

Fish Camp

H. Bed and Breakfast and Vacation Rentals.

For the purposes of this section, residential transient rental and vacation rental have the same meaning.

1. Prior to the establishment of a Bed and Breakfast or Vacation Rental use, a notice of intent to establish such a use shall be filed with the Mariposa County Planning Department on an application form and a fee paid as established in accordance with County Resolution. Thereafter, the Planning Department shall post a notice of the proposed use on the subject property in a conspicuous manner for a period of not less than fifteen (15) calendar days and copy of such notice shall be mailed to all property owners within 300 feet of the exterior property lines of the parcel containing the proposed activity.

The filing of a petition with the Planning Department on a County approved form signed by fifty percent (50%) of the property owners within 300 feet of the exterior property lines of the parcel containing the proposed activity protesting such application within twenty (20) calendar days after such notice has been mailed shall require the proposed activity to obtain a conditional use permit. If a property owner owns more than one (1) parcel within the 300 foot notice area, that property and property owner shall not be counted more than one (1) time.

In the absence of such a petition (as described above), the Planning Department shall issue a notice of approval to the applicant providing that all requirements as set forth herein have been satisfied.

2. Land Use Provisions:

Bed and Breakfast establishments are defined in County Code, Zoning Section 17.148.010.

Vacation rental establishments are defined in County Code, Zoning Section 17.148.010.

Notwithstanding other Specific Plan provisions, a duplex is defined in County Code, Zoning Section 17.148.010. Both Bed and Breakfast and vacation rentals shall meet the following requirements:

3. Use Requirements:

Bed and Breakfast and vacation rental establishments are subject to all applicable standards contained in the County Code, Zoning Section 17.108.180 with the following exceptions:

- a. No more than three (3) bedrooms are available for occupancy by transients.
- b. Signs shall comply with the provisions in Section VI B 6 g 3.
- c. A bed and breakfast or residential vacation rental may include other uses which comply with the home occupation section of this Specific Plan.

I. Compliance with Specific Plan.

Except as may otherwise be specifically provided, all land uses shall be in compliance with this Plan as follows: