

ORDINANCE NO. 257.

AN ORDINANCE APPLYING CERTAIN REGULATIONS TO THE USE OF LAND, BUILDING AND STRUCTURES AND TO THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS, PENDING THE ADOPTION BY THE BOARD OF SUPERVISORS OF SAID COUNTY OF THE DISTRICTING PLAN OF SACRAMENTO COUNTY FOR THE APPLICATION OF DETAILED REGULATIONS TO SAID AREA; PRESCRIBING THE PENALTY FOR VIOLATION OF ANY OF THE PROVISIONS HEREOF.

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1. The Board of Supervisors of the County of Sacramento, State of California, having heretofore instructed the County Planning Commission of said County to prepare a zoning or districting plan for said County and to make tentative reports thereon, embodying the basic structure of a land use plan, being a zoning or districting plan, and applying certain detailed regulations to certain portions of the unincorporated territory of said County, said Board of Supervisors hereby declares it to be its intention to proceed with the consideration of further tentative and final reports by said County Planning Commission, when the same shall be made, in the manner prescribed by law, for the purpose of applying the detailed regulations of said Districting Ordinance to portions of the unincorporated territory of said County. Said Board of Supervisors hereby finds that, owing to the territorial extend of said County, the diversity of interests therein and the necessity for the making of careful studies and thorough analyses of facts in the preparation of the Districting Ordinance of said County, considerable time will necessarily elapse before the adoption of said zoning or districting ordinance covering various portions of the unincorporated territory of said County, and that certain regulations of an interim nature are necessary to be adopted at this time in order to assure the orderly and harmonious development of said County, to protect the character and stability of residence areas and of sound land uses in general and otherwise to protect the public interest, health, comfort and convenience and to preserve the public peace, safety and welfare pending the preparation and adoption of the proposed Districting Ordinance.

SECTION 2. All that portion of the unincorporated territory of the County of Sacramento that is ^{not} now zoned or districted.

SECTION 3. No use of any land, building or other structure, which use is other than one-family residence in character or accessory and incidental thereto shall hereafter be established or established and conducted, and no building or other structure which is designed and/or intended to be used for any purpose other than one-family residence in character or accessory and incidental thereto shall hereafter be erected, constructed, moved or converted, within the County of Sacramento, unless and until, in any such case, a permit for such establishing or establishing and conducting or for such erection, construction moving or conversion shall first have been secured from the Board of Supervisors of said County. Application for any such permit shall be made to the County Planning Commission, which shall consider the same and shall report its recommendations with respect thereto to the Board of Supervisors. Said Board of Supervisors shall consider such application and report at its next succeeding meeting following receipt of such report from the Planning Commission. Said Board of Supervisors may issue such permit if, in the opinion of said Board, the proposed building, structure or use will not be detrimental to the character or development of the neighborhood thereof and will not otherwise adversely affect the welfare of said territory and/or of said County; or said Board of Supervisors may refuse to issue permit or may issue such permit subject to specified conditions designed to accomplish the

purpose of this Ordinance.

SECTION 4. All departments, officials and public employees of the County of Sacramento which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance and shall issue no such permit or license for uses, buildings, or purposes if the same would be in conflict with the provisions of this ordinance, and any such permit or license, if issued to conflict with the provisions of this ordinance, shall be null and void.

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than Three Hundred (\$300.00) Dollars or by imprisonment in the County Jail of said County for a term not exceeding three (3) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this ordinance and/or any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this ordinance shall be and the same is hereby declared to be unlawful and a public nuisance and the District Attorney of said County shall, upon order of the Board of Supervisors, commence action or proceedings for the abatement and removal and enjoyment thereof in the manner provided by law.

SECTION 5. This ordinance is hereby declared to be a temporary nature only to serve until such time as the County Board of Supervisors, after receiving report from the Sacramento Planning Commission, to take final action upon a districting ordinance relating to the area with the unincorporated area of Sacramento County.

SECTION 6. This ordinance is hereby declared to be an urgency measure, necessary for the immediate preservation of public health and safety and shall take effect and shall be in full force and effect immediately upon its adoption. The facts constituting said urgency are as follows: Said Board of Supervisors have heretofore instructed the County Planning Commission of said County to prepare a zoning or districting plan for said County and to make tentative reports thereon, and said Board of Supervisors intending to proceed with the consideration of further tentative and final reports by the said County Planning Commission and owing to the territorial extent of said County, the diversity of interest therein and the necessity for the making of careful studies and thorough analyses of facts in the preparation of the districting ordinance, considerable time will necessarily elapse, and that meanwhile buildings, and/or structures may be erected, altered and/or lands in the unincorporated area of Sacramento County may be used, all without the knowledge of the said Board and in a manner detrimental to the general welfare of the County, all of which would cause irreparable damage to the peace, health and safety of the County and its inhabitants, and would prevent the orderly continuance or said studies of said districting ordinance.

Passed and Adopted by the Board of Supervisors of the County of Sacramento, State of California, this 21st day of September, 1936, by the following vote:

AYES; Supervisors:	Alvord, Mapes, McDougall, Senf, and Keema.
NOES: Supervisors;	None
ABSENT: Supervisors;	None
ATTEST: T. F. PATTERSON, Clerk	
By Wm. H. Dick, Deputy.	(SEAL)

John M. Keema
Chairman, Board of Supervisors.

ORDINANCE NO. 263.

AN ORDINANCE AMENDING SECTION 3 OF ORDINANCE #257 ADOPTED SEPTEMBER 21st, 1936, AND ENTITLED "AN ORDINANCE APPLYING TO CERTAIN REGULATIONS TO THE USE OF LAND, BUILDINGS AND STRUCTURES AND TO THE ERECTION, CONSTRUCTION AND ALTERATIONS OF BUILDINGS, STRUCTURES AND IMPROVEMENTS PENDING THE ADOPTION BY THE BOARD OF SUPERVISORS OF SAID COUNTY OF THE DISTRICTING PLAN OF SACRAMENTO COUNTY FOR THE APPLICATION OF DETAILED REGULATIONS TO SAID AREA; PRESCRIBING THE PENALTY OF VIOLATION OF ANY OF THE PROVISIONS HEREOF."

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION I. Section 3 of Ordinance #257, adopted September 21, 1936 is hereby amended to read as follows:

Section 3, No use of any land other than for Agricultural, Horticultural and/or vitricultural purposes or for one family residences, shall hereafter be established and/or constructed with the County of Sacramento, unless and until a permit for such use shall first have been secured from the Board of Supervisors of said County; and no building or other structure of any kind or nature which use is other than one family residential character or accessory and incidental thereto, shall hereafter be established and/or conducted, and no building or other structure which is designed and/or intended to be used for any other purpose other than one family residential in character or accessory and incidental thereto shall hereafter be erected, constructed, moved or converted within the County of Sacramento unless and until in any such case, a permit for such erection, construction, moving or conversion shall first have been secured from the Board of Supervisors of said County.

Application for any such permit shall be made to the County Planning Commission which shall consider the same and shall report its recommendations with respect thereto to the Board of Supervisors. Said Board of Supervisors shall consider such application and report at its next succeeding meeting following receipt of such report from the Planning Commission. Said Board of Supervisors may issue such permit if, in the opinion of said Board, the proposed building structure or use will not be detrimental to the character or development of the neighborhood thereof and will not otherwise adversely affect the welfare of said territory and/or of said County; or said Board of Supervisors may refuse to issue such permit or may issue such permit subject to specified conditions designed to accomplish the purpose of this Ordinance.

SECTION 2. This Ordinance is hereby declared to be an urgency measure, necessary for the immediate preservation of public health and safety and shall take effect and shall be in force and effect immediately upon its adoption. The facts constituting said urgency are as follows:

Said Board of Supervisors have heretofore instructed the County Planning Commission of said County to prepare a zoning or districting plan for said County and to make tentative reports thereon, and said Board of Supervisors intending to proceed with the consideration of further tentative and final reports by the said County Planning Commission and owing to the territorial extent of said County, the diversity of interest therein and the necessity for the making of careful studies and thorough analyses of facts in the preparation of the districting ordinance, considerable time will necessarily elapse, and that meanwhile buildings, and/or structures may be erected, altered and/or lands in the

unincorporated area of Sacramento County, may be used, all without the knowledge of the said Board and in a manner detrimental to the general welfare of the County, all of which would cause irreparable damage to the peace, health and safety of the County and its inhabitants, and would prevent the orderly continuance of said studies of said districting ordinance.

Before the expiration of fifteen (15) days this Ordinance shall be published for one week in "The Sacramento Bee" a newspaper published in the County of Sacramento.

SECTION 3. If any section, sub-section, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not effect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance, and each section, sub-section, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, sub-sections, paragraphs, sentences, clauses or phrases be declared unconstitutional.

Passed and adopted by the Board of Supervisors of the County of Sacramento, State of California this 20th day of August, 1937, by the Following Vote:

AYES: SUPERVISORS, Alvord, Bartholomew, Champlin, McDougall, Senf,
 NOES: SUPERVISORS, None
 ABSENT: SUPERVISORS, None

H. A. Senf

Chairman, Board of Supervisors.

(SEAL)

ATTEST: T. F. PATTERSON, CLERK

By Wm. H. Dick, Deputy.

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ORDINANCE NO. 277

AN ORDINANCE ADOPTING A DISTRICTING PLAN IN A CERTAIN DESCRIBED PORTION OF SACRAMENTO COUNTY, CALIFORNIA, AND CREATING DISTRICTS IN WHICH THE USE OF LAND, ARE LIMITED, PROVIDING FOR THE ENFORCEMENT, ADJUSTMENT AND AMENDMENT THEREOF AND PRESCRIBING PENALTIES FOR ITS VIOLATION.

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

Section 1. PURPOSE AND TERRITORY ZONED:

For the public safety, health and general welfare and as a part of a comprehensive Master Plan of Sacramento County, a districting plan including that certain map entitled, "District Map (Hagginwood District) Sacramento County, California," which is a part of this ordinance, is hereby adopted and regulations governing the use of land, buildings and structures, and other matters as hereinafter set forth, and hereby established and declared to be in effect for that portion of unincorporated territory in Sacramento County described as follows:

Beginning at the point where the center line of Auburn Boulevard, intersects the center line of the Lower Marysville Road, located in Section 1, Rancho Del Paso, Sacramento County thence northerly along the center line of the Lower Marysville Road to its intersection with the center line of North Avenue produced westerly; thence Easterly along the center line of North Avenue to its intersection with the center line of Fulton Avenue produced; thence south along the center line of Fulton Avenue to its intersection in the center line of Arden Avenue; thence in a westerly direction along the center line of Arden Avenue and the extension of said center line of Arden Avenue extended Westerly to the point of beginning, excluding therefrom all that portion of City of North Sacramento. Said District is further described as being portions of Sections 1, 2, 3, 12, 13, 14, 15, 16, 17, 26, 27, 28, 29, 30, and 31, of Rancho Del Paso, Sacramento County California.

For the purpose of this ordinance certain terms and words are herewith defined as follows:

"Planning Commission" as referred to herein is the Sacramento County Planning Commission. Words used in the present tense include the future; words in the singular number include the plural; the word "building" includes the word "structure" and the word "shall" is mandatory, and not directory.

ACCESSORY BUILDING: A subordinate, detached building located upon the same building site as the building or use to which it is accessory, the use of which accessory building is incidental to that of the main building.

ACCESSORY USE: A use customarily incidental to the principal use of land and/or buildings located upon the same lot.

ALLEY: A public way providing a secondary means of access to private property.

BUILDING: A structure having a roof supported by columns or walls; and when separated by a wall without openings each portion of such building shall be deemed a separate building.

NON-CONFORMING USE: A building or land occupied by a use that does not conform with the regulations of the use district in which it is situated.

STABLE, PRIVATE: An accessory building in which not more than four (4) horses are kept for private use and not for remuneration, hire or sale.

STREET: A public thoroughfare which affords the principal means of access to abutting property.

STRUCTURE: The word structure shall also include billboards, advertising defices, tanks, towers, derricks, dredgers and industrial machinery and equipment and all improvements designed for commercial and or industrial uses.

VISION CLEARANCE: A triangular space at the street or highway corner of a corner lot, the space being defined by a line across the corner between points on the street line measured from the corner and containing no planting, walls or other structures exceeding (4) feet in height.

YARD: An open space on the same lot with a building unoccupied and unobstructed from the ground upward except as otherwise provided herein.

YARD FRONT: A yard extending across the front of the lot between the inner side yard lines and measured between (a) the front line of the lot and front line of the building, or (b) the front line of the lot and nearest line of any enclosed porch or terrace.

YEAR, REAR: A yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the building.

YARD; SIDE: A yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the building.

YARD, SIDE: A yard between the building and side line of the lot and extending from the street line to the rear yard.

Section 3. ESTABLISHING AND NAMING DISTRICT AND LIMITING CERTAIN USES THEREIN:

In order to regulate, restrict and segregate the uses of land, buildings and to regulate the area of yards, courts and other open spaces about buildings hereafter erected, the territory hereinbefore described is hereby divided into four(4) districts as follows:

- Al- Residence District. One Family Residence District
- B1- Light Commercial District
- C1- Industrial District
- D1- Public Grounds (Schools & Parks)

The boundaries of such district are shown upon the map designated as the "District Map, Hagginwood Region, Sacramento County, California", attached hereto, and made a part of this ordinance, and said map and all notations, references and other information shown thereon shall be as much a part of this ordinance as if all the matters and information set forth by said map were fully described herein.

Except as hereinafter provided: (1) no building or structure shall be erected, reconstructed or structurally altered, nor shall any land, building structure or premises be used for any purpose or in any manner other than is permitted in the district in which such building, land or premises is located, (2) no building or structure shall be erected, reconstructed or structurally altered in height in the district in which such building is located, (3) no building or structure shall be erected, nor shall any existing building be altered, enlarged, or rebuilt, nor shall any open spaces surrounding any building be encroached upon or reduced in any manner, except in conformity with the area regulations hereby established for the district in which such building is located. No yard or other open space provided about any building for the purpose of complying with the provisions of these regulations shall be considered as providing a yard or open space for any other building.

Section 4. Al- RESIDENCE DISTRICT REGULATIONS.

A- USES PERMITTED:

- 1- Single- family dwellings.
- 2- Churches
- 3- Schools, colleges, libraries, museums.

4- Gold and Country clubs.

5- Public parks

6- Farms, truck gardens, nurseries

7- Accessory buildings and structures, including private garages and stables.

8- Uses customarily incidental to and subordinate to residential use and not involving the maintenance of a store, shop or commercial enterprise, including home occupations and professional offices and studios maintained within dwellings, provided no name plate or sign exceeding two (2) square feet in area shall be displayed in connection therewith.

9- Bulletin boards or signs not exceeding six (6) square feet in area appertaining to the lease, hire or sale of only the particular buildings, property or premises upon which displayed. No other advertising sign or billboard of any character shall be permitted in any Residence District.

b- FRONT YARD:

There shall be a front yard of not less than Five (5) feet from lot line to front of building, porch or terrace. The same shall apply to the side lot line on a street.

c- VISION CLEARANCE REQUIRED:

There shall be a vision clearance on all corner lots of not less than ten (10) feet.
Section 5.

B-1 COMMERCIAL DISTRICT REGULATIONS:

a- USES PERMITTED:

1- All uses permitted in the A1 Residence District

2- Multiple dwellings

3- Hotels

4- The following ordinary retail commercial establishments and uses:

Amusement Place	Hardware
Auction Room	Laboratory
Automobile Service Station	Locksmith
Automobile Store or Parking	Lodge Hall
Bakery Sales	Meat Market
Bank	Millinery Shop
Barber Shop	Office
Battery Service Station	Painting or Decorating Shop
Beauty Shop	Plumbing
Business School or College	Post Office
Cafeteria	Print Shop
Catering	Recreation Building
Clothing	Restaurant
Confectionery	Sales or Show Room
Conservatory	Sharpening or Grinding Shop
Dancing Academy	Shoe Repair Shop
Dressmaking	Stables
Drugs	Studios
Dyeing and Cleaning Agency	Tailors
Electric Shop	Telephone
Employment Agency	Exchange
Fruit Stand	Theater
Furniture	Tire Repair
Garage, Public	Shop
Groceries	Undertaking Parlor
	Upholstery Shop

5- Any other store, shop or establishment engaged in retail business which in the judgment of the County Planning Commission is not more objectionable than any use listed above.

