

SACRAMENTO METROPOLITAN PLANNING COMMITTEE

PLANNING COMMISSION
County of Sacramento
827-7th Street
Sacramento, Calif.

MODEL ZONING ORDINANCE
FOR USE IN

SACRAMENTO METROPOLITAN AREA

NOVEMBER, 1948

This model ordinance has been prepared by the Sacramento Metropolitan Planning Committee after more than a year and a half of study.

The Metropolitan Planning Committee is an unofficial organization composed of at least two representatives of the Planning Commissions of Sacramento and Yolo Counties and the cities of Sacramento, North Sacramento and Davis. The Committee has no authority to commit the local government agencies represented by its members to any course of action. Any adoption of this ordinance or any other recommendations of the Committee must be by the respective Planning Commissions and the legislative bodies of the cities and counties concerned.

The purpose of the ordinance is to facilitate the coordination and standardization of zoning maps and ordinances in the Sacramento Metropolitan Area, which includes Sacramento and Yolo Counties and the cities of Sacramento and North Sacramento. The cities of Davis, Woodland, and Winters and the unincorporated communities of Carmichael and Fair Oaks were also represented in the study.

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Copies of this ordinance may be obtained at a cost of \$1.00 each, postpaid,
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CITY PLANNING COMMISSION, CITY HALL, SACRAMENTO, CALIFORNIA.

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STANDARD ZONING CLASSIFICATIONS AND SYMBOLS

SYMBOLS

ZONE

COLOR DESIGNATION

WHITE	U-C	UNCLASSIFIED PARKS AND	PUBLIC PROPERTY CEMETERIES
WHITE	A-1	AGRICULTURAL	
GRAY	R-A	SUBURBAN	
YELLOW	R-1	ONE - FAMILY	
ORANGE	R-2	TWO - FAMILY	
PURPLE DIAG.	R-3	MULTIPLE - FAMILY (NEIGHBORHOOD)	
PURPLE	R-4	MULTIPLE - FAMILY (CENTRAL)	
RED DIAG.	C-1	LIMITED COMMERCIAL (NEIGHBORHOOD)	
RED X - DIAG	C-2	COMMERCIAL (GENERAL)	
RED	C-3	COMMERCIAL (CENTRAL BUSINESS)	
BROWN DIAG.	M-1	LIGHT INDUSTRIAL	
BROWN	M-2	HEAVY INDUSTRIAL	

NOTE: DIAG.=DIAGONAL LINES
DESIGNATIONS MAY BE USED ALONE WITHOUT COLOR

SACRAMENTO CITY PLANNING COMMISSION

OCTOBER 1948

PLATE NO.

9. To prevent undue concentration of population.
10. To lessen congestion on streets.
11. To promote health, safety, and the general welfare, all in accordance with a comprehensive master plan.

SECTION 2 : ZONES

A. In order to carry out the purpose and provisions of this ordinance the _____ is hereby divided into _____ Zones,

known as:

- | | |
|-------|-------------------------|
| "A-1" | Agricultural Zone |
| "R-A" | Suburban Zone |
| "R-1" | One Family Zone |
| "R-2" | Two Family Zone |
| "R-3" | Multiple Family Zone |
| "R-4" | Multiple Family Zone |
| "C-1" | Limited Commercial Zone |
| "C-2" | Commercial Zone |
| "C-3" | Commercial Zone |
| "M-1" | Light Industrial Zone |
| "M-2" | Heavy Industrial Zone |

B. The boundaries of said zones are shown upon the map attached hereto and made a part of this ordinance, being designated as the "Zoning Map" and said map and all notations, references, and other information shown thereon shall be as much a part of this ordinance as if the matters and information set forth by said map were fully described herein.

SECTION 3 : DEFINITIONS

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

1. ACCESSORY BUILDING: A detached subordinate building located on the same premises as the main building or buildings, the use of which is customarily incidental to that of the main building or to the use of the land.
2. APARTMENT HOTEL: A building or portion thereof designed for or containing both individual guest rooms or suites of rooms and dwelling units.
3. AUTOMOBILE AND TRAILER SALES AREA: An open area, other than a street or alley, used for the display, sale or rental of new or used automobiles or trailers.
4. AUTOMOBILE WRECKING ESTABLISHMENT: The business of dismantling or wrecking of used motor vehicles or trailers.
5. BASEMENT: A story partly or wholly underground. (See definition of "story").
6. BOARDING HOUSE: A building containing not more than five (5) guest rooms where lodging and/or meals are provided for 3 or more persons for compensation.
7. BUILDING: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or chattels.
8. BUILDING, HEIGHT OF: The vertical distance measured from the adjoining curb level, to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average level between eaves and ridge of a gable, hip or gambrel roof; provided however, that buildings may be measured from the average elevation of the finished lot grade at the front of the building.
9. CAMP, PUBLIC: Any area or tract of land used or designed to accommodate two (2) or more automobile house trailers, or two (2) or more camping parties.
10. CAMP, TRAILER: Same as "Camp, Public."

11. CEMETERY: Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries, when operated in conjunction with and within the boundary of such cemetery.
12. COMMISSION: Shall mean the _____ Planning Commission.
13. COURT: An open unoccupied space, other than a yard, on the same lot with a building and bounded on one (1) or more sides by such building or buildings.
14. COURT BUNGALOW: Two or more single family detached dwellings arranged around one (1), two (2) or three (3) sides of a court which opens onto a street.
15. CURB LEVEL: The level of the established curb in front of the building measured at the center of such front. Where no curb level has been established, the _____ Engineer shall establish such curb level or its equivalent for the purpose of this ordinance.
16. DWELLING: A building or portion thereof designed exclusively for residential occupancy.
17. DWELLING UNIT: One or more rooms in a dwelling or apartment hotel designed for occupancy by one family for living or sleeping purposes and having kitchen facilities.
18. DWELLING, ONE-FAMILY: A detached building designed exclusively for occupancy by one (1) family.
19. DWELLING, TWO-FAMILY: A detached building designed exclusively for occupancy by two (2) families living independently of each other, but under one (1) roof.
20. DWELLING, APARTMENT HOUSE: A building or portion thereof at least two stories in height, designed for occupancy by three (3) or more families living independently of each other, but under one roof.
21. DWELLING, GROUP: One or more buildings, containing two or more dwelling units and arranged around one (1), two (2) or three (3) sides of a court which opens onto a street.

