

Chapter 17.20MOUNTAIN HOME ZONE (MPZ)Sections:

17.20.010 Mountain home zone (MHZ).

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The MHS as designated on the Mariposa county land use map, is applied to land best suited for moderate residential densities based upon suitability of terrain, location adjacent to population centers and services areas. This land use classification is provided to accommodate the major portion of the rural homesite growth of the county.

A. **Development standards for MHZ.** Development standards for the MHZ shall be as follows:

1. **Uses:**

a. **Permitted uses:** Residential and those applicable uses listed under chapter 17.108 of this title. (Ord. 704 Sec.1, 1988).

b. **Administrative use permit uses:** Small scale mining in compliance with applicable standards and regulations pursuant to section 17.108.110. (Ord. 1114 Sec.I, 2015).

c. **Conditional uses:** Churches, subject to parking standards as required in section 17.108.120(F) of this title; private schools, except as permitted by section 17.108.060(I); and mining, which may include mineral or construction material processing, in conformance with the State Surface Mining and Reclamation Act and county code. (Ord. 1114 Sec.I, 2015; Ord. 816 Sec.V, 1991).

c. **Prohibited uses:** All uses listed in section 17.108.200 of this title and other uses not listed above are prohibited, except similar uses in compliance with section 17.108.120 and 17.108.030 of this title. (Ord. 1086 Sec.I, 2011; Ord. 912 Sec.II, 1997).

2. **Minimum parcel or lot size:** No parcel of real property shall be divided or split into two (2) or more parcels by voluntary transfer, court action or other conveyance, where any one (1) of the parcels so created will be less than five (5) acres in gross area.

3. **Density:** One (1) single family residence per five (5) acres. (Ord. 704 Sec.1, 1988).

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