apply to a Mobile
21 Home that is appurtenant to a conventional
22 dwelling and used by the resident as a guest
23 house, housing for immediate family or housing
24 for an employee. Provided the Planning Commission
25 has issued a permit for such use.

26 3. Non Conforming Uses:

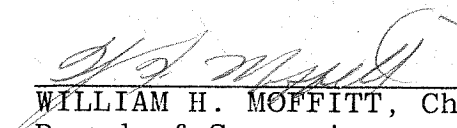
- 27 (a) Those presently existing Mobile Homes or Travel
28 Trailers in Mariposa County at the time of the
adoption of this Ordinance shall be deemed non-

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conforming use. For said non-conforming use permit, a one-time, no fee, use permit shall be issued upon an application to the Planning Commission, in person or by mail, and proof that said non-conforming use is currently registered. The addition of skirtings, awnings, decks and other similar types of appurtenances to Mobile Homes shall not be considered non-conforming uses.

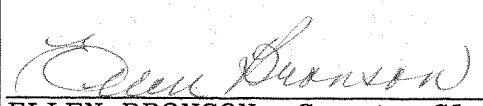
PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, this 24th day of August, 1976 by the following vote:

- AYES: Clark, Long, Moffitt, Richardson
- NOES: Dalton
- ABSENT: None
- NOT VOTING: None



WILLIAM H. MOFFITT, Chairman
Board of Supervisors

ATTEST:



ELLEN BRONSON, County Clerk &
ex-officio Clerk of the Board

There is a large maps attached to the original Ordinance on file.