48. NON-CONFORMING USE: A use which lawfully occupied a building or land at the time this ordinance became effective and which does not conform with the use regulations of the zone in which it is located.
49. PARKING AREA, PUBLIC: An open area, other than a street or alley, used for the parking of automobiles and available for public use whether free, for compensation or as an accommodation for clients or customers.
50. PARKING SPACE, AUTOMOBILE: Space within a public parking area or a building, exclusive of driveways, ramps, columns, office and work areas, for the temporary parking or storage of one (1) automobile.
51. STABLE, PRIVATE: A detached accessory building for the keeping of horses, mules or burros, owned by the occupants of the premises and not kept for remuneration, hire or sale.
52. STABLE, PUBLIC: A stable other than a private stable.
53. STORY: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than six feet (6') above grade such basement or cellar shall be considered a story.
54. STORY, HALF: A story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds ($2/3$) of the floor area immediately below it.
55. STRUCTURE: Anything constructed or erected which requires location on the ground or attached to something having location on the ground.
56. STRUCTURAL ALTERATIONS: Any change of the supporting members of a building or structure such as bearing walls, columns, beams or girders.

1. Front Yard

There shall be a front yard of not less than fifty (50) feet.

2. Side Yard

There shall be a side yard on each side of main building not less than twenty (20) feet.

3. Rear Yard

There shall be a rear yard of not less than thirty-five (35) feet.

4. Lot Area

No lot, farm or other parcel of land shall be reduced in area to less than two (2) acres. There shall be not less than one (1) acre per dwelling unit.

SECTION 5 : "R-A" SUBURBAN ZONE

Within any "R-A" Suburban Zone no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged, unless otherwise provided in this ordinance, except for the following uses:

A. USE REGULATIONS:

1. One family dwellings.
2. Public schools, colleges, including dormitories, libraries, museums, and art galleries, when owned and operated by a governmental agency.
3. Municipal or County buildings or properties.
4. Parks, playgrounds, or community centers, owned and operated by a governmental agency. Community centers owned and operated by a citizens improvement club subject to the following conditions:
 - a. Said improvement club shall present a copy of the by-laws or regulations thereof.
 - b. Said improvement club shall obtain a use permit from the Planning Commission.

5. Churches, and dwellings used by the clergy connected therewith, subject to the following conditions:
 - a. A Use Permit shall have been obtained from the Planning Commission.
 - b. The Planning Commission, may, at their discretion, require that a public hearing be held, and that all property owners within a radius of one hundred (100) feet from the property proposed to be used for religious purposes be notified by mail thereof.
6. Farming and truck gardening, including nurseries; the hatching and raising of poultry and fowl (except commercial hatcheries); the raising of rabbits, bees, and the like; the keeping of domestic animals as an incidental use; and the sale of products or commodities raised on the premises, if no retail stand or commercial structure is maintained.
7. Accessory buildings including a private garage, subject to the following conditions:
 - a. A detached accessory building shall be located not less than six (6) feet from the rear of a main building, nor less than five (5) feet from any street or alley line, provided further, that no accessory building shall be allowed beyond any established setback line.
 - b. Such accessory building may be erected on the lot in advance of the main building provided plans for the main building and garage are submitted at the same time, but where accessory buildings or structures are erected ahead of the main building they shall be so placed as not to prevent the eventual practicable and conforming location of such main building.
8. A private stable when located on a lot, or lots in one ownership, totaling an area of not less than thirty thousand (30,000) square feet subject to the following conditions:

- a. Said stable shall be located not less than sixty (60) feet from the front lot line, thirty (30) feet from any other lot line, and not less than thirty (30) feet from any building used for dwelling purposes.
 - b. Said stable shall not exceed one (1) horse for each ten thousand (10,000) square feet of lot area.
 - c. The gift, sale, trade, or barter of any lot, lots, or portion thereof on which a private stable is located resulting in a condition which does not meet the terms of this section shall be considered a violation of this ordinance and shall nullify the right to maintain said private stable.
9. Residence in an accessory building is prohibited. The Planning Commission, however, may permit such use in other than the main building subject to the following conditions:
- a. Said building shall be used as living quarters for domestic workers employed on the premises only.
 - b. Such use shall be permitted only on a lot having a total area not less than fifteen thousand (15,000) square feet.
10. Foster Homes, subject to the following conditions:
- a. The number of children, excluding the children of the foster family shall not exceed three (3), provided however, that the number of foster children may be increased by one (1) for each additional two thousand (2000) square feet that the lot area exceeds ten thousand (10,000) square feet, provided further that in no case shall the number of Foster Children exceed ten (10).

B. HEIGHT REGULATIONS:

1. No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed two and one-half ($2\frac{1}{2}$) stories or thirty-five (35) feet in height.

C. AREA REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard

There shall be a front yard of not less than thirty-five (35) feet.

Exceptions to this requirement are as follows:

- a. Where a uniform setback between two intersecting streets exists which is less or greater than twenty-five (25) feet, any building or structure hereafter erected, structurally altered or enlarged shall conform to said established setback.
- b. Where a uniform setback between two intersecting streets does not exist, then the required setback shall be established by projecting a line between the two nearest dwellings on each side of the proposed dwelling, and said proposed dwelling shall not project beyond said line, provided however, that the nearest dwellings shall be situated on lots located not farther than 120 feet from the proposed building site.
- c. Where a uniform setback between two intersecting streets does not exist, the required setback for a corner lot shall be the same as that of the nearest dwelling within the two intersecting streets, provided however, that the nearest dwelling shall be situated on a lot located not farther than 120 feet from the proposed building site.
- d. The front yard setback for a dwelling adjacent to a business building shall be determined by projecting a line from the nearest dwelling to said business building and the proposed dwelling shall not project beyond said line.

line of the key lot adjacent to the rear. This regulation shall not be so interpreted so as to reduce the buildable width of a corner lot of record at the time of the passage of this ordinance to less than twenty-eight (28) feet for a main building, or twenty (20) feet for an accessory building.

- b. Where side yard requirements have been established on an official plat of a subdivision and said plat has been recorded in the office of the County Recorder, the setbacks so established shall govern.

3. Rear Yard

There shall be a rear yard of not less than twenty-five (25) feet.

Exception to this requirement is as follows:

- a. Lots less than one-hundred and twenty-five (125) feet in depth shall have a rear yard of not less than twenty (20) per cent of the average depth of the lot to a minimum of ten (10) feet.

4. Lot Area

Every lot shall have a minimum street frontage of one hundred (100) feet and a minimum area of fifteen thousand (15,000) square feet.

- a. Street frontage in the case of a lot fronting on a contour street or around the curving portion of a cul-de-sac street, may be construed to be the distance between side lot lines measured at the front setback line.
- b. Where a lot has a street frontage less than 100 feet, or an area less than 15,000 square feet, and was of record at the time of the effective date of this ordinance, such lot may be occupied by any use permitted in this section if all yard requirements are complied with.

3. Rear Yard

Same as "R-1" Zone - Section 6.

4. Lot Area

Every corner lot shall have a minimum street frontage of 65 feet, and a minimum area of 7000 square feet. Every interior lot shall have a minimum street frontage of 55 feet, and a minimum area of 6000 square feet. Street frontage in the case of a lot fronting on a contour street or around the curving portion of a cul-de-sac street, may be construed to be the distance between side lot lines measured at the front setback line. The minimum lot area per dwelling unit shall be 3000 square feet.

Where a corner lot has a street frontage less than 65 feet, or an area less than 7000 square feet, or where an interior lot has a street frontage less than 55 feet, or an area less than 6000 square feet, and was of record at the time of the effective date of this ordinance, such lot may be occupied by any use permitted in this section if all the yard requirements are complied with, provided further, that not more than one dwelling unit shall be permitted on a lot having less than 4000 square feet.

SECTION 8 : "R-3" MULTIPLE FAMILY ZONE

Within any "R-3" Multiple Family Zone no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged, unless otherwise provided in this ordinance, except for the following uses:

A. USE REGULATIONS:

1. Any use permitted in the "R-2" Two Family Zone.
2. Apartment Houses.
3. Bungalow Courts.
4. Group Dwellings.

5. Private elementary schools owned and operated by a religious organization and institutions of a philanthropic nature, provided a Use Permit shall have been obtained from the Planning Commission.

B. HEIGHT REGULATIONS:

1. No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed three (3) stories nor forty (40) feet in height.

C. AREA REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement.

Apartment Houses

1. Front Yard

There shall be a front yard of not less than twenty-five (25) feet.

Exceptions to this requirement are as follows:

- a. Where a uniform setback between two intersecting streets exists which is less or greater than twenty-five (25) feet, any building or structure hereafter erected, structurally altered or enlarged shall conform to said established setback.
- b. Where a uniform setback between two intersecting streets does not exist, then the required setback shall be established by projecting a line between the two nearest main buildings on each side of the proposed main building and said proposed main building shall not project beyond said line, provided however that no setback greater than thirty-five (35) feet shall be required, provided however, that the nearest main buildings shall be situated on lots located not farther than 60 feet from the proposed building site.

ordinance, such lot may be occupied by any use permitted in this section if all the yard requirements are complied with, provided further, that not more than one dwelling unit shall be permitted on a lot having less than 4000 square feet.

SECTION 9 : "R-4" MULTIPLE FAMILY ZONE

Within any "R-4" Multiple Family Zone no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged, unless otherwise provided in this ordinance, except for the following uses:

A. USE REGULATIONS:

1. Any use permitted in the "R-3" Multiple Family Zone.
2. Boarding and Lodging Houses.
3. Hotels, in which retail business may be conducted for the convenience of the occupants of the building provided however there shall be no entrance to such place of business except from the inside of the building.
4. Private clubs, lodges and community centers, excepting those the chief activity of which is a service customarily carried on as a business.
5. Home Occupations, as defined herein, entailing the use of not more than one (1) room in a dwelling for one of the following uses.

a. Uses

- (1) Accountant
- (2) Adjuster
- (3) Appraiser
- (4) Architect
- (5) Architect, landscape
- (6) Artist
- (7) Broker, general

- (8) Broker, insurance
- (9) Broker, fuel, feed, crop
- (10) Dance studio for children
- (11) Draftsman
- (12) Dressmaker, Milliner, Embroiderer, and Hemstitcher
- (13) Photographic studio
- (14) Studio or occupation of a musician
- (15) Other similar uses upon approval of the Planning Commission

b. The conduct of a Home Occupation shall be subject to the following conditions:

- (1) A use permit shall have been secured from the Planning Commission prior to the issuance of a business license therefore.
- (2) Such use shall be confined to the occupants of the dwelling, and shall not exceed two (2) persons engaged therein.
- (3) No power driven equipment other than that customarily used for housekeeping purposes shall be used in the conduct of the home occupation.
- (4) No goods, samples, materials, or objects shall be stored, or sold on the premises in connection with the home occupation.
- (5) A sign shall be allowed not having an area exceeding two (2) square feet, nor shall such sign be of flickering or illuminating type, further said sign shall be placed flat against the building.

6. Foster Homes subject to the following conditions:

- a. The number of children, excluding the children of the foster family shall not exceed ten (10).

7. Hospitals, clinics, nursing homes, and aged homes, excepting those the chief activity of which is the care or treatment of mental, drug, or alcoholic addict cases, provided further:

- a. Said hospital, clinic, nursing home, or aged home shall not be located adjacent to any lot in the "R-1" One Family Zone or "R-2" Two Family Zone.
 - b. A Use Permit shall be obtained from the Planning Commission.
8. Any practitioner of the healing arts licensed under any law of the State of California, provided further:
- a. That offices for not more than four (4) practitioners of the healing arts may be placed in one building.
 - b. A Use Permit shall be obtained from the Planning Commission.

B. HEIGHT REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed six (6) stories or seventy-five (75) feet.

C. AREA REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards and lot areas are provided and maintained in connection with such building structure or enlargement:

Apartment Houses

1. Front Yard

There shall be a front yard of not less than five (5) feet, provided further:

- a. On corner lots the front yard regulation shall apply to the street sides of said lot and no accessory building shall project beyond the required front yard line of the corner lot or key lot adjacent to the rear.

2. Side Yard

There shall be a side yard on each side of a main building of not less than five (5) feet for buildings not more than three (3) stories in height, provided further:

- a. For buildings more than three (3) stories in height one (1) foot additional side yard on each side of the building shall be added for each additional story above three (3) stories.

3. Rear Yard

There shall be a rear yard of not less than fifteen (15) feet, provided further:

- a. If a lot abuts upon an alley the rear yard may be reduced to five (5) feet, provided further that no accessory building or portion of the main building used for accessory purposes shall project into the five (5) foot rear yard area.

Bungalow Courts and Group Dwellings

4. Front Yard

There shall be a front yard of not less than five (5) feet, provided further:

- a. On corner lots the front yard regulation shall apply to the street sides of said lot and no accessory building shall project beyond the required front yard line of the corner lot or key lot adjacent to the rear.

5. Side Yard

There shall be a side yard of not less than five (5) feet. The distance between buildings used as dwellings and between such dwellings and accessory buildings shall be not less than ten (10) feet.

6. Rear Yard

There shall be a rear yard of not less than fifteen (15) feet, provided further:

- a. If a lot abuts upon an alley the rear yard may be reduced to five (5) feet, provided further that no accessory building or portion of the main building used for accessory purposes shall project into the five (5) foot rear yard area.

7. Court or Place requirements shall be determined as follows:

- a. For bungalow courts or group houses so located on the lot in a single row that the rears thereof abut upon one side yard and the fronts thereof abut upon the other side yard or place, the required width of the court or place shall be not less than twelve (12) feet.
- b. For bungalow courts or group houses located on two (2) or three (3) sides of a court or place the required width of the court or place shall be not less than twenty (20) feet.

8. Lot Area

- a. Every corner lot shall have a minimum street frontage of 65 feet, and a minimum area of 7000 square feet. Every interior lot shall have a minimum street frontage of 55 feet, and a minimum area of 6000 square feet. Street frontage in the case of a lot fronting on a contour street or around the curving portion of a cul-de-sac street, may be construed to be the distance between side lot lines measured at the front setback line. The minimum lot area per dwelling unit shall be 500 square feet.
- b. Where a corner lot has a street frontage less than 65 feet, or an area less than 7000 square feet, or where an interior lot has a street frontage less than 55 feet, or an area less than 6000 square feet, and was of record at the time of the effective date of this ordinance, such lot may be occupied by any use permitted in this section if all the yard requirements are complied with, provided further, that not more than one dwelling unit shall be permitted on a lot having less than 3200 square feet.

SECTION 10 : "C-1" LIMITED COMMERCIAL ZONE

Within any "C-1" Limited Commercial Zone no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged, unless otherwise provided in this ordinance, except for the following uses:

A. USE REGULATIONS:

1. Any use permitted in the "R-4" Multiple Family Zone .
2. Retail Stores (Except those chiefly devoted to the sale of used or second-hand goods, wares or other merchandise).
3. Restaurants, cafes (excluding those having dancing and/or floor shows).
4. Theaters, banks and office buildings.
5. Bakeries, whose entire products are sold on the premises at retail only.
6. Laundry and/or cleaning depots.
7. Parking Lots.
8. Shoe Repair Shops.
9. Barber and beauty shops.
10. Service stations, when no repair shops are operated in connection therewith.
11. Tailor.
12. Other uses similar to above when approved by the Planning Commission.
13. Any exterior sign displayed shall pertain only to a use conducted and/or products sold within the building; shall be attached flat against a wall of the building and parallel with its horizontal dimension and shall front the principal street, a parking area in the rear or, in the case of a corner building, on that portion of the side street wall within fifty (50) feet of the principal street. In no case shall a sign project above the roof line.

SECTION 11 : "C-2" COMMERCIAL ZONE .

Within any "C-2" Commercial Zone no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged unless otherwise provided in this ordinance, except for the following uses:

A. USE REGULATIONS:

1. Any use permitted in the "C-1" Limited Commercial Zone.
2. Retail Stores, including the sale of second-hand goods if conducted entirely within an enclosed building.
3. Advertising signs or structures and billboards.
4. Amusement enterprises, including a billiard or pool hall, bowling alley, dance hall and the like, if conducted entirely within a completely enclosed building.
5. Automobile and trailer sales area, provided that any repair of automobiles or trailers shall be conducted entirely within completely enclosed building.
6. Automobile repair shop and public garage, if all operations are conducted entirely within a completely enclosed building.
7. Business college or private school operated as a commercial enterprise.
8. Cabinet shop, excluding mill or sash work.
9. Cleaning and dyeing plant.
10. Laundry.
11. Medical or dental laboratories
12. Nursery, flower or plant, provided that all incidental equipment and supplies, including fertilizer and empty cans, are kept within a building.
13. Parcel delivery.

14. Plumbing or sheet metal shops, if conducted entirely within a completely enclosed building.
15. Printing, lithographing, publishing, blueprinting, and photostating.
16. Sign painting shop.
17. Storage building for household goods.
18. Contractors storage, if confined entirely to a completely enclosed building.
19. Tire shop.
20. Tourist court.
21. Upholstering shop.
22. Funeral parlor, if main building is located 50 feet or more from any lot zoned for residential use.
23. Other similar uses upon approval of the Planning Commission.

B. HEIGHT REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed three stories nor forty-five (45) feet in height.

C. AREA REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard

Where all the frontage between two intersecting streets is located in a "C-1" or "C-2" Zone, no front yard shall be required. Where the frontage is located partly in a "C-2" Zone and partly in an "A", "RA" or "R" Zone, the front yard requirement in the "A", "RA", or "R" Zone shall apply to the "C-2" Zone.

There shall be a side yard on each side of a main building of not less than five (5) feet, provided however:

- a. No side yard shall be required where the side of a lot in the "C-2" Zone abuts upon the side of an adjacent lot in the "C" or "M" Zone.

3. Rear Yard

There shall be a rear yard of not less than ten (10) feet.

SECTION 12 : "C-3" COMMERCIAL ZONE

Within any "C-3" Commercial Zone no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged, unless otherwise provided in this ordinance, except for the following uses:

A. USE REGULATIONS:

1. Any use permitted in the "C-2" Commercial Zone

B. HEIGHT REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed eight (8) stories or one hundred (100) feet, provided however, that three (3) feet may be added to the height of the building for each one foot that the building is set back from the street line, at or below the eighth story or 100 foot level.

C. AREA REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard

Not required, except in the case where the frontage between two intersecting streets is located partly in an "A", "RA", or "R" Zone and partly in the "C-3" Zone, in which case the front yard requirement of the "A", "RA", or "R" Zone shall apply to the "C-3" Zone.

