

**Sacramento County
Zoning Ordinance
Number 376**



**Sacramento County Planning Commission
Sacramento, California**

Price 30c Plus Tax

INDEX

| Section | Page No. | Section | Page No. |
|--------------------------------|----------|-------------------------------------|----------|
| 1. Title and Purpose..... | 1 | C. Area | 14 |
| 2. Establishment of Zones..... | 1 | 1. Yard Requirements | 14 |
| 3. Definitions | 2 | 2. Land Area | 14 |
| 4. R-E Rural Estate Zone | 5 | 11. "F" Flood Zone | 14 |
| (Single Family Residential) | | A. Use | 14 |
| A. Use | 5 | B. Height | 14 |
| B. Height | 6 | C. Area | 14 |
| C. Area | 6 | 1. Yard Requirements | 15 |
| 1. Yard Requirements | 6 | 2. Land Area | 15 |
| 2. Lot Area | 7 | 12. C-1 Limited Commercial | |
| 5. R-1 Single Family | | Zone | 15 |
| Residential Zone | 7 | A. Use | 15 |
| A. Use | 8 | B. Height | 15 |
| B. Height | 8 | C. Area | 15 |
| C. Area | 8 | 1. Yard Requirements | 16 |
| 1. Yard Requirements | 8 | 2. Lot Area | 16 |
| 2. Lot Area | 9 | 13. C-2 General Commercial | |
| 6. R-2 Two-Family Residential | | Zone | 16 |
| Zone | 9 | A. Use | 16 |
| A. Use | 9 | B. Height | 17 |
| B. Height | 9 | C. Area | 17 |
| C. Area | 9 | 1. Yard Requirements | 17 |
| 1. Yard Requirements | 9 | 2. Lot Area | 17 |
| 2. Lot Area | 9 | 14. M-1 Light Industrial Zone | 17 |
| 7. R-A Suburban Residential | | A. Use | 17 |
| Zone | 10 | B. Height | 18 |
| A. Use | 10 | C. Area | 18 |
| B. Height | 11 | 1. Yard Requirements | 18 |
| C. Area | 11 | 2. Lot Area | 18 |
| 1. Yard Requirements | 11 | 15. M-2 Heavy Industrial Zone | 18 |
| 2. Lot Area | 11 | A. Use | 18 |
| 8. R-3 Multiple Family | | B. Height | 19 |
| Residential Zone | 11 | C. Area | 19 |
| A. Use | 11 | 1. Yard Requirements | 19 |
| B. Height | 12 | 2. Lot Area | 20 |
| C. Area | 12 | 16. Off-Street and Highway | |
| 1. Yard Requirements | 12 | Parking Facilities | 20 |
| 2. Lot Area | 12 | A. Off-Street Parking | |
| 9. A-1 Agricultural Zone | 12 | Requirement | 20 |
| A. Use | 12 | 1. Based on square feet | |
| B. Height | 13 | of building | 21 |
| C. Area | 13 | 2. Based on Units | 21 |
| 1. Yard Requirements | 13 | 3. Location of parking | |
| 2. Land Area | 13 | facilities | 21 |
| 10. A-2 Agricultural Zone..... | 13 | B. Truck Loading and | |
| A. Use | 13 | Unloading Zone | 21 |
| B. Height | 14 | C. Specific Variance | |
| | | Powers relating to | |
| | | A & B | 22 |
| | | 17. Establishment of Building | |
| | | Lines | 22 |
| | | A. Purpose | 22 |

INDEX

| | |
|---|----|
| B. Procedure | 22 |
| C. Power of Planning Commission to determine distance | 22 |
| D. Public Hearing and Notice Requirements | 23 |
| 18. Variances | 23 |
| A. Variance Powers | 23 |
| B. Application | 23 |
| C. Notices | 23 |
| D. Variance Terms | 23 |
| E. Appeals | 24 |
| 19. Specific Powers | 24 |
| A. Specific Planning Commission Powers | 24 |
| 20. Amendments and Reclassifications | 24 |
| A. Procedure | 24 |
| B. Qualification for the right to circulate petition | 25 |
| C. Petition of Property Owners | 25 |
| D. Hearings and Notices | 26 |
| E. Determination | 26 |
| F. Appeals | 26 |
| G. Withdrawal of Petition | 27 |
| H. Renewal of Petition | 27 |
| I. Reclassification of New Sub-divisions | 27 |
| 21. Non-Conforming Uses | 27 |
| A. Continuing Existing Uses | 27 |
| 1. Enlargement | 27 |
| 2. Replacement | 28 |
| 3. Abandonment | 28 |
| 4. Change to another non-conforming Use | 28 |
| B. Change of Zones | 28 |
| 22. Administration and Enforcement | 28 |
| A. Administration | 28 |
| 1. Permits | 28 |
| 2. Interpretation | 28 |
| B. Enforcement | 29 |
| 23. General Provisions | 29 |
| 1. Use | 29 |
| 2. Height | 29 |
| 3. Area | 30 |
| 4. Special Permit Fees | 30 |
| 24. Repealing Clause | 30 |
| 25. Legality | 31 |
| 26. Passage and Adoption | 31 |

TABLE OF HEIGHT, YARD AND AREA BY ZONES

| Zone | Use | Height | | Front Yard | Side Yard | Rear Yard | Lot Area (Sq. Ft.) |
|------|--|--------|---------|------------|-----------|-----------|-----------------------|
| | | Feet | Stories | | | | |
| R-E | Rural Estate Single Family Residential..... | 35 | 2½ | 35 | 12-15 | 35 | 20,000 |
| R-1 | Single Family Residential..... | 35 | 2½ | 25 | 5-7½ | 25 | 20,000 ⁽¹⁾ |
| R-2 | Two Family Residential..... | 35 | 2½ | 35 | 5-7½ | 25 | 25,000 ⁽²⁾ |
| R-A | Suburban Residential | 35 | 2½ | 35 | 5-7½ | 25 | 20,000 25,000 |
| R-3 | Multiple Family | 40 | 3 | 35 | 5-7½ | 25 | 26,000 ⁽³⁾ |
| A-1 | Agricultural | 60 | 5 | 50 | 20 | 35 | 2 ac. ⁽⁴⁾ |
| A-2 | Agricultural | 60 | 5 | 50 | 20 | 35 | 2 ac. ⁽⁴⁾ |
| "F" | Flood Zone | 35 | 2½ | 20 | 20 | 35 | 30,000 |
| C-1 | Limited Commercial | 40 | 3 | 50 | 5 | 15 | 20,000 ⁽⁵⁾ |
| C-2 | General Commercial | 40 | 3 | 50 | 5 | 15 | 20,000 ⁽⁵⁾ |
| M-1 | Light Industrial | 100 | 8 | 0 | 0 | | 20,000 ⁽⁵⁾ |
| M-2 | Heavy Industrial | 150 | 10 | 0 | | | 20,000 |

(1) 10,000 sq. ft. if a water system is available but sewerage facilities are not available.

5,200 sq. ft. for interior lots and 6,200 sq. ft. for corner lots if both water and public sewerage facilities are available.

(2) 25,000 sq. ft. for two family dwellings if no sewers or water facilities are available.

15,000 sq. ft. for two family dwellings if public water facilities are available but sewers not available.

5,200 sq. ft. for interior lots and 6,200 sq. ft. for corner lots if both sewers and water facilities are available.

(3) Same as R-2 for two-family dwellings and 1,000 sq. ft. additional for each additional dwelling unit over and above two.

(4) Not more than two dwelling units per acre.

(5) 10,000 sq. ft. if either a water system or public sewerage facilities are available, or 6,000 sq. ft. if both water and sewerage facilities are available.

SACRAMENTO COUNTY ZONING ORDINANCE NO. 376

An ordinance establishing zones within the County of Sacramento and establishing classifications of land uses in such zones; regulating the height of buildings and open spaces for light and ventilation; adopting maps of portions of said County showing boundaries and the classifications of such zones; defining the terms used in said ordinance; providing for the amendment and the enforcement thereof; prescribing penalties for its violation and revoking all ordinances and parts of ordinances in conflict therewith.