Section- 6- C-1- INDUSTRIAL DISTRICT REGULATIONS.

a- USES PERMITTED;

1- All uses permitted in A-1, Residential and B-1 Commercial.

2- In the Industrial Districts Buildings and lands may be used for any purpose whatsoever not in conflict with any ordinance of the County of Sacramento regulating nuisances; provided, however that no building or occupancy permit shall be issued for any of the following uses:

1. Acid manufacture
2. Cement, Lime, Gypsum or Plaster of Paris manufacture.
3. Distillation of Bones
4. Explosives, manufacture or storage
5. Fat rendering
6. Fertilizer manufacture.
7. Garbage, offal or dead animals reduction or dumping.
8. Gas manufacture
9. Glue manufacture
10. Petroleum refining
11. Smelting of tin, copper, zinc or iron ores.
12. Stock yards or slaughter animals.

Section 7- D-1- PUBLIC GROUNDS.

a- USES PERMITTED:

1. Public Parks
2. Public Schools and Colleges.
3. Public Libraries and Museums.

Section 8- NONE-CONFORMING USE:

The lawful use of land existing at the time of the passage of this ordinance, although such use does not conform to the provisions thereof, may be continued, but if such non-conforming use is discontinued, any future use of said premises shall be in conformity with the provisions of this ordinance.

The lawful use of a building existing at the time of the passage of this ordinance may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout the building provided no structural alterations, except those required by law or ordinance, are made therein. If no structural alterations are made a non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification.

The foregoing provisions shall also apply to non-conforming uses in districts hereafter changed.

Section 9- ADJUSTMENTS:

Where there are practical difficulties or unnecessary hardships in the way of enforcing the strict letter of this ordinance the planning commission may recommend to the Board of Supervisors conditional exceptions to any of the rules regulations or provisions contained herein. Where in the judgment of the Planning Commission the exception is in the nature of an adjustment of the requirements of this ordinance and not a change of district boundaries or a violation of the spirit and purpose of the ordinance, a special permit may be issued by and with the consent and approval of the Board of Supervisors for Variations from the regulations contained herein. The Board of Supervisors shall approve or disapprove all recommendations of the Planning Commission and hold such hearings thereupon as may be required, but no special permit shall be issued where variations or adjustments are involved without specific order of the Board of Supervisors.

The Planning Commission shall also have the following power where conditional exceptions to these regulations are involved provided, however, that before any variation of these regulations or adjustments is allowed the same shall be reported to the Board of Supervisors.

1- To hear protests and appeals and render reports thereupon to the Board of Supervisors where it is alleged there is error in any order, requirement, decision or determination made by inspectors or other officials in the enforcement of this ordinance.

2- By special permit all the extension of a district where the boundary line divides a lot in a single ownership at the time of the passage of this ordinance.

3- By special permit allow a reduction of lot area requirements and front, side and rear yard regulations where in the judgment of the Planning Commission the shape of the building site, topography or other conditions make a strict compliance with said regulations impossible without practical difficulty or hardship, but in no case shall these regulations be reduced by less than fifty (50) percent or in such a manner as to violate the intent and purpose of this ordinance. "Practical difficulty" and "unnecessary hardship" shall be determined with reference to actual, bonafide applications for building permits and the petition for adjustment shall show:

a- That there are special circumstances and conditions applicable to the parcel of property referred to in the application;

b- That an exception to the existing regulations is necessary for the preservation and enjoyment of a substantial property right of the petitioner;

c- That the granting of such an exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or district in which the property is located;

d- That the applicant is willing and able to proceed immediately to carry out the purpose for which the special permit is sought and agrees to conform to any regulations or restrictions imposed by the Planning Commission or Board of Supervisors as a condition for the granting of such special permit.

4- Permit public utility or public service uses and structures in any district when found to be necessary for the public health, convenience, safety or welfare.

5- Permit the location of the following uses in a district from which they are prohibited by this ordinance; polo field, artist's studio, sanitarium, an institution of a social educational or philanthropic nature, except jails, prisons, asylums, or similar buildings where human beings are housed under restraint, subject to the approval of plans for said buildings or uses after public hearing by the Planning Commission.

