

# Yosemite West Special Plan Summary

by Harry Hagan, Chairman Yosemite West Planning Advisory Committee  
October 15, 2005

The following is intended to succinctly summarize the current administrative draft Yosemite West Special Plan. It is intended to be a neutral summary, and is neither “pro” nor “con.”

## Guiding Principles

These are simply to preserve the rural and rustic nature of Yosemite West, and to manage vacation rental impacts on owners and residents.

## Land Uses

The acceptable land uses are:

- single family residential,
- vacation rental, and
- Bed & Breakfasts.

Future duplexes will not be permitted to use both sides for transient rentals. Thus, for example, a duplex can be built, with one side reserved for the owner’s use and the other side available for transient rentals. This restriction applies only to future construction and future conversions. All business activity must meet the County’s “home enterprise” standards.

## Grandfathering

Legally existing structures and uses are allowed to be continued, but vacation rental check-in facilities serving more than four units would be phased out.

## Site Use Standards

- Maximum size: 30% of lot size (typical Yosemite West lot sizes are about 11,000 square feet), up to a maximum of 3,000 square feet. If a secondary unit is built, the total maximum would be 3,600 square feet.
- Footprint: Maximum lot coverage is 25%. Upper stories do not count towards footprint, but are subject to the overall maximum size limits.
- Setbacks: 25 feet from front and rear property lines. Side setbacks at 10% of lot width. For sloped lots, front setbacks can be reduced up to 20 feet. Due to snow considerations, garages would be allowed as close as 5 feet to roads, subject to approval by the Mariposa County Public Works Department.

## Circulation and Parking

Overnight on-street parking would not be allowed. During snow season, on-street parking would not be allowed at any time. All new residential construction will require two off-street parking spaces. Commercial parking is prohibited except during active construction or for delivery purposes.

## Exterior Lighting

Exterior lighting must be fully shielded so that light is directed downward and not onto other properties or into the sky.

At **1:30 p.m., Saturday, October 29, 2005**, the Mariposa County Planning Commission will consider the draft Yosemite West Special Plan at:

Mariposa County Government Center (upper floor)  
5100 Bullion Street, Mariposa, California, 95338

If you are interested in commenting on this plan, either attend the meeting or write your comments to the above address, or e-mail [mariposaplanning@mariposacounty.org](mailto:mariposaplanning@mariposacounty.org).