The board of supervisors of the County of Sacramento do ordain as follows:

SECTION 1

Title and Purpose

A. This ordinance shall be known as, and may be cited and referred to as "The Basic Zoning Ordinance" of Sacramento County. Said ordinance applies to and shall only be effective upon property where zoning maps establishing zones have been adopted by ordinance. This ordinance and the map of Unit No. 1 are hereby adopted as a precised official section of the Master Plan of Sacramento County, in accordance with "The State Conservation and Planning Act" as amended, of California in order to:

1. Designate, regulate, and restrict the location and use of buildings, structures and land, for agriculture, residence, commerce, trade, industry or other purposes.

2. To regulate and limit the height, number of stories, and size of buildings and other structures, hereinafter erected or alterations of any existing buildings.

3. To regulate and determine the size of yards and other open spaces.

4. To regulate and limit the density of population.

5. For said purposes to divide portions of the County into zones of such number, shape and area as may be deemed best suited to carry

out these regulations and provide for their enforcement.

6. Such regulations are deemed necessary in order to encourage the most appropriate use of land.

7. To conserve and stabilize the value of property.

8. To provide adequate open spaces for light and air, and to prevent and fight fires.

9. To prevent undue concentration of population.

10. To lessen congestion on streets and highways.

11. To promote health, safety, and the general welfare.

SECTION 2

Establishment of Zones

A. 1: This basic ordinance for the unincorporated areas of Sacramento County comprises the following zones: Any or all of such zones and all of the ordinance provisions pertaining thereto, may be applied to any portion of Sacramento County, provided that the boundaries of such zones shall be shown on a map approved by the Planning Commission and adopted by ordinance by the Board of Supervisors, after the required public hearings have been held according to the State Conservation and Planning Act, as amended:

"R-E" Rural Estate (Single Family Residential Zone).

"R-1" Single Family Residential Zone.

"R-2" Two Family Residential Zone.

"R-A" Suburban Residential Zone.

"R-3" Multiple Family Residential Zone.

"A-1" Agricultural Zone.

"A-2" Agricultural Zone.

"F" Flood Zone.

"C-1" Limited Commercial Zone.

"C-2" General Commercial Zone.

"M-1" Light Industrial (Manufacturing) Zone.

"M-2" Heavy Industrial (Manufacturing) Zone.

2. In order to carry out the purpose and provisions of this ordinance, Comprehensive Zoning Plan, Unit No. 1 of Sacramento County,

covering the Arden, Arcade and Carmichael Districts is hereby divided into the following Zones known as:

"R-E" Rural Estate (Single Family Residential Zone).

"R-1" Single Family Residential Zone.

"R-2" Two Family Residential Zone.

"R-A" Suburban Residential Zone.

"R-3" Multiple Family Residential Zone.

"A-1" Agricultural Zone.

"F" Flood Zone.

"C-1" Limited Commercial Zone.

"C-2" General Commercial Zone.

"M-1" Light Industrial (Manufacturing) 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 "Comprehensive Zoning Plan, Unit No. 1, Arden, Arcade, and Carmichael Districts" 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.

C. The establishment of zones and the application of the provisions of this ordinance to other Units or portions of Sacramento County shall be done as an amendment to this ordinance in the manner as prescribed in Section 20, Amendments and Reclassification.

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, said accessory building shall not be used as sleeping or housekeeping quarters except as hereinafter provided for under zone classifications.

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

3. **APARTMENT HOTEL:** A building or portion thereof designed for or containing both individual guest rooms or suites of rooms and dwelling units.

4. **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.

5. **AUTOMOBILE WRECKING ESTABLISHMENT:** The business of dismantling or wrecking of used motor vehicles or trailers.

6. **BASEMENT:** A story partly or wholly underground. (See definition of "Story").

7. **BOARDING HOUSES:** A building containing not more than five (5) guests rooms where lodging and/or meals are provided for three (3) or more persons for compensation.

8. **BUILDING:** Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or chattels.

9. **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.

10. **CAMP PUBLIC:** Any area or tract of land used or designated to accommodate two (2) or more automobile house trailers, or two (2) or more camping parties.

11. **CAMP, TRAILER:** Same as "Camp Public".

12. **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.

13. **COMMISSION:** Shall mean the Sacramento County Planning Commission.

14. **COURT:** An open unoccupied space, other than a yard, on the same lot with a building and bound-

ed on one (1) or more sides by such building or buildings.

15. **COURT BUNGALOW:** Two or more single detached single family dwellings arranged around one (1), two (2), or three (3), sides of a court which opens onto a street.

16. **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 County Engineer shall establish such curb level or its equivalent for the purpose of this ordinance.

17. **DWELLING:** A building or portion thereof designed exclusively for residential occupancy.

18. **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 and bath facilities.

19. **DWELLING, ONE-FAMILY:** A detached building designed exclusively for occupancy by one (1) family.

20. **DWELLING TWO-FAMILY:** A detached building designed exclusively for occupancy by two (2) families living independently of each other, but under one (1) roof.

21. **DWELLING, APARTMENT HOUSE:** A building or portion thereof more than one (1) story in height; designed for occupancy by three (3) or more families living independently of each other, but under one roof.

22. **DWELLING, GROUP:** Two or more buildings, each containing one or more dwelling units and arranged around one (1), two (2) or three (3) sides of a court which opens onto a street.

23. **DWELLING, ROW:** One building containing more than two dwelling units and arranged around one (1), two (2) or three (3) sides of a court which opens onto a street.

24. **FAMILY:** One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel, as herein defined.

25. **FRONTAGE:** All the property on one (1) side of a street between intersecting or intercepting streets, or between a street and right-of-

way, waterway, end of dead-end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

26. **GARAGE, PRIVATE:** A detached accessory building or portion of a main building for the parking or temporary storage of not more than four (4) automobiles including not more than two (2) light delivery or pick-up motor vehicles of the occupants of the premises.

27. **GARAGE, PUBLIC:** A building other than a private garage used for the care, repair, or equipment of automobiles, or where such vehicles are parked or stored for remuneration, hire, or sale.

28. **GARAGE, STORAGE:** Any premises except those described as a private or public garage, used exclusively for the storage of self-propelled vehicles.

29. **GUEST HOUSE:** Living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises; such quarters may have a bath and toilet facilities but no kitchen facilities and not rented or otherwise used as a separate dwelling.

30. **HOME OCCUPATION:** An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display; no stock in trade nor commodity sold upon the premises; no persons employed; and no mechanical equipment used which may make noise, dust, odor or vibration detrimental to dwelling occupancy.

31. **HOTEL:** A building designed for occupancy as the more or less temporary place of abode for individuals who are lodged with or without meals, in which there are six (6) or more guests rooms, and in which no provision is made for cooking in any individual room or suite.

32. **JUNK YARD:** Any space of two hundred (200) feet or more of the area of any lot used for the storage, keeping or abandonment of junk or waste material, including scrap metals or other scrap mater-

inals, or for the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts thereof.

33. **KENNEL, DOG:** Any premises, building or structure in or on which five (5) or more dogs, at least six (6) months of age are harbored.

34. **LIVING QUARTERS:** One or more rooms in a building designed for occupancy by one or more individuals for living or sleeping purposes.

35. **LOADING SPACE:** An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

36. **LODGING HOUSE:** (See "Boarding House".)

37. **LOT:** A parcel of land shown on a subdivision map or a record of survey map or described by metes and bounds and recorded in the office of the County Recorder of Sacramento County, and or a building site in one ownership having an area for each main building as hereinafter required in each zone and having frontage upon or access by adequate public or private easement to a public street, road or highway.

38. **LOT LINE, FRONT:** In the case of an interior lot, a line separating the lot from the street or place; and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest deed or tract restrictions specify another line as the front lot line.

39. **LOT LINE, REAR:** A lot line which is opposite and most distant from the front lot line and, in case of an irregular, triangular or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

40. **LOT LINE, SIDE:** Any lot boundary line not a front lot line or a rear lot line.

41. **LOT WIDTH:** The horizontal distance between the side lot lines

measured at right angles to the longitudinal center line.

42. **LOT DEPTH:** The horizontal distance between the front and rear lot lines measured on the longitudinal center line.

43. **LOT AREA:** The total horizontal area within the lot lines of a lot.

44. **LOT, CORNER:** A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty-five (135) degrees.

45. **LOT, REVERSED CORNER:** A corner lot the side street line of which is substantially a continuation of the front lot line of the lot to its rear.

46. **LOT, INTERIOR.** A lot other than a corner lot.

47. **LOT KEY:** The first interior lot to the rear of a reversed corner lot and not separated therefrom by an alley.

48. **LOT, THROUGH:** A lot having a frontage on two (2) parallel or approximately parallel streets.

49. **NON-CONFORMING BUILDING:** A building or structure or portion thereof existing at the time this ordinance became effective, which was designed, erected or structurally altered, for a use that *does not conform to the use regulations of the zone in which it is located*, or a building or structure that does not conform to all the height and area regulations of the zone in which it is located.

50. **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.

51. **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.

52. **PARKING SPACE, AUTOMOBILE:** Space within a public parking area or a building, exclusive of driveways, ramps, columns, office and work area, for the temporary parking or storage of one (1) automobile.

53. **PROPERTY OWNER:** The legal owner of property.

54. **STABLE, PRIVATE:** A detached accessory building for the keeping of horses, mules or burros, not kept for remuneration, hire or sale.

55. **STABLE, PUBLIC:** A stable other than a private stable.

56. **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.

57. **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 ($\frac{2}{3}$) of the floor area immediately below it.

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

59. **STRUCTURE:** Anything constructed or erected which requires location on the ground or attached to something having location on the ground, but no including fences or walls used as fences.

60. **STRUCTURAL ALTERATIONS:** Any change of the supporting members of a building or structure such as bearing walls, columns, beams or girders.

61. **TOURIST COURT:** A group of attached or detached buildings containing individual sleeping or living units, designed for or used temporarily by automobile tourists or transients, with garage attached or parking space conveniently located to each unit, including auto courts, motels, or motor lodges.

62. **TRAILER, AUTOMOBILE:** A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and/or property.

63. **TRAILER CAMP:** Same as "Camp, Public".

64. **USE:** The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may

be occupied or maintained.

65. **YARD:** An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

66. **YARD, FRONT:** A yard extending across the full width of the lot, the depth of which is the maximum horizontal distance between the front lot line and a line parallel thereto on the lot.

67. **YARD, REAR:** A yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

68. **YARD, SIDE:** A yard, between a main building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

SECTION 4

"R-E" Rural Estate Zone (Single Family Residential)

Within any "R-E" Rural Estate 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:

1. One single-family detached dwelling on each lot.

2. Public schools, colleges, including dormitories, libraries, museums, and art galleries, when owned and operated by a governmental agency, or private schools or colleges owned and operated by a religious organization.

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 five hundred (500) feet from the property proposed to be used for religious purposes be notified by mail thereof.

6. Accessory buildings, including a private garage, subject to the following conditions:

a. A detached accessory building shall be located not less than ten (10) feet from the rear of the main building, not less than fifteen (15) feet from a main building on an adjacent lot, nor less than ten (10) feet from any street or alley line, provided, further that no accessory building shall be allowed beyond any established setback line.

b. Such accessory buildings 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.

7. A private stable and/or corral 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 and/or corral shall be located not less than eighty (80) feet from the front lot line, thirty (30) feet from the other lot line, and not less than thirty (30) feet from any building used for dwelling purposes, provided that said stable shall not be occupied by more than two (2) horses for the first thirty thousand (30,000) square feet of lot area and one (1) horse for each additional ten thousand (10,000) square feet of lot area.

b. The gift, sale, trade, or barter of any portion of a lot or lots, 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.

8. Residence in an accessory building is prohibited except that the Planning Commission may permit such use subject to the following conditions:

a. Said building shall be used as living quarters for those domestic workers employed on the premises only or as a guest house.

b. Such use shall be permitted only on a lot having a total area of not less than twenty thousand (20,000) square feet.

9. Foster Homes, subject to the following conditions:

a. The number of children, excluding the children of the foster family, shall not exceed three (3).

B. HEIGHT:

1. No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed two and one-half (2½) stories or thirty-five (35) feet in height.

(See Sec. 23, Genl. Provisions for exceptions).

C. AREA:

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 thirty-five (35) 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 further than sixty (60) 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 further than sixty (60) 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.

e. The setback for a key lot shall be determined by projecting a line from a point five (5) feet from the street side and twenty-five (25) feet from the rear lot line of the adjacent reversed corner lot to the nearest dwelling on the other side of the key lot, and the proposed dwelling shall not project beyond said line so established.

f. Where a uniform setback between two intersecting streets does not exist, and the frontage is on a curved street, the front yard setback shall be proportional to the setback of the adjacent dwellings on each side of the proposed dwelling, provided, however, that the nearest dwellings shall be situated on lots located not further than sixty (60) feet from the proposed building site.

g. Where front yard setbacks have been established on an official plat of a subdivision, and said plat has been recorded in the Office of the County Recorder or approved by the Planning Commission prior to filing of said plat with the County Recorder, the setbacks so established shall govern.

2. SIDE YARD

There shall be a side yard on each side of a main building of not less than twelve (12) feet for a one story building and fifteen (15) feet for a two-story building. Exceptions to this requirement are as follows:

a. On corner lots the side yard regulation shall apply to the street side of said lot except in the case of reversed frontage. In this case

there shall be a side yard on the street side of the corner lot of not less than fifty (50) percent of the front yard on the key lot to the rear, but in no case shall the required side yard on the street side of a reversed corner lot be more than seventeen and one-half (17½) feet. No accessory building on said corner lot shall project beyond the front yard line of the key adjoining lot adjacent to the rear.

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 or approved by the Planning Commission prior to filing of said plat with the County Recorder, the setbacks so established shall govern.

3. REAR YARD

There shall be a rear yard of not less than thirty-five (35) feet. Exceptions to this requirement are 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 twenty (20) feet.

4. LOT AREA

Every lot shall have a minimum street frontage of one hundred (100) feet and a minimum area of twenty thousand (20,000) square feet.

a. Street frontage in the case of a lot fronting on a curving 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 one hundred (100) feet, or an area less than twenty thousand (20,000) square feet, for which a tentative subdivision map was approved by the Planning Commission or a record of survey map or a final map was approved by the Board of Supervisors or which was otherwise recorded with the County Recorder prior to 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.

SECTION 5

"R-1" Single Family Zone
Within any "R-1" Single 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:

Any use permitted in the "R-E" Rural Estate Zone.

B. HEIGHT:

Same as "R-E" Zone, Section 4.

C. AREA:

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 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 dwellings on each side of the proposed dwelling, and said proposed dwelling shall not project beyond said line, provided, however, that the nearest dwelling shall be situated on lots located not further than sixty (60) 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 not further than sixty (60) 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.

e. The setback for a key lot shall

be determined by projecting a line from a point located within the adjacent reversed corner lot, said point being twelve and one-half (12½) feet from the street side lot line and twenty-five (25) feet from the rear lot line thereof to the required front setback line of the adjacent lot or lots on the other side of the key lot, and the proposed dwelling shall not project beyond said line so established.

f. Where a uniform setback between two intersecting streets does not exist, and the frontage is on a curved street, the front yard setback shall be proportional to the setback of the adjacent dwellings on each side of the proposed dwelling, provided, however, that the nearest dwellings shall be situated on lots located not further than sixty (60) feet from the proposed building site.

g. Where front yard setbacks have been established on an official plat of a subdivision, and said plat has been recorded in the office of the County Recorder or approved by the Planning Commission prior to filing of said plat with the County Recorder, the setbacks so established shall govern.

2. SIDE YARD:

There shall be a side yard on each side of a main building of not less than five (5) feet for a one story building and seven and one-half (7½) feet for a two story building. Exceptions to this requirement are as follows:

a. On lots less than fifty-two (52) feet in width the required side yard for a two-story building may be reduced six (6) inches for each one (1) foot of lot width less than fifty-two (52) feet, but in no case shall such side yard be less than five (5) feet on each side of the main dwelling.

b. On corner lots the side yard regulation shall apply to the street side of said lot except in the case of reversed frontage. In this case there shall be a side yard on the street side of the corner lot of not less than fifty (50) per cent of the front yard on the key lot to the rear, but in no case shall the required side yard on the street side of a reversed corner lot be more than twelve and one-half (12½) feet. No accessory building on said corner lot shall project beyond the

front yard line of the key lot adjacent to the rear. This regulation shall not be 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. On corner lots of forty-one (41) feet or less in width where the rear line of the corner lot coincides with a part of the side line of the premises upon its area, the side yard of the street side of a corner lot may be five (5) feet.

c. 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 or approved by the Planning Commission prior to filing of said plat with 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. Exceptions to this requirement are 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:

a. Every lot shall have a minimum area of twenty-thousand (20,000) square feet if neither a water system nor public sewerage facilities are available, or ten thousand (10,000) square feet if a public water supply is available, but sewerage facilities are not available, or the minimum areas specified in paragraph (b) of this sub-section if public sewerage facilities are available, provided that if any other County Ordinance and/or the regulations of the County Health Department are more restrictive than the provisions herein, said ordinance or Health Department regulations shall govern the minimum lot area.

b. Every corner lot shall have a minimum street frontage of sixty-two (62) feet, and a minimum area of sixty-two hundred (6200) square feet. Every interior lot shall have a minimum street frontage of fifty-two (52) feet, and a minimum area of fifty-two hundred (5200) square feet. Street frontage in the case of a lot fronting on a

curving 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.

c. Where a corner lot has a street frontage less than sixty-two (62) feet or an area less than sixty-two hundred (6200) square feet or where an interior lot has a street frontage less than fifty-two (52) feet, or an area less than fifty-two hundred (5200) square feet and for which a tentative subdivision map was approved by the Planning Commission or a record of survey map or a final map was approved by the Board of Supervisors or which was otherwise recorded with the County Recorder prior to 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.

SECTION 6

"R-2" Two Family Zone

The following regulations shall apply in the "R-2" Two Family Zone.

A. USE:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged, or maintained except for the following uses:

1. Any use permitted in the "R-E" Rural Estate Zone.
2. Two-Family dwellings.
3. Churches, and dwellings used by the clergy connected therewith.
4. Uses customarily incidental to any of the above uses.

B. HEIGHT:

Same as "R-E" Zone, Section 4, and the "R-1" Zone, Section 5.

C. AREA:

1. Front Yard, same as "R-1" Zone.
2. Side Yard, same as "R-1" Zone.
3. Rear Yard, same as "R-1" Zone.

LOT AREA:

a. Single Family dwellings, same as for "R-1" Zone.

b. Two Family dwellings.

1. Every lot shall have a minimum area of twenty-five thousand (25,000) square feet if neither a water system nor public sewerage facilities are available or fifteen thousand (15,000) square feet if a

public water system is available but sewerage facilities are not available or the minimum area specified in paragraph (c) of this sub-section if both a water system and public sewerage facilities are available, provided that if any other County Ordinance and/or the regulations of the County Health Department are more restrictive than the provisions herein, such ordinance or Health Department regulations shall govern the minimum lot area.

c. Every corner lot shall have a minimum street frontage of sixty-two (62) feet and a minimum area of sixty-two hundred (6200) square feet. Every interior lot shall have a minimum street frontage of fifty-two (52) feet, and a minimum area of fifty-two hundred (5200) square feet. Street frontage in the case of a lot fronting on a curving 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 set back line.

d. Where a corner lot has a street frontage less than sixty-two (62) feet, or an area less than sixty-two hundred (6200) square feet, or where an interior lot has a street frontage less than fifty-two (52) feet, or an area less than fifty-two hundred (5200) square feet, for which a tentative subdivision map was approved by the Planning Commission or a record of survey map or a final map was approved by the Board of Supervisors or which was otherwise recorded with the County Recorder prior to 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.

SECTION 7

"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 the following uses:

A. USE:

1. Any use permitted in a "R-E" Rural Estate Zone, in a "R-1" Single Family Zone and in a "R-2" Two Family Zone.

2. Private preparatory schools and colleges.

3. Farming and truck gardening, 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 which shall not include more than three (3) cows and three (3) calves or three (3) sheep and three (3) lambs, and the sale of products or commodities raised on the premises, if no retail stand or commercial structure is maintained.

4. Plant nurseries, providing that no hardware, equipment or tools shall be sold except hand tools incidental to garden and nursery work and that a "Use Permit" shall have been first obtained from the Planning Commission.

5. Hospitals, clinics, nursing homes, aged homes, and day nurseries for children, excepting those the chief activity of which is the care or treatment of mental, drug, or alcoholic cases, provided further:

a. Said hospital, clinic, nursing home, aged home, or day nursery shall not be located on a lot adjacent to any lot in the "R-1" Single Family Zone or "R-2" Two Family Zone.

6. Doctor's Offices:

Any practitioner of the healing arts licensed under any laws of the State of California, provided, further that:

a. That offices for not more than six (6) practitioners of the healing arts may be placed in one building on one lot.

b. A Use Permit shall be obtained from the Planning Commission.

7. 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) Attorney
- (8) Broker, general
- (9) Broker, insurance or real estate
- (10) Broker, fuel, feed, crop
- (11) Cosmetologist

- (12) Dance studio for children
- (13) Draftsman
- (14) Dressmaker, milliner, embroider
- (15) Engineer
- (16) Justice of peace
- (17) Minister or other authorized representative of a religious group or church
- (18) Photographic studio
- (19) Studio or occupation of a musician

(20) 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 therefor.

(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 in dwellings 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.

8. 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:

Same as "R-1" Zone and "R-2" Zone.

C. AREA:

1. Front Yard:

Same as "R-1" Zone and "R-2" Zone.

2. Side Yard:

Same as "R-1" Zone and "R-2" Zone.

3. Rear Yard:
Same as "R-1" Zone and "R-2" Zone.

4. LOT AREA:

Every lot shall have a minimum street frontage of seventy-five (75) feet and a minimum area of twenty-thousand (20,000) square feet for a single family dwelling, and twenty-five thousand (25,000) square feet for a two-family dwelling.

a. Street frontage in the case of a lot fronting on a curving street, 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 seventy-five (75) feet, or an area less than twenty thousand (20,000) square feet for which a tentative subdivision map was approved by the Planning Commission or record of survey map or a final map was approved by the Board of Supervisors or which was otherwise recorded with the County Recorder prior to 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.

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:

1. Any use permitted in the "R-E" Rural Estate Zone; in the "R-1" Single Family Zone and in the "R-2" Two Family Zone.

2. Apartment Houses.

3. Boarding and Lodging Houses, Schools, Colleges, Fraternities or Sororities.

4. Bungalow Courts.

5. Group Dwellings.

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

7. Home Occupations.

8. Foster Homes.

Same as "R-A" Suburban Zone,

Sec. 7.

9. Hospitals.

Same as "R-A" Suburban Zone,

Sec. 7.

10. Doctor's Offices.

Same as "R-A" Suburban Zone,

Sec. 7.

B. HEIGHT:

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. (See Section 23, General Provisions, for exceptions).

C. AREA:

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. APARTMENT HOUSES:

a. Front Yard:

Same as "R-1" Zone, Sec. 5.

b. Side Yard:

Same as "R-1" Zone, Sec. 5.

c. Rear Yard:

Same as "R-1" Zone, Sec. 5.

2. Bungalow Courts and Group

Dwellings:

Front, Side and Rear Yards.

Shall be the same as for Apartment Houses, except as follows:

a. For Bungalow Courts or Group Houses so located on the lot in a single row that the rears thereof abut upon the other side yard, court, the minimum width of the court shall be twelve (12) feet.

b. For Bungalow Courts or Group Houses located on two (2) or three (3) sides of a court, the minimum width of the court shall be twenty-four (24) feet.

c. Where a roadway is provided in the court or side yard, the width of such roadway shall be in addition to that required above.

3. LOT AREA:

Same as "R-2" Zone for a two family dwelling, plus an additional one thousand (1000) square feet for each additional dwelling unit, provided that if any other County Ordinance and/or regulations of the County Health Department are more restrictive than the provisions herein, said Ordinance or Health

Department regulations shall govern the minimum lot area.

SECTION 9

"A-1" Agricultural Zone

Within any "A-1" Agricultural 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:

1. Any use permitted in the following zones:

"R-E" Rural Estate

"R-1" Single Family

"R-2" Two Family

"R-A" Suburban

2. Golf Courses; including driving tees or ranges, miniature courses and similar uses operated for commercial purposes.

3. Airports and aircraft landing fields, provided a permit has been obtained from the State of California Aeronautics Commission, and that such uses conform to the Master Plan of Airports of the Sacramento Metropolitan Area.

4. All agricultural uses, including commercial poultry and fowl hatcheries, provided, however, that the following uses shall not be permitted unless and until a Use Permit shall have been obtained from the Planning Commission under the variance provisions of this ordinance.

a. Hog ranch, using garbage as feed.

b. Cemeteries.

c. Hospitals and sanitoriums.

d. Drive-in theatres, picnic grounds, stadiums, race tracks and other outdoor sports arenas.

e. Philanthropic or correctional institutions.

f. Gravel pits or plants, borrow pits, rock quarry or gold dredging.

g. Animal hospitals and dog kennels, which shall be located at least fifty (50) feet from all lot lines.

5. Any other similar uses customarily carried on in the field of general agriculture and not obnoxious or detrimental to the public welfare.

6. Uses customarily incidental to any of the above uses, including home occupations as listed in the "R-A" Suburban Zone and the fol-

lowing home occupations: Office of a physician, dentist or other occupation generally recognized as a profession:

7. Accessory buildings; including a private garage, accessory living quarters including dwellings or trailer camps for the use of persons employed on the premises, guest house, recreation room, green house, lath house, stable, barn, hop kiln and structures, bees wax, honey and other apiarian processing building, corral, pen, coop, kennel, poultry or rabbit killing and dressing room, building or room for packing products raised on the premises, or other similar structure, when located not less than one hundred feet (100) from the front lot line nor less than twenty-five (25) feet from any other lot line.

8. One stand for display and sale of only those products produced upon the same premises, provided that the plan for the construction of such stand is approved by the Planning Commission; that it does not exceed an area of two-hundred (200) square feet; and that it is located not closer than fifty (50) feet to any street or highway right-of-way.

9. Any advertising sign and structure, including billboards, may be constructed, built or relocated within an "A-1" Agricultural Zone provided a Special Permit therefor has been granted by the Planning Commission; except that no Special Permit shall be required for the following types of signs, to-wit:

1. Signs indicating name of owner and/or property, farm products produced on the premises, provided not more than two signs are erected or constructed, none of which exceed thirty (30) square feet in area.

2. Signs warning against trespassing provided no such signs shall exceed three (3) square feet in area.

B. HEIGHT:

No building or structure, nor the enlargement of any building or structure, shall hereafter be erected to exceed three (3) stories or forty-five (45) feet in height. Water tank, silos, granaries, barns, radio tower and antennas, and similar structures or necessary mechanical appurtenances may exceed the specified height limit, provided they

are not within the turning zone or any restricted area of an airport or aircraft landing field established by or under the regulation of a governmental agency; (See Section 23, General Provisions for further exceptions).

C. AREA:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards and land 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 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. LAND AREA

No lot, farm, ranch or other parcel of land shall be reduced in area to provide separate lots or building sites less than two (2) acres, except for churches and other non-residential permitted uses.

In no case shall property be subdivided, sold or reduced to less than twenty-five thousand (25,000) square feet for any non-residential use. There shall be not more than two (2) dwelling units per acre.

SECTION 10

"A-2" Agricultural Zone

Within any "A-2" Agricultural 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:

1. Any use permitted in the "A-2" Agricultural Zone.

2. Public Fair Grounds, of a permanent nature, including such commercial uses as are normally accessory, or appurtenant thereto.

The following additional uses provided they are located at least five hundred (500) feet from any public park, public school, church of any area in the R-E, R-1, R-2, R-3, or R-A Zone and further provided a special Use Permit, without

conforming to the variance provisions of this ordinance, shall have been obtained from the Planning Commission.

a. All the uses listed in Paragraph A-4 of the A-1 Agricultural Zone.

b. Billboards and other outdoor signs provided they conform to the regulations of the Division of Highways of the State of California and of the County of Sacramento, and are located on private property adjacent to a State Highway or Primary County Road.

c. Fruit and vegetable packing plants, loading sheds and platforms (not including a cannery or food processing or freezing plant).

d. Gun clubs and target ranges.

e. Livestock feed and sales yards (not including stock yards connected with meat processing plants).

f. Brick or adobe yard and plant if located adjacent to clay or soil pits.

g. Saw mills and wholesale lumber yards.

h. Any other similar uses not obnoxious or detrimental to the public welfare.

B. HEIGHT:

No building or structure, nor the enlargement of any building or structure shall hereafter be erected to exceed five (5) stories or sixty (60) feet in height. Water tanks, silos, granaries, barns, stacks, radio towers and similar structures or necessary mechanical appurtenances may exceed the specified height limit, provided they are not within the turning zone or any restricted area of an airport or aircraft landing field established by or under the regulation of a governmental agency; (See Section 23, General Provisions, for further exceptions).

C. AREA:

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

1. FRONT YARD:

Same as in "A-1" Agricultural Zone.

2. SIDE YARD:

Same as in "A-1" Agricultural Zone.

3. REAR YARD:

Same as in "A-1" Agricultural Zone.

4. LAND AREA:

Same as in "A-1" Agricultural Zone.

SECTION 11 "F" Flood Zone

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

A. USE:

1. All agricultural uses permitted in the "A-1" Agricultural Zone.

2. The following uses, provided any required permit is obtained from the State Board of Reclamation and/or the United States Corps of Engineers in addition to building permit from the Planning Commission.

a. Single family dwellings and accessory buildings including a private stable in accordance with the provisions for such buildings in the "R-E" Rural Estate Zone.

b. Gravel pits and/or gravel processing plants and gold dredging and appurtenant buildings and structures, provided that a special Use Permit, without conforming to the variance provisions of this ordinance, shall have been obtained from the Planning Commission.

3. Said "F" Flood Zone as shown on the zoning map is intended to comprise all land covered by rivers, creeks and other streams, and land subject to overflow; land and water lying outside of the top (stream side) of any levee and land mainly covered by gravel left from gold dredging or other mining operations.

B. HEIGHT:

1. No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed two and one-half (2½) stories or thirty-five (35) feet in height, except a building or structure of a gravel or gold dredging plant, (See Section 23, General Provisions, for further exceptions).

C. AREA:

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 twenty (20) 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. LAND AREA:

No lot, farm, or ranch or other parcel of land shall be reduced in area to less than thirty thousand (30,000) square feet.

SECTION 12

"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:

1. Any use permitted in the "R-3" 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. Banks and Office Buildings.

5. Bakeries, whose entire products are mainly sold on the premises at retail only.

6. Laundry and/or dry cleaning depots and self-service laundries.

7. Parking Lots.

8. Service stations (gasoline) with lubrication and minor automobile repair if done in an enclosed building.

9. Shoe Repair Shops.

10. Barber and Beauty Shops.

11. Tailor.

12. Theatre, other than a drive-in open-air theatre.

13. Other uses similar to above when approved by the Planning Commission.

14. Exterior signs, under the following conditions:

a. Shall include all types of signs and sign devices painted on or attached to any building, structure,

pipe or post on any premises.

b. Any advertising sign and structure, including billboards, may be constructed, built or relocated within any "C-1" Commercial Zone provided a special permit therefor has been granted by the Planning Commission; except that posters or other forms of outdoor advertising pertaining only to the use conducted and/or products sold within a building and/or any premises when placed flat against the wall of a building or painted on said wall shall be permitted under the following conditions without a special permit, to-wit:

1. Each such sign shall not exceed thirty (30) square feet.

2. No more than three signs shall be painted or placed on one store room or premises and not more than one such sign shall be on one side or front of a storeroom or building.

c. Nothing contained in the preceding section shall be construed as applying or regulating electric or neon signs which pertain only to a use conducted and/or products sold within a building or any premises.

d. All exterior signs, billboards and outdoor advertising shall comply with the provisions pertaining to signs, billboards and outdoor advertising in any County Ordinance now in effect or in any such Ordinances hereafter adopted.

B. HEIGHT:

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, except theatres; (See Section 23, General Provisions for further exceptions).

C. AREA:

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,

1. FRONT YARD

There shall be a front yard or setback from the street or highway right-of-way line of not less than fifty (50) feet, except where fifty (50) percent or more of the street frontage in any "C-1" Zone and between two intersecting streets, is built up with business buildings

closer to the street or highway line than the above requirement. In such case the average setback of the existing business buildings shall be used in determining the setback of the proposed building.