6- Permit the reconstruction, within twelve (12) months of a building located in a district restricted against its use, which has been damaged by fire or other calamity to the extent of not more than seventy-five (75) percent of its assessed value.

7- Interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the map fixing the several districts, accompanying and made part of this ordinance, where the street layout actually on the ground varies from the street layout as shown on the maps aforesaid.

8- Adopt from time to time such rules and regulations as may be deemed necessary to carry into effect the provisions of this ordinance.

2- MEETINGS:

Meetings of the Planning Commission for the purpose of considering zoning adjustment shall be held at least once a month or at the call of the Chairman or at such other time as the Planning Commission may determine. The Planning Commission shall adopt its own rules of procedure when acting upon zoning adjustments and keep a record of its proceedings showing the action of the Commission on each question considered.

Section 10 - BUILDING AND OCCUPANCY PERMITS:

Before commencing any work pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure within the territory covered by this ordinance as described herein, a permit for each separate building and- or structure shall be secured by the owner or his agent for said work and it shall be secured by the owner or his agent for said work and it shall be unlawful to commence said work unless said permit shall have been obtained. No permit shall be required for work which, in the judgment of the department charged with the enforcement of this ordinance, is of a minor nature. Application for a permit to build, as required above, shall be made in writing by the owner or his agent upon a blank form furnished the applicant by the department charged with the enforcement of this ordinance.

No land or premises and no structure located within the territory covered by this ordinance shall hereafter be used in whole or in part for any purpose whatsoever other than the planting, cultivation and irrigation of trees, plants or crops, until a certificate shall have been issued by the department charged with the enforcement of this ordinance stating that the proposed use of said land, premises, buildings or structure is permitted by the terms of this ordinance; and no building or structure or any part thereof shall hereafter be used and- occupied for any purpose whatsoever until a certificate shall have been issued by the department charged with the enforcement of this ordinance stating that such use and- or occupancy is permitted by the terms of this ordinance and is not prohibited by this or any other building or health laws or ordinance.

Nothing in this section shall prevent the continuance of the existing occupancy of any building or the continuance of an existing use of a building but no change of use shall be made until a certificate shall have been issued as hereinbefore provided.

A record of all certificates shall be kept on file in the office of the Planning Commission and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected. A fee of Fifty cents (\$.50¢) shall be charged for each building permit, payable to the County Treasurer.

The issuance of a permit or certificate by the department charged with the enforcement of this ordinance under the authority of this section shall not be deemed or construed to permit or authorize any violation of any of the provisions of this ordinance or law.

Section 11- PLATS:

All applications for permits and use certificates shall be accompanied by a drawing or plat, showing the lot plan, the proposed location of the building on the lot, accurate dimensions of building and lot and such other information as may be necessary to provide for the enforcement of these regulations. A careful record of the original copy of such applications and plats shall be kept in the files of the enforcing department and duplicate copy of the permit shall be kept at the building at all times during construction.

Section 12- BOUNDARIES AND DISTRICTS:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the maps accompanying and made a part of this ordinance the following rules shall apply:

a- The district boundaries are either streets or alleys unless otherwise shown, and where the designation on the map accompanying and made a part of this ordinance indicating the various districts are approximately bounded by street or alley lines, said street or alley shall be construed to be the boundary of such district.

b- Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines and where the designation on the map accompanying and made a part of this ordinance indication the various districts are approximately bounded by lot lines, said lot lines shall be construed to be the boundaries of such district unless said boundaries are otherwise indicated on the map.

c- In unsubdivided property, the district boundary lines on the map accompanying and made a part of this ordinance shall be determined by use of the scale contained on such map.

Section 13- INTERPRETATION, PURPOSE AND CONFLICT.

In interpreting and applying the provisions of this ordinance they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants or other agreement between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of building or premises or upon height of building, or requires larger open space than are imposed or required by other ordinances, rules, regulations, or by easements, covenants or agreements, the provision of this ordinance shall govern.