2. Side Yard

Not required except in the case where the side of a lot in the "C-3" Zone abuts upon an adjacent lot in the "A", "RA", or "R" Zone in which case there shall be a side yard of not less than five (5) feet.

3. Rear Yard

Not required except where a lot in the "C-3" Zone abuts upon an adjacent lot in the "A", "RA", or "R" Zone in which case there shall be a rear yard of not less than ten (10) feet.

SECTION 13 : "M-1" LIGHT INDUSTRIAL ZONE

Within any "M-1" Light Industrial Zone no building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged, unless otherwise provided in this ordinance, except for the following uses:

A. USE REGULATIONS:

1. Any use permitted in the "C-3" Zone provided, however, that no building, structure or portion thereof shall be hereafter erected, structurally altered, remodeled, converted, or moved onto any lot for dwelling purposes except living quarters used by watchmen or custodians of industrially used property.

The following uses are to be conducted wholly within a completely enclosed building except for on-site parking or delivery vehicles which are incidental thereto:

2. The manufacture, compounding, processing, packing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products except fish and meat products, saurkraut, vinegar, and the rendering or refining of fats and oils.
3. The manufacture, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: bone,

cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tin, tobacco, wood (excluding saw and/or planing mill), yarns, and paint not employing a boiling process.

4. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
5. The manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures, light sheet metal products, including heating and ventilating products and equipment, cornices, eaves, and the like.
6. Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
7. Blacksmith shop and machine shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.
8. Foundry casting light-weight non-ferrous metal not causing noxious fumes or odors.
9. Distribution plants, ice and cold storage plant.
10. Wholesale business, storage buildings, and warehouses.
11. Assembly of electrical appliances, electronic instruments and devices, radio and phonographs, including manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like.
12. Veterinary or dog or cat hospitals and kennels.
13. Poultry or rabbit killing incidental to a retail business on the same premises.

Uses to be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a fence or wall six feet in height.

16. Oilcloth or linoleum manufacture.
17. Olive processing plant.
18. Ore reduction.
19. Paint, oil (including linseed) shellac, turpentine, lacquer or varnish manufacture.
20. Paper and pulp manufacture.
21. Petroleum products manufacture or wholesale storage of petroleum.
22. Planing and/or saw mills.
23. Plastic manufacture.
24. Potash works.
25. Quarry or stone mill.
26. Railroad repair shops.
27. Rock, sand or gravel distribution; rock, sand or gravel excavating or crushing, subject to conditions and methods of operations approved by the Commission, which upon written request, shall have authority to determine and prescribe such conditions and methods of operations under which such uses shall be permitted and shall do so in writing. After the receipt of such request, the Commission shall make a written determination within thirty (30) days and shall forthwith transmit a copy thereof to the applicant.
28. Rolling Mills.
29. Soap manufacture.
30. Sodium compounds manufacture.
31. Stove or shoe polish manufacture.
32. Tar distillation or tar products manufacture.
33. Wool pulling or scouring.
34. And in general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like and not allowed in any other zone, provided, however, that any use not specified herein shall obtain the approval of the

Planning Commission, provided further, that none of the following uses shall be located in the City Limits:

PROHIBITED IN THE CITY

- a. Acid manufacture
- b. Automotive wrecking area
- c. Cement, lime, gypsum or plaster of paris manufacture
- d. Distillation of bones
- e. Drop forge industries manufacturing forges with power hammers
- f. Explosive, manufacture or storage
- g. Fat rendering, except as an incidental use
- h. Fertilizer manufacture
- i. Garbage, offal or dead animals reduction or dumping
- j. Gas manufacture
- k. Glue manufacture
- l. Petroleum refining
- m. Smelting of tin, copper, zinc, or iron ores
- n. Stock yards or feeding pens
- o. Slaughter of animals
- p. Tannery or the curing or storage of raw hides
- q. Storage, sorting, collecting or boiling of rags, paper, iron or junk

B. HEIGHT REGULATIONS:

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained to exceed eight (8) stories or one hundred (100) feet, except appurtenances necessary to the operation of the industry when approved by the Planning Commission.

C. AREA:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yard areas are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard

Not required.

2. Side Yard

Not required, unless the side of a lot in the "M-2" Zone abuts on the side of an adjacent lot in an "A" or "R" Zone, in which case there shall be a side yard on that side of the lot of not less than ten (10) feet.

3. Rear Yard

Not required, except where a lot in the "M-2" Zone abuts upon a lot in the "A" or "R" Zone, in which case there shall be a rear yard of not less than twenty (20) feet.

The following paragraph No. 34 shall be substituted for Zoning Ordinances of Counties:

34. And in general those uses which may be obnoxious or offensive by reason of odor, dust, smoke, gas, noise, vibration, and the like and not allowed in any other zone, provided, however, that any use not specified herein shall obtain the approval of the Planning Commission, provided further that none of the following uses shall be located in the County of _____, unless the location thereof has been approved by the Planning Commission and the Board of Supervisors:

- a. Acid manufacture
- b. Automotive wrecking area
- c. Cement, lime, gypsum, or plaster of paris manufacture
- d. Distillation of bones
- e. Drop forge industries manufacturing forges with power hammers
- f. Explosive, manufacture or storage
- g. Fat rendering, except as an incidental use
- h. Fertilizer manufacture
- i. Garbage, offal or dead animals reduction or dumping
- j. Gas manufacture

- k. Glue manufacturing
- l. Petroleum refining
- m. Smelting of tin, copper, zinc, or iron ores
- n. Stock yards or feeding pens
- o. Slaughter of animals
- p. Tannery or the curing or storage of raw hides
- q. Storage, sorting, collecting or boiling of rags, paper, iron,
or junk
- r. Provided, however, that none of those uses requiring the approval of the Planning Commission and the Board of Supervisors shall be located nearer than five hundred (500) feet to a more restricted zone.

SECTION 15 : OFF-STREET PARKING AND LOADING SPACE

A. Accessible off-street parking facilities for the storage and/or parking of self-propelled motor vehicles shall be provided, after the effective date of this ordinance, in connection with the erection or the major alteration, extension or change of use of any new building or structure, on the same property as the building or structure, unless otherwise stipulated, in the amounts as hereinafter specified:

1. One-Family and Two-Family Dwellings

a. One (1) parking space for each dwelling unit.

2. Multiple-Family, Flats, Apartment Houses, Bungalow Courts, or Group Dwellings

a. One (1) parking space per dwelling unit for seventy-five (75) per cent or fraction thereof of total dwelling units.

