

ORDINANCE NO. 345

ZONING ORDINANCE OF THE COUNTY OF MARIPOSA ESTABLISHING AN UNCLASSIFIED ZONE FOR THE LAND IN MARIPOSA COUNTY OUTSIDE THE BOUNDARIES OF YOSEMITE NATIONAL PARK AND OUTSIDE THE ZONE SPECIFICALLY ESTABLISHED IN MARIPOSA COUNTY ORDINANCE NO. 180, AS AMENDED: PROVIDING FOR CERTAIN USE PERMITS FOR CERTAIN USE OF LAND; AND PRESCRIBING PENALTIES FOR VIOLATIONS.

The Board of Supervisors of the County of Mariposa do ordain as follows:

SECTION 1: Unclassified Zone. All land in the County of Mariposa situate outside Yosemite National Park, and which is not zoned by Mariposa County Ordinance No. 180, as amended, is hereby established, and shall be known as "the unclassified zone".

SECTION 2: There are no regulations for lands within the unclassified zone except that the following land uses may be made only pursuant to a use permit issued as provided herein prior to construction, development, or commencement of such use or uses;

- A) Wrecking or dismantling yards
- B) Dumps or disposal areas
- C) Other uses which might be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibrations, involving the handling of explosives or dangerous materials, or which might constitute a public or private nuisance, as determined by the Planning Commission.
- D) Mobile Home Parks
- E) Kennel, animal hospital, menagerie (Collection of wild or strange animals)
- F) Camp Grounds

SECTION 2.5: The term mobile home park or mobile home parks shall have the same definition as provided by existing state laws and regulations. In addition to all regulations now provided for mobile home parks under state laws and regulations, the road standards now provided under the Mariposa County Subdivision Ordinances shall apply, except that the County may grant variances from those road standards upon a finding that it is unnecessary to impose all such road standards in the interest of public health, safety, and welfare, and in order to accomplish the purposes of the general or master plan.

SECTION 3: Definitions. The phrases "wrecking yard", and "dismantling yard", shall be synonymous with "junk yard", and shall mean a place of more than two hundred (200) square feet in size used for the storage or keeping of junk, including scrap metals or other scrap materials, and/or for the dismantling or wrecking of automobiles or other vehicles or machinery. The word "junk" shall mean any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered, or unchanged, and without further reconditioning can be used for its purpose readily as or when new, shall not be considered junk.

B) The terms "dump" and "disposal area" shall mean a public or private "disposal area" as defined in Mariposa County Ordinance No. 259 and shall also mean a place or places used for the disposal of materials by methods including, but not limited to, the following: disposal, incineration, or reduction. "Materials" include "garbage" and "refuse" as those terms are defined in Ordinance No. 259.

C) "Use Permit" means a written authorization issued by the Planning Commission, or other agency, officer, or employee of the County of Mariposa, that the Board may designate, authorizing the permittee to carry on a land use subject to the provisions of Section 2 of this Ordinance.

SECTION 4: The provisions of this Ordinance shall not affect land use commenced prior to the effective date hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, State of California, this 28th day of September, 1971 by the following vote:

AYES: Davis, Hurlbert, Long, Moffitt, Richardson
NOES: None
NOT VOTING: None
ABSENT: None

/s/ FRANK L. LONG, JR.
Frank L. Long, Jr. Chairman
Board of Supervisors of the County
of Mariposa, State of California

ATTEST:

/s/ GABRIELLE WILSON
Clerk of the Board

ORDINANCE NO. 375

The Board of Supervisors of the County of Mariposa do ordain as follows:

SECTION 1: A new subsection G is added to Section 2, Ordinance No. 345 to read as follows:

"G) - Hotels"

SECTION 2: New Subsections D and E are added to Section 3: Definitions, Ordinance No. 345, to read as follows:

"D) "Hotel" means any structure, or any portion of any structure, which is occupied, or intended or designed for occupancy, by transients for dwelling, lodging, or sleeping purposes, and includes, but is not limited to, any hotel, inn, tourist home or house, motel studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer, at a fixed location, or other similar structure or portion thereof."

"E) "Transient" means any person who exercises occupancy, or is entitled to occupancy by reason of concession, permit, right of access, license, or other agreement in a place other than their residence or domicile."

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa this 30th day of October, 1973 by the following vote:

AYES: Davis, Hurlbert, Long, Moffitt, Richardson

NOES: None

ABSENT: None

NOT VOTING: None

ATTEST:

/s/ Tom R. Richardson
Chairman of the Board

/s/ Ellen P. Ritter
County Clerk and Ex-Officio Clerk
of the Board of Supervisors