Section 14- CHANGES AND AMENDMENTS:

The Board of Supervisors of the County of Sacramento may from time to time, after report thereupon by the Planning Commission and after public hearings as required by law, amend, supplement or change the regulations and districts herein or subsequently established. An amendment, supplement, or change may be initiated by the Board of Supervisors, by the Planning Commission, or by petition of property owners.

Whenever the owner of any land or building desires a re-classification of his property he shall present to the Board of Supervisors a petition duly signed and acknowledged by him requesting an amendment, supplement, or change of the regulations prescribed for such property. The Board of Supervisors shall refer the petition to the Planning Commission for such hearings as may be required by law for amendments, extensions or additions to the districting plan, for the recommendations upon the boundaries of the district to be changed and such other matters as may be related to said petition, and shall take final action upon said petition within ninety (90) days after the filing thereof.

The Board of Supervisors after receipt of report and recommendation from the Planning Commission, shall hold a final hearing thereupon, duly advertised as required by law. If at the time of the final hearing before the Board of Supervisors a protest against such amendment, supplement or change is presented duly signed and acknowledged by the owners of twenty percent (20%) or more of the area of properties for which a change of classification is requested or proposed, or by twenty percent (20%) of the owners of property immediately adjacent thereto or within three hundred (300) feet thereof, no such amendment, change or supplement shall be adopted except by a four-fifths (4-5) vote of the full membership of the Board of Supervisors.

The Planning Commission is authorized to make a uniform charge not to exceed the costs payable to the County Treasurer, to cover partially the cost of making maps, sending out notices and other incidental administrative expenses involved in any petition for a change in this regulations, said charge being due and payable at the time of filing any petition or request for change.

Section 15- VALIDITY

If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, sub-section, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be unconstitutional or invalid.

Section 16; ENFORCEMENT, LEGAL PROCEDURE, PENALTIES:

The provisions of this ordinance will be enforced by or under the direction of the Board of Supervisors of Sacramento County, pending the organization of a building inspection department for the enforcement of building and housing codes, and other health and sanitary regulations, it shall be the duty of the Planning Department to issue permits, make inspections and otherwise enforce the regulations of this ordinance.

Any person, firm or corporation violating any provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than \$500.00 or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment, such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person firm or corporation, and shall be punishable as herein provided.

The failure of any owner to remove any building or structure erected in violation of the terms of this ordinance after personal service upon him or a written demand of the District Attorney of the County of Sacramento to remove the same shall be deemed a violation of this ordinance and a distinct and separate violation of the terms of this ordinance shall be deemed to have been committed by said owner for each day during any portion of which he shall fail to remove said building or structure after the service of said demand.

Any building or structure set up, erected, built or maintained contrary to the provisions of this ordinance shall be and the same is hereby declared to be a public nuisance and the District Attorney of the County of Sacramento shall, upon being notified or informed by the Board of Supervisors, of Sacramento County of the setting up, erection, building or maintenance of such building or structure herein declared to be a public nuisance, immediately commence such action or actions, proceedings for the abatement and removal and injunction thereof in the manner provided by law and shall take such other steps and shall apply to any court having jurisdiction for such other relief as will abate and remove such buildings or structure and restrain and enjoin any person, firm or corporation from setting up, erecting, building or maintaining any such building or structure.

The remedies provided for herein shall be cumulative and not exclusive.

Section 17- WHEN EFFECTIVE:

This ordinance shall take effect and be in full force and effect from and after thirty days after its passage and publication as provided by law. The Clerk of this Board is hereby authorized and directed to cause this ordinance to be published in the Tribune Progress, a newspaper of general circulation printed and published in the County of Sacramento, State of California, for at least one week prior to fifteen days after its passage

PASSED AND ADOPTED AS AN ORDINANCE OF THE COUNTY OF SACRAMENTO at a regular meeting of the Board of Supervisors of the County of Sacramento, held on the 18th day of March, 1940, by the following vote:

AYES: Supervisors, Alvord, Bartholomew, Champlin, McDougall, Senf.

NOES: Supervisors, None

ABSENT: Supervisors, None

Charles S. Alvord
Chairman of the Board of Supervisors of
the County of Sacramento, California.

(SEAL) ATTEST:
T. F. PATTERSON, COUNTY CLERK

By Wm. H. Dick, Deputy.

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