3. Rooming Houses, Lodging Houses, Club Rooms, Fraternity Houses, and Dormitories

a. Having three (3) or more guest rooms or six (6) or more beds for guests - One (1) parking space for each three (3) guest rooms or each six (6) beds for guests.

4. Hotels

a. One (1) parking space for each four (4) guest rooms.

5. Hospitals

a. One (1) parking space for each four (4) beds.

6. Convalescent and Nursing Homes, Homes for Aged and Orphanages

a. One (1) parking space for each three (3) employees employed at approximately the same hours.

7. Theaters, Indoor Sport Arenas, Auditoriums, other than those incidental to Public and Parochial Schools

a. One (1) parking space for each six (6) seats.

8. Stadiums, Ball Parks and other Outdoor Sport Arenas

a. One (1) parking space for each ten (10) seats.

b. Said parking area, or any portion thereof, may be within 800

feet of the nearest corner of the property on which the place of assembly is located.

9. Churches and other Places of Worship, Mortuaries or Funeral Homes
 - a. One (1) parking space for each ten (10) seats in main assembly room.
10. Dance Halls, Skating Rinks, Lodge Halls and Exhibition Halls, without fixed seats
 - a. One (1) parking space for each 300 square feet of floor area used for dancing or assembly.
11. Banks, Business or Professional Offices
 - a. One (1) parking space for each 400 square feet of floor area for buildings of 4000 square feet to 8000 square feet.
 - b. One (1) parking space for each 800 square feet of floor area from 8000 to 20,000 square feet.
 - c. One (1) parking space for each additional 1,000 square feet of floor area or fraction thereof in excess of 20,000 square feet.
12. Restaurants and Taverns
 - a. One (1) parking space for each 300 square feet of floor area for buildings of 4,000 square feet or more.
13. Retail Stores and Super-Markets
 - a. Having more than 4000 square feet but not more than 10,000 square feet of floor area - One (1) parking space for each 250 square feet of floor area.
 - b. Having more than 10,000 square feet of floor area - One (1) parking space for each 200 square feet of floor area.
14. General Commercial, Manufacturing, Warehouses and Storage Buildings
 - a. One (1) parking space for each five (5) regular employees or for each 2,000 square feet or fraction thereof of floor area used for manufacture or processing of products, whichever will provide the greater amount of parking space.

15. Loading space, exclusive of driveways and/or corridors leading there-
to, as required in Sub-Section B of this ordinance, shall not be
considered as supplying Off-Street Parking Space, nor shall anything
in this ordinance prevent the provision of parking space in excess
of those amounts specified.
16. Existing parking facilities shall not be eliminated nor reduced to an
amount less than that required for new buildings.
17. Whenever a building, not having off-street parking facilities in
amount herein specified for building hereafter erected is increased
in floor area by more than 50 per cent parking space shall be pro-
vided and maintained only for the increased floor area.
18. Whenever a building, not having off-street parking facilities in the
amount herein specified for building hereafter erected, is altered or
changed to a use which would require a greater amount of parking
space than the use from which it is changed would require, parking
space shall be provided and maintained in amounts herein required for
the new use.

B. LOADING AND UNLOADING SPACE

1. All department stores, retail stores, retail and wholesale food
markets, warehouses, supply houses, buildings devoted to wholesale
or manufacturing trade, hotels, hospitals or other buildings where
large amounts of goods are received or shipped, erected in any zone
after the date of adoption of this ordinance shall provide loading
and unloading space as follows:
 - a. One (1) permanently maintained truck loading and unloading
space of not less than ten (10) feet in width, and twenty-five
(25) feet in length for each lot area of 4000 square feet or
more on which building is to be erected. The minimum number of
loading spaces shall be increased in accordance with the estim-
ated volume and frequency of the loading and unloading require-
ments of the proposed use of the building.

DEFINITIONS*

* The following definitions should be included in their proper alphabetical order in the general definitions section of this ordinance:

- 65. GROSS FLOOR AREA: It is the area included within surrounding walls of a building (or portion thereof), exclusive of vent shafts and courts, but including all floors except those designed and/or used entirely for the storage of goods in wholesale quantities.
- 66. PARKING SPACE: An area not less than 160 square feet for each motor vehicle exclusive of driveways and/or corridors or other means of access.

SECTION 16 : CIVIC IMPROVEMENT DISTRICTS

A. CIVIC IMPROVEMENT DISTRICTS:

Civic Improvement Districts, for the purpose of encouraging, securing, and maintaining the orderly and harmonious appearance, attractiveness and aesthetic development of structures and grounds in such districts in order that the most appropriate use and value thereof be determined and protected and that public health, safety, comfort, and welfare be preserved, are hereby authorized and may be established by the Planning Commission.

B. PRECISED PLAN:

Precised Plan of any such Civic Improvement District, may be adopted by resolution of the Planning Commission and the _____, prescribing the area included, together with suggestions as to design and site location of buildings. After adoption thereof, the Secretary shall file a certified copy of such resolution and plan with the _____

_____ and such others as the Planning Commission may order.

C. PLANNING COMMISSION REVIEW:

1. Before issuance of a building permit for a new structure or the remodeling of the front exterior of a structure in any civic improvement district hereafter established, the applicant shall first submit plans thereof to the Planning Commission for review. Upon inspection thereof, the opinion of the Planning Commission shall be expressed as to whether such plan harmonizes with the general appearance of the district and/or precised plan.
2. The Commission shall review any such plan of applicant within 15 days after being filed with the Secretary, unless a longer period is agreed upon with the applicant.

D. DISTRICT BOUNDARIES:

All public parks, playgrounds, public buildings and grounds, together with privately-owned property within a radius of 250 feet of the exterior boundaries of said public property, irrespective of the use zone classifications of this ordinance, may be established as a Civic Improvement District hereunder.

SECTION 17 : ESTABLISHMENT OF BUILDING LINES

A. PURPOSE:

In order to promote the public health, safety and general welfare, it is the object and purpose of this section to provide for the establishment of building lines along any street, highway, or portion thereof, so as to regulate the distance from the street or highway line at which buildings, structures or improvements may be erected, constructed, established or maintained.

B. BUILDING LINES MAP:

Building Lines are hereby established as shown on the "Building Lines Map" adopted as a part of this ordinance.