2. SIDE YARD

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-1" Zone abuts upon an adjacent lot in the "C-1" or "C-2" or "M-1" or "M-2" Zone.

b. Where the rear of a corner lot in the "C-1" Zone abuts upon the side of a lot in any "R" Zone, "C-1" Zone or "C-2" Zone there shall be a side yard on the street side of a corner lot not less than twelve and one-half (12½) feet.

3. REAR YARD

There shall be a rear yard of not less than fifteen (15) feet unless there is an alley in the rear, in which case the rear yard may be reduced by one-half the width of the alley.

4. LOT AREA:

Every lot shall have a minimum area of twenty thousand (20,000) square feet if neither a water system nor public sewerage facilities are available, or ten thousand (10,000) square feet if either a water system or public sewerage facilities is available or six thousand (6000) square feet if both a water system and public sewerage facilities are available, provided that if any other County Ordinance and/or regulations of the County Health Department are more restrictive than the provisions herein, said ordinance or Health Department regulations shall govern the minimum lot area.

SECTION 13

"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:

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 theater, 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 a 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 and sash work.

9. Cleaning and dyeing plant.

10. Frozen food locker and ice distributing stations.

11. Funeral parlor, if main building is located fifty (50) feet or more from any lot zoned for residential use.

12. Hotels.

13. Laundry.

14. Lodge and fraternal halls.

15. Medical and dental laboratories

16. Nursery (flower and plant), provided that all incidental equipment and supplies, including fertilizer and empty cans, are kept within a building.

17. Parcel delivery stations or warehouse.

18. Plumbing or sheet metal shops, if conducted entirely within a completely enclosed building.

19. Printing, lithographing, publishing, blueprinting, and photostating.

20. Sign painting shop.

21. Storage building for household goods.

22. Contractors storage, if conducted entirely within a completely enclosed building.

23. Tire shop.

24. Tourist or trailer court or motel.

25. Upholstery shop.

26. Veterinary or animal hospital, excluding dog kennels, provided a Use Permit shall have been ob-

tained from the Planning Commission under the variance provisions of this ordinance.

27. Other similar uses upon approval of the Planning Commission.

B. HEIGHT:

Same as "C-1" Limited Commercial Zone.

C. AREA:

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 or enlargement.

1. FRONT YARD:

Same as "C-1" Limited Commercial Zone.

2. SIDE YARD:

Same as "C-1" Limited Commercial Zone.

3. REAR YARD:

Same as "C-1" Limited Commercial Zone.

4. LOT AREA:

Same as "C-1" Limited Commercial Zone.

SECTION 14

"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:

1. Any use permitted in the "C-2" Commercial 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, tank or other enclosed structure, 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, pharmaceu-

tics, toiletries, and food products except canneries, fish and meat products, sauergraut, 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, celophane, 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 kilnfired 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. Storage and distribution of bottled gas.

10. Wholesale business, storage building, 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.

There may be additional wire fence above the six (6) feet, but not to exceed nine (9) feet over all.

14. Building material sales yard, including the sale of rock, sand, gravel, and the like only as an incidental part of the main business, but excluding concrete mixing.

15. Contractors equipment storage yard or plant, or rental of equipment commonly used by contractors.

16. Retail lumber yard, including mill and sash work if conducted within a completely enclosed building.

17. Feed and Fuel Yard.

18. Draying, freighting or trucking yard or terminal.

19. Military surplus equipment or goods.

20. Public Utility service yard or electrical receiving or transforming station.

21. Small boat building except shipbuilding.

22. Other uses similar to above when approved by the Planning Commission.

B. HEIGHT:

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, except appurtenances necessary to the operation of the industry when approved by the Planning Commission; (See Section 23, General Provisions for further exceptions).

C. AREA:

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following lot 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-1" Zone abuts on the side of an adjacent lot in an A-1, R-1, R-2, R-3, R-A or R-E 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-1" Zone abuts upon a lot in the A-1, R-1, R-2, R-3, R-A,

or R-E Zone, in which case there shall be a rear yard of not less than fifteen (15) feet.

4. LOT AREA

Same as "C-1" Limited Commercial Zone.

SECTION 15

"M-2" Heavy Industrial Zone

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged, except for the following uses:

A. USE:

1. Any use permitted in the "M-1" Light Industrial 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.

2. Acetylene gas manufacture or storage.

3. Alcohol industrial or grain manufacture.

4. Ammonia, bleaching powder or chlorine manufacture.

5. Asphalt manufacture or refining.

6. Automobile wrecking, if conducted wholly within a building, except as provided in paragraph 35-b of this section.

7. Blast furnace or coke oven.

8. Boiler Works.

9. Brick, adobe, tile, terra cotta, or concrete products.

10. Chemical manufacture.

11. Concrete or cement products manufacture.

12. Fish smoking, curing or canning.

13. Freight classification yard.

14. Ice Manufacture and cold storage.

15. Iron or steel foundry or fabrication plant and heavy-weight casting.

16. Lamp black manufacture.

17. Oilcloth or linoleum manufacture.

18. Olive Processing plant.

19. Ore reduction.

20. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.

21. Paper and pulp manufacture.

22. Petroleum products manufac-

ture or wholesale storage of petroleum.

23. Planing and/or saw mills.

24. Plastic manufacture.

25. Potash works.

26. Quarry or stone mills.

27. Railroad repair shops.

28. Rock, sand or gravel distribution; rock, sand or gravel excavating or crushing, gold dredging or other mining operation, subject to conditions and methods of operations approved by the Planning Commission, which upon written request, shall have authority to determine and prescribe such conditions and methods of operation 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.

29. Rolling Mills.

30. Soap Manufacture.

31. Sodium compounds manufacture.

32. Stove and shoe polish manufacture.

33. Tar distillation or tar products manufacture.

34. Wool pulling or scouring.

35. The approval of the Planning Commission shall be obtained for any use not specified herein, provided further that none of the following uses shall be located in the County of Sacramento, unless the location thereof has been approved by the Board of Supervisors and a Use Permit has been obtained after the favorable recommendation or the disapproval of the Planning Commission;

a. Acid manufacture.

b. Automotive or general machinery wrecking area, and/or used building material, or junk yard, provided that said area or yard is enclosed by a solid fence or wall, not less than six (6) feet nor more than eight (8) feet in height and that said fence or wall entirely obstructs vision from outside and that none of the material or equipment stored shall be higher than said fence or wall.

c. Cement, lime, gypsum, or plaster of paris manufacture.

d. Distillation of bones.

e. Drop forge industries manu-

facturing 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 ore.

n. Stock yards or feeding pens.

o. Slaughter of animals.

p. Tannery or the curing or storage of raw hides.

q. Storage, sorting, collecting of iron or junk, or the boiling of rags, or paper if done entirely within an enclosed building, with the exception that iron or junk may be sorted and/or stored in a yard as specified in sub-section 35-b.

r. Winery or brandy distillery.

s. Provided, however, that none of those uses requiring the action of the Planning Commission and the approval of Board of Supervisors shall be located nearer than five hundred (500) feet to a more restricted zone.

B. HEIGHT:

No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained to exceed ten (10) stories or one hundred fifty (150) feet, except appurtenances necessary to the operation of the industry when approved by the Planning Commission. (See Section 23, General Provisions for further exceptions).

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 adjacent lot in an A-1, R-1, R-2, R-3, R-A, or R-E 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-1, R-1, R-2, R-3, R-A, or R-E Zone, in which case there shall be a rear yard of not less than twenty (20) feet.

4. LOT AREA:

Every lot shall have a minimum area of twenty thousand (20,000) square feet, provided that if any State law or regulation or any other County Ordinance or regulation requires a greater area than the provisions herein, said law, ordinance or regulation shall govern the minimum lot area.

SECTION 18

Off-Street and Highway Parking Facilities

A. OFF-STREET PARKING REQUIREMENTS

Accessible off-street and highway parking facilities for the parking of self-propelled motor vehicles shall be provided, after the effective date of this ordinance, in connection with the erection of any building or structure or the increase by units or dimensions of any building or structure on the same or adjacent property if in the same ownership property as the building or structure, unless otherwise stipulated, in the amounts as herein-after specified. All off-street parking facilities provided under the terms of this ordinance shall be permanently maintained and shall comply with the minimum dimension for off-street parking maneuvering space adopted as a part of this ordinance.

