

STATE OF CALIFORNIA  
COUNTY OF MARIPOSA  
PLANNING COMMISSION

Resolution  
No 2010-21

A resolution of intention to initiate amendments to Title 17, Zoning, adding an additional permitted use to the Single Family Residential (9,000 Square Foot) Zone (SFR-9K) and adding a definition for "wellness center" to the definitions section of the zoning ordinance

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**WHEREAS**, the Mariposa County Code is adopted by ordinance; and

**WHEREAS**, Title 17, Chapter 17.312 establishes Single Family Residential (9,000 square feet)(SFR-9K) zoning standards; and

**WHEREAS**, Section 17.312.020 establishes Development Standards for the Single Family Residential (9,000 square feet)(SFR-9K); and

**WHEREAS**, Section 17.148 establishes Definitions used throughout the zoning ordinance; and

**WHEREAS**, Section 17.148.010 establishes Definition of terms and phrases; and

**WHEREAS**, the adopted Mariposa County General Plan Implementation Measure 5-1a(2) states that "land development regulations should respect the diversity of rural lifestyles allowing the right to use one's property." Adding an additional permitted use to the SFR-9K zone will expand on what one can do with one's property thus allowing for more options and ultimately contributing to the rural and diverse Mariposa lifestyle.

**WHEREAS**, the adopted Mariposa County General Plan Implementation Measure 5-4b(1) states that "zoning shall include provisions to include zoning districts with flexible standards for defining business and industry uses in a changing economy." What this means is that the County's zoning ordinance needs to evolve and change given the changing world and local economic needs and demands. Proven new technology and societal evolution should be incorporated into the County's zoning ordinance resulting in positive and progressive change to all Mariposa County residents.

**NOW BE IT THEREFORE RESOLVED THAT** the Planning Commission of the County of Mariposa does hereby initiate an amendments to Sections 17.312.020 and 17.148.010 of Mariposa County Code.

**BE IT THEREFORE FURTHER RESOLVED THAT** the proposed amendments to Sections 17.312.020 and 17.148.010 would incorporate additional definitions and bring an additional permitted use classification to the SFR-9K zoning district in keeping with previous Planning Director determinations and the goals, policies and implementation measures contained in the Mariposa County General Plan.

**BE IT THEREFORE FURTHER RESOLVED THAT** the proposed amendments to Sections 17.312.020 and 17.148.010 would incorporate additional definitions and bring an additional permitted use classification to the SFR-9K zoning district in keeping with previous Planning Director determinations and the goals, policies and implementation measures contained in the Mariposa County General Plan.

**BE IT THEREFORE FURTHER RESOLVED THAT** the amendment to Section 17.148.010 of the Mariposa County Code will read as follows (new text shown in *italicized underlined type* and deleted text shown in ~~strike-thru type~~):

**17.148.010 Definitions of terms and phrases.**

The following terms and phrases shall be used in this title and are listed alphabetically:

**Wellness center:**

An educational training business with most activities conducted in a residential structure which assists individuals in teaching nutritional cooking, menu planning, hygiene and grooming, basic housekeeping tasks, improving socialization skills, basic computing, job search, gardening and yard maintenance, and personal finance and budgeting.

**BE IT THEREFORE FURTHER RESOLVED THAT** the amendment to Section 17.312.020.A(1)e of the Mariposa County Code will read as follows (new text shown in *italicized underlined type* and deleted text shown in ~~strike-thru type~~):

**17.312.020 Development standards for SFR-9K.**

Development standards for the SFR-9K zone shall be as follows:

A. Uses:

1. Permitted uses:

- a. One (1) single family residence per parcel;
- b. Residential accessory structures;
- c. Residential care and day care facilities within a residence and serving six (6) or less residents in accordance with the standards contained in Section 17.334.030;
- d. Home occupations in accordance with the standards contained in Section 17.334.010.
- e. Wellness center

**BE IT THEREFORE FINALLY RESOLVED THAT** all other text in this Section  
of County Code shall remain unchanged.

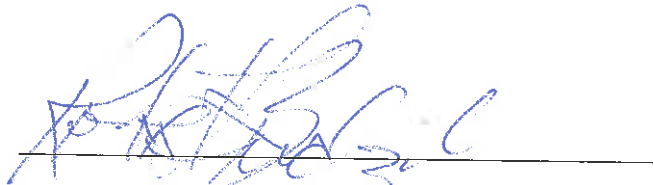
ON MOTION BY Commissioner Marsden, seconded by Commissioner Tucker, this  
resolution duly passed and adopted this 10<sup>th</sup> day of September 2010 by the  
following vote:

AYES: Marsden, Rudzik and Tucker

NOES:

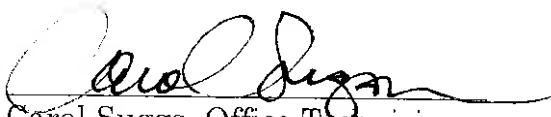
ABSENT: Francisco and Ross

ABSTAIN:



Robert L. Rudzik, Chairman  
Mariposa County Planning Commission

Attest:



Carol Suggs, Office Technician