C. FUTURE ESTABLISHMENT OF BUILDING LINES - PROCEDURE:

Hereafter, proceedings for the establishment of building lines along any street, highway or portion thereof, may be initiated by the Commission by the adoption of a resolution. Said resolution shall designate the street, highway or portion thereof, along which building lines are sought to be established, and the distance from the street or highway line at which such lines are to be located.

After adoption of a resolution by the Commission, two (2) public hearings held and notice given as prescribed in Section E of this article, said resolution shall be forwarded to the _____, together with the recommendations of the Commission.

D. POWER OF _____ TO DETERMINE DISTANCES:

Upon consideration of such resolution, the _____ is hereby authorized and empowered to determine the minimum distance back from the street or highway line for the erection, construction, establishment or maintenance of buildings, structures, or improvements along any street, highway or portion thereof, and to order the establishment of a line to be known and designated as a building line between which line and the street or highway line no building, structure, or improvement shall be erected, constructed, established or maintained.

E. PUBLIC HEARINGS AND NOTICE REQUIREMENTS:

Before forwarding a resolution for the establishment of building lines along any street, highway or portion thereof, to the _____, the Planning Commission shall set the same for two (2) hearings by the Planning Commission and give notice of said hearings on the resolution so adopted by causing a notice thereof to be published in at least one regular issue of the official newspaper of the _____ at least ten (10) days before the first hearing, further, at least seven (7) days before said first hearing by the Planning Commission, the secretary shall mail a copy of said notice to the owners of all property abutting

upon the street, highway or portion thereof, along which building lines are proposed to be established.

The _____, upon receipt of a resolution for the establishment of building lines along a street, highway or portion thereof, from the Planning Commission, shall set same for one (1) public hearing by the _____ and give notice of said hearing on the resolution by causing a notice thereof to be published in at least one regular issue of the official newspaper of the _____ at least seven (7) days before said hearing, prior to adopting a resolution of intention ordering the establishment of any building line authorized by Subsection D of this Section.

SECTION 18 : ESTABLISHMENT OF FUTURE STREET AND RIGHT-OF-WAY LINES

A. PURPOSE:

In order to promote the public health, safety, and general welfare, it is the object and purpose of this article to provide for the establishment of future street and right-of-way lines so as to regulate and direct the extension of existing and future major streets and highways.

B. FUTURE STREET AND RIGHT-OF-WAY MAP:

Future street and right-of-way lines are hereby established as shown on the "Future Street and Right-of-Way Lines Map" adopted as a part of this ordinance.

C. SUBSEQUENT ESTABLISHMENT OF FUTURE STREET AND RIGHT-OF-WAY LINES:

Hereafter, proceedings for the establishment of future street and right-of-way lines may be initiated by the Planning Commission by the adoption of a resolution. Said resolution shall designate, by description and attached map, the location and direction of the future street and right-of-way lines.

After adoption of the resolution by the Planning Commission, a public hearing held and notice given as prescribed in Section E of this article said resolution shall be forwarded to the City Council together with the

2. 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 maps fixing the several zones and districts accompanying and made a part of this ordinance, where the street layout actually on the ground varies from the street layout as shown on said maps.
3. Adopt from time to time such rules and regulations as may be deemed necessary to carry into effect the provisions of this ordinance.
4. Permit a temporary building for commerce or industry in a dwelling district which is incidental to the residential development, such permit to be issued for a period not more than one (1) year.

B. SPECIFIC DIRECTOR OF PLANNING POWERS:

The Director of Planning shall have the following specific powers:

1. To vary the Height or Area regulations by not more than ten (10) per cent of the minimum dimension or amount required by this ordinance.

SECTION 21 : AMENDMENTS AND RECLASSIFICATIONS

A. PROCEDURE:

The _____ may, after a report from the Planning Commission and public hearings, amend the regulations and reclassify zones herein or subsequently established. Proceedings for an amendment or reclassification may be initiated by petition of property owners prepared and submitted as in this section provided, or by the _____ or the Planning Commission after adoption by either of a resolution setting forth reasons therefore.

B. PETITION OF PROPERTY OWNERS:

The Planning Commission shall prescribe the form in which applications for reclassification of zones are made. It may prepare and provide forms for such purpose and may prescribe the type of information to be provided in the application by the petitioner. No petition shall be received unless it complies with such requirements.

C. QUALIFICATION FOR RIGHT TO CIRCULATE PETITION:

No petition for reclassification may be circulated and subsequently filed for hearing unless the following conditions are complied with:

1. In the event the proposed petition is for reclassification to a less restricted zone (as established by this ordinance) at least thirty (30) per cent of the frontage of privately-owned property within a radius of three hundred (300) feet from the applicant's property is being used for uses permitted in the zone requested or in a less restricted zone. In case there is less than thirty (30) per cent of the frontage so used, an application for variance of this provision may be filed as prescribed in Section _____ Variances. Said variance must have been granted before a petition can be circulated.
2. A petition for reclassification to a more restricted zone (as established by this ordinance) must show that at least fifty (50) per cent of the frontage of privately-owned property within a radius of three hundred (300) feet from the applicant's property is already included within the same or more restricted zone than that requested.
3. Said petition must be verified by the circulators thereof.
4. Said petition must contain thereon the written endorsement of the Secretary of the Planning Commission approving the form and sufficiency thereof.

D. HEARINGS AND NOTICES:

The following hearings shall be held, and notices given thereof as prescribed below, on all proceedings for an amendment or reclassification;

1. Hearings:

- a. The Planning Commission shall hold at least two (2) public hearings, at least ten (10) days apart, in each proceeding for an amendment or reclassification filed or instituted under this ordinance.

except by a two-thirds vote of the full membership of the _____

1. Before approving or granting an appeal or before making any change in a recommendation of the Planning Commission relating to any proposed amendment or reclassification, the _____ must have received a report from the Planning Commission and have held a public hearing as provided elsewhere in this section. Before disapproving or amending any recommendation of the Planning Commission, the _____ shall refer the matter back to said Commission for a reviewal and report. The recommendation of the Planning Commission shall not be disapproved except by a two-thirds vote of the full membership of the _____.
2. No official action such as the issuance of a building permit, license or other type of permit shall be taken while an appeal or proceedings for an amendment or reclassification is pending.