1. SINGLE FAMILY AND TWO FAMILY DWELLINGS:

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

2. MULTIPLE-FAMILY, FLATS, APARTMENT HOUSES, BUNGALOW COURTS, GROUP DWELLINGS, MOTELS OR AUTO COURTS:

a. One (1) parking space for each dwelling unit, housekeeping unit, motel room or suite of rooms or cabin.

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 six (6) beds for guests.

4. HOTELS

a. One (1) parking space for each two (2) guest rooms.

5. CONVALESCENT AND NURSING HOMES, HOMES FOR AGED AND ORPHANAGES

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

Fifty (50%) per cent of available curb parking space adjacent to the exterior boundaries of private property may be deducted from the total off-street parking facilities required for building devoted to the following uses if the property has a total of not less than three hundred (300) feet of street or highway frontage.

6. HOSPITALS

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

7. THEATRES, INDOOR SPORTS ARENAS, AUDITORIUMS, OTHER THAN THOSE INCIDENTAL TO PUBLIC AND PAROCHIAL SCHOOLS.

a. (1) parking space for each four (4) seats.

8. STADIUMS, BALL PARKS AND OTHER OUTDOOR SPORTS ARENAS

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

b. Said parking area, or any portion thereof, may be within eight hundred (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 six (6) 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 one hundred (100) square feet of floor area used for dancing or assembly.

11. BANKS, BUSINESS, PROFESSIONAL OFFICES, RETAIL STORES AND SUPER MARKETS

a. One (1) parking space for each two hundred fifty (250) square feet or fraction thereof of floor area.

12. GENERAL COMMERCIAL,

MANUFACTURING, WAREHOUSES AND GENERAL STORAGE

a. One (1) parking space for each two thousand (2000) square feet or fraction thereof of floor area.

13. Loading space, exclusive of driveways and/or corridors leading thereto, as required by this ordinance, shall not be considered a supplying off-street parking space, nor shall anything in this ordinance prevent the provisions of parking space in excess of those amounts specified.

14. Existing parking facilities shall not be eliminated nor reduced to an amount less than that required for new buildings.

15. Whenever any building, which, prior to the adoption of this ordinance, was not required to furnish off-street parking facilities, or was exempted from the provisions of this ordinance, is increased in size, whether by units or dimension, the following shall apply:

a. OFF-STREET PARKING FACILITIES BASED ON SQUARE FEET OF BUILDING

1. Any building, increased in size to the minimum or greater floor area exempted, if said increase is fifty per cent (50%) or more of the existing floor area, shall be required to provide and maintain off-street parking facilities but only for the increased floor area.

b. OFF-STREET PARKING FACILITIES BASED ON UNITS

1. Any building, which is remodeled, altered or enlarged so as to provide more units, shall be required to provide and maintain off-street parking facilities but only for the increased number of units.

c. LOCATION OF OFF-STREET PARKING FACILITIES

Said off-street parking facilities, or any portion thereof, may be within eight hundred (800) feet of the nearest corner of the property on which the enlarged, remodeled or altered building is located.

16. Minimum dimensions for off-street parking facilities shall be as follows:

a. **90 DEGREE ANGLE PARKING.** Each parking space shall be not less than eight (8) feet wide nor less than seventeen (17) feet in length, maneuvering space shall

be not less than twenty-three (23) feet in length.

b. **60 DEGREE ANGLE PARKING.** Each parking space shall be not less than eight (8) feet wide perpendicular to the parking angle nor less than eighteen (18) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than eighteen (18) feet in length perpendicular to the building or parking line.

c. **45 DEGREE ANGLE PARKING.** Each parking space shall be not less than eight (8) feet wide perpendicular to the parking angle nor less than seventeen (17) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than fifteen (15) feet in length perpendicular to the building or parking line.

d. When off-street parking facilities are located adjacent to a public alley the width of said alley may be assumed to be a portion of the maneuvering space requirement.

e. A private walk, if provided adjacent to a business building, shall be not less than five (5) feet in width and shall be in addition to the minimum requirement for parking stall and maneuvering space herein specified.

f. Where off-street parking facilities are provided in excess of the minimum amounts herein specified, or when off-street parking facilities are provided but not required by this ordinance. Said off-street parking facilities shall comply with the minimum requirements for parking stalls and maneuvering space herein specified.

B TRUCK LOADING AND UNLOADING SPACE

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 adoption of this ordinance shall provide loading and unloading space as follows:

1. 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 7,500 square feet or more on which building is to be erected. The minimum number of loading spaces shall be increased in accordance with the estimated volume and frequency of the loading and unloading requirements of the proposed use of the building.

C. SPECIFIC VARIANCE POWERS RELATIVE TO OFF-STREET PARKING AND LOADING SPACE

1. The Planning Commission, is hereby authorized and empowered to permit a variation in the required location of off-street parking facilities or loading space or in the amount of parking or loading space required, or both, if after investigation it is found that such a variation is necessary to secure an appropriate development of a specific parcel of land which has peculiar or exceptional conditions, or is of a size, shape or dimension that it cannot be reasonably developed for a proposed permitted use and that any such variation will be consistent with the spirit and purpose of this ordinance, public safety secured and substantial justice done.

a. In granting any such variance the Planning Commission shall take into consideration whether the following steps were taken prior to passage of this ordinance:

(1) Whether property on which the proposed building or structure is to be erected was purchased or leased.

(2) Whether a building permit was issued and renewed or expired before construction was started, (any valid building permit issued and renewed prior to the effective date of this ordinance may be used without holding of a variance hearing or issuance of a various permit).

(3) Whether substantial evidence was submitted to the Planning Commission that preliminary and/or complete plans were prepared and that the architect and/or the contractor had become obligated to erect or alter a building or structure according to such plans.

b. In granting any such variance the Planning Commission may impose such conditions and limitations as in its opinion are neces-

sary to carry out the purpose of this ordinance.

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 hereafter erected, constructed, established or maintained.

B. ESTABLISHING 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 and shall be accompanied by a building line map showing the proposed building lines along any street or highway or streets and highways. After adoption of a resolution by the Commission, two (2) public hearings shall be held and notices given as prescribed in Sub-Section "D" of this Section, said resolution shall be forwarded to the Board of Supervisors, together with the recommendations of the Planning Commission.

C. POWER OF PLANNING COMMISSION TO DETERMINE DISTANCE

Upon consideration of such resolution, the Planning Commission 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.

D. PUBLIC HEARING AND NOTICE REQUIREMENTS

Before forwarding a resolution for the establishment of building lines along any street, highway or portion thereof, to the Board of Supervisors 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 (1) regular issue of a newspaper of general circulation in the County of Sacramento, State of California, 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 Board of Supervisors, 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 Board of Supervisors and give notice of said hearing on the resolution by causing a notice thereof to be published in at least one regular issue of a newspaper of general circulation in the County of Sacramento, State of California, at least seven (7) days before said hearing, prior to adopting a resolution of intention ordering the establishment of any building line authorized by Sub-Section "C" of this section.

SECTION 18 Variances

A. VARIANCE POWERS:

1. The Planning Commission shall have the power to grant variance permits, allowing for variance from the rules, regulations and provisions of the ordinance, when the Commission has found and determined that practical difficulties or unnecessary hardships exist in the way of carrying out the strict letter of the provisions herein and by granting such permit will prevent an injustice being done to the

property owner and which when granted will also result in a substantial compliance.

2. Said power to grant variances shall not include Use Variances except for non-conforming uses and for uses specifically mentioned in this ordinance.

B. APPLICATION:

Application for variance from the rules, regulations, or provisions contained herein may be made by property owners or their designated agents and such applications shall be accompanied by a filing and investigating fee of ten (\$10) dollars.

C. NOTICES:

Upon the filing of an application for a variance under this ordinance, the Secretary shall set the same for one hearing by the Planning Commission and give notice of the hearing on said application by causing a notice thereof to be published once in a newspaper of general circulation in Sacramento County at least seven (7) days before the hearing and by such other means as the Commission may deem necessary.

Said notice shall contain the purpose of said hearing, name of applicant, date of hearing, hour of hearing, place of hearing, a statement as to the nature of the variance requested, and such other information as the Planning Commission may order.

D. VARIANCE TERM:

Any variance granted or approved by the Planning Commission involving the erection, alteration or enlargement of a building or structure for which a building permit is required is null and void after the expiration of six (6) months from the date said variance is granted or approved unless the applicant obtains a building permit within six (6) months period and thereafter the time limit provisions of the building permit so secured shall prevail. The Planning Commission, for good cause shown, may extend said six (6) months period for not longer than an additional three (3) months upon application in writing being made to the Planning Commission before expiration of said six (6) months period.

All other variances are valid for

an indefinite period, but only to the person or persons to whom such variance was granted or approved, unless otherwise designated in this ordinance.

E. APPEALS:

Any party dissatisfied with any action of the Planning Commission on a request for variance may appeal therefrom to the Board of Supervisors, at any time within ten (10) days after the rendition of the decision of the Planning Commission; (unless additional time is granted by the Planning Commission). The appeal is taken by filing a written Notice of Appeal with the Secretary of the Planning Commission. Upon filing of the Notice of Appeal, and payment of filing fee of ten (\$10) dollars, the Planning Commission must within ten (10) days transmit to the Clerk of Board of Supervisors the Notice of Appeal, all exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Commission, together with the findings of the Planning Commission. The Board of Supervisors shall hold a hearing upon said appeal after giving written notice of said hearing to appellant and by causing a notice thereof to be published in at least one regular issue of a newspaper of general circulation in Sacramento County, State of California, at least three (3) days before said hearing by the Board of Supervisors.

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 variance is pending.

SECTION 19 Specific Powers

A. SPECIFIC PLANNING COMMISSION POWERS:

The Planning Commission shall have the following specific powers:

1. Permit the extension of a zone where the boundary line divides a lot in a single ownership at the time of the passage of this ordinance.

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 general 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 map.

3. Permit a temporary building, contractors storage and construction yard, provided said yard is enclosed by a suitable fence 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. Such permit may be renewed by a written application at least thirty (30) days before its expiration.

4. Permit signs advertising the sale of a subdivision of land, not to exceed two in number, under condition as to size, construction, location, color and duration of permit as prescribed by the Planning Commission.

5. Permit a Public Utility or Public Service Use and/or building or structure in any zone when found to be necessary for the public health, convenience, safety or welfare.

6. The above powers to interpret the ordinance and to issue permits may be done without any variance proceeding.

7. When permits are issued they shall be subject to the Special Permit fee specified in Section 23, General Provisions.

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

SECTION 20 Amendments and Reclassifications

A. PROCEDURE:

The Board of Supervisors 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 Board of Supervisors or the Planning Commission after adoption by either of a resolution setting forth reasons therefore.

B. 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 a reclassification to a LESS restricted use (as established by this ordinance) said petition and map or diagram shall show that at least thirty (30) per cent of the area of privately-owned property within a radius of five hundred (500) feet from the exterior boundaries of the applicant's property proposed to be reclassified 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 area so used, an application for variance of this provision may be filed as prescribed in Section 18, Variances. Said variance of this provision must have been granted before a petition can be circulated.

Said variance shall expire according to the provisions of Section 18-D of this ordinance.

2. Said petition must contain thereon the written endorsement of the Secretary of the Planning Commission approving the form and sufficiency of the information thereof prior to its circulation.

C. PETITION OF PROPERTY OWNERS:

1. 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.

2. A petition by property owners for reclassification of zone must contain the following:

a. The name in full of the owner or owners of the property requested to be reclassified.

b. Business and residence address of said property owners.

c. The legal description of property the reclassification of which is requested.

d. The zone in which said property is located.

e. The zone into which said property is requested to be reclassified.

f. Map or diagram (drawn to a scale of approximately one hundred (100) feet equals one (1) inch) of all property within a radius of five hundred (500) feet of the exterior

boundaries of said property requested to be reclassified.

Said map or diagram shall also clearly show:

f-1. The property proposed to be reclassified.

f-2. Uses of all property within said five hundred (500) foot radius, shown in an easily understandable manner, indicating whether such property is actually used for Agricultural, One-Family, Two-Family, Multiple Family, Commercial, Light Industrial, or Heavy Industrial Uses as established by this ordinance.

f-3. All streets and alleys within said five hundred (500) foot radius.

f-4. The parcels of property by lot and block number within said five hundred (500) foot radius.

g. List of names of all legal or equitable owners of property within said five hundred (500) foot radius.

h. The signatures of and post office addresses of all property owners (or their trustees, guardians, executors or administrators) in favor of such reclassification, together with the legal descriptions of said properties, of at least fifty (50%) per cent of the area of the privately owned property within a radius of five hundred (500) feet from the exterior boundaries of the property (exclusive of the property requested to be reclassified) for which reclassification is requested.

i. The petition and map shall show the uses of all privately-owned property within a radius of five hundred (500) feet.

j. Said petition must be verified by the circulators thereof.

k. Such other information as the Board of Supervisors or Planning Commission may require.

Said petition shall be filed with the Secretary of the Planning Commission.

3. Upon the filing of said petition it shall be checked by the Secretary of the Planning Commission as to the validity and sufficiency of the signatures on the petition.

4. If it is found that the petition meets all of the requirements of this section of the ordinance the petitioner shall pay a filing and investigation fee of twenty-five (\$25.00) dollars, none of which

shall be refundable. Said fee shall include the cost of publication of notice of said hearing, mailing notices to property owners and other administrative expenses connected therewith.

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.

b. The Board of Supervisors shall hold at least one (1) public hearing on each recommendation of the Planning Commission on amendments or reclassifications.

c. The Planning Commission or the Board of Supervisors may continue or postpone any of said hearings, from time to time.

2. NOTICES:

a. Upon the filing of a petition for amendment or reclassification, or upon a proceeding initiated by the Board of Supervisors or Planning Commission, the Secretary of the Planning Commission shall set the same for hearing by the Planning Commission and give notice of hearings on said petition by causing a notice thereof to be published in at least one regular issue of a newspaper of general circulation in Sacramento County, State of California, at least ten (10) days before the first hearing on said petition. Said notice shall contain the name of the petitioner, post office address of the petitioner, the legal description of the property for which reclassification is sought, street address or block location of said property, zone in which said property is located, the zone requested in said petition, the dates of said hearings, the hour of said hearings, and the place of said hearings. At least seven (7) days before the first hearing on said petition by the Planning Commission the Secretary shall mail a copy of said notice to petitioner, to the owners of property any part of which lies within a radius of

five hundred (500) feet of the exterior boundaries of the property sought to be reclassified as shown by said petition.

b. The Board of Supervisors upon receipt of each recommendation of the Planning Commission on amendments or reclassifications shall set the same for hearing by the Board of Supervisors and give notice of hearing on said amendment or reclassification by causing a notice thereof to be published in at least one (1) regular issue of a newspaper of general circulation in Sacramento County, State of California, at least ten (10) days before the first hearing on said petition, prior to the adoption of a resolution of intention ordering the amendment or reclassification as authorized by Sub-section "A" of this section.

E. DETERMINATION:

If, from the facts presented at the public hearings or on investigation by or at the instance of the Planning Commission, the Planning Commission finds that the public health, safety, or general welfare warrants the change in zones or regulations requested in the petition or resolution or the change of any portion of the property, the Planning Commission shall recommend such change to the Board of Supervisors and said Board may by ordinance effect such change or any portion thereof.

F. APPEALS:

Any party dissatisfied with a denial of a petition for reclassification by the Planning Commission may appeal therefrom to the Board of Supervisors, at any time within ten (10) days after the rendition of the decision by the Planning Commission; (unless additional time is granted by the Planning Commission), which additional time must be entered upon the minutes of the Planning Commission. The appeal is taken by filing a written Notice of Appeal with the Secretary of the Planning Commission. Upon the filing of the Notice of Appeal, the Planning Commission must within ten (10) days transmit to the Board of Supervisors the Notice of Appeal, all exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Com-

mission together with the findings of the Planning Commission. The Board of Supervisors shall hold a hearing upon said appeal after giving notice as provided in this section. The recommendation or decision of the Planning Commission shall not be changed except by a majority vote of the full