SECTION 22 : NON-CONFORMING USES

A. CONTINUING EXISTING USES:

Any lawful use of land and/or a building or structure existing at the time this ordinance became effective may be continued, although such use does not conform to the provisions of the Zone in which it is located, subject to the following conditions:

1. Enlargement:

That any non-conforming use may be extended throughout an existing building or structure but said building or structure shall not be enlarged unless it is for a use generally permitted in the zone in which it is located.

2. Replacement:

Any non-conforming building or structure which has been damaged more than seventy (70) per cent of its fair market value (as determined by insurance or real estate appraisers) by fire, earthquake, flood,

wind or other disaster shall not be used again for a non-conforming use. If the building or structure is damaged less than seventy (70) per cent of its fair market value it may be rebuilt and used for the same purpose as before the disaster, provided that it is rebuilt within one year after the damage, and further provided that plans are approved by the Planning Commission and that such plans conform to all other provisions of the Zoning Ordinance. The cost of appraising the fair market value shall be borne by the property owner concerned. If said property owner does not elect to have the property appraised, said non-conforming use shall be discontinued after any damage.

3. Abandonment:

Any use of land and/or a building or structure which is abandoned and/or vacated for more than two years shall not be again devoted to any use which does not conform to the zone in which it is located.

4. Change to Another Non-Conforming Use:

Any non-conforming use of land and/or a building or structure shall not be changed to a different non-conforming use unless a variance is granted and a Use Permit shall have been obtained from the Planning Commission.

B. CHANGE OF ZONES:

The foregoing provisions under A of this section shall also apply to any non-conforming use in zones hereafter changed to a more restrictive use or to zones hereafter established on areas not previously covered by the Zoning Map.

SECTION 23 : CERTIFICATE OF OCCUPANCY

A. CERTIFICATE OF OCCUPANCY:

No vacant land shall be occupied or used, except for agricultural uses, and no building hereafter erected or structurally altered shall be

occupied or used until a certificate of occupancy shall have been issued by the _____.

1. Certificate of Occupancy for a Building:

Certificate of Occupancy for a new building or the alteration of an existing building shall be applied for coincident with the application for a building permit and said certificate shall be issued within three days after the request for same shall have been made in writing to the _____ after the erection or alteration of such building or part thereof shall have been completed in conformity with the provisions of these regulations. Pending the issuance of a regular certificate, a temporary Certificate of Occupancy may be issued by the _____ for a period of not exceeding six months, during the completion of alterations or during partial occupancy of a building pending its completion. Such temporary certificate shall not be construed as in any way altering the respective rights, duties or obligations of the owner of the property or of the _____ relating to the use of occupancy of the premises or any other matter covered by this ordinance, and such temporary certificate shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants.

2. Certificate of Occupancy for Land:

Certificate of Occupancy for the use of vacant land or the change in the character of the use of vacant land, or the change in the character of the use of land as herein provided, shall be applied for before any such land shall be occupied or used and a Certificate of Occupancy shall be issued, within three (3) days after application has been made, provided such use is in conformity with the provisions of these regulations.

3. Certificate of Occupancy, Administration:

Certificate of Occupancy shall state that the building or proposed use of a building or land complies with all the building and health laws and ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the _____ and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the building affected. No fees shall be charged for a Certificate of Occupancy.

4. Certificate of Occupancy, Excavation:

No permit for excavation for any building shall be issued before application has been made for Certificate of Occupancy.

SECTION 24 : ADMINISTRATION AND ENFORCEMENT

A. ADMINISTRATION:

This ordinance shall be administered by the Planning Commission, and

_____.

1. Permits:

All applications for building permits shall be accompanied by a plot plan, in duplicate, showing the 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 plot plans shall be kept in the office of the _____ and the duplicate copy shall be kept at the building at all times during construction.

All applications to the Planning Commission for variances, Use Permits, or Special Permits shall be accompanied by a plot plan drawn to scale showing the actual location of the lot in relation to a street or streets or an alley; its exact size, shape, and dimensions. The location, size, and dimensions of a building or buildings to be

that such building need not be more than twenty-five (25) feet from the street line.

- h. No lot area shall be so reduced or diminished that the yards or lot areas shall be smaller than prescribed by this ordinance, nor shall the density of population be increased in any manner except in conformity with the regulations herein established.

SECTION 27 : REPEALING CLAUSE

A. REPEALING CLAUSE:

The following Ordinances, respectively, heretofore adopted by the Legislative body of the _____, are hereby repealed:

<u>Ordinance No.</u>	<u>Series</u>	<u>Dates of Adoption by Legislative Bodies</u>
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- 1. All other ordinances or amendments thereof in conflict herewith are hereby repealed; provided, that foregoing repeal as in this section provided shall not affect any prosecution of any person that is now or that may hereafter be had or taken for the violation of the provisions of said ordinance so repealed.

ADDENDA

TO MODEL ZONING ORDINANCE FOR USE IN
SACRAMENTO METROPOLITAN AREA

Insert the following definition in its appropriate location on page 3, SECTION 3:
DEFINITIONS

ALLEY: A public thoroughfare less than thirty (30) feet in width, which affords only a secondary means of access to abutting property.

Insert the following definition in its appropriate location on page 8, SECTION 3:
DEFINITIONS

STREET: A public thoroughfare thirty (30) feet or more in width, which affords principal means of access to abutting property.

Change sub-sections 5-C-1-a on page 15, 6-C-1-a on page 20, 8-C-1-a on page 25 to read as follows:

- a. Where a uniform setback between two intersecting streets exists which is less or greater than twenty-five (25) feet, any building or structure hereafter erected, structurally altered or enlarged shall not project beyond said established setback line.

Insert the following sentence at the end of SECTION 21, AMENDMENTS AND RECLASSIFICATIONS, Paragraph B, page 58:

..... (after) "No petition shall be received unless it complies with such requirements". (begin the following insert here):

Each petition, at the time of filing same with the Secretary of the Commission, shall be accompanied by a filing and investigating fee of Twenty-five (\$25.00) dollars, which shall include the cost of publication of the notice of said hearings, mailing notices to property owners and other administrative expenses connected therewith.

Insert the following sub-section at the end of SECTION 26 - GENERAL PROVISIONS on page 71:

4. Special Permit Fee:

Wherever any section of this ordinance that a Use Permit shall be obtained from the Planning Commission or wherever any type of Use or Special Permit is issued said Use Permit or Special Permit shall be subject to a filing and investigating fee of ten (\$10.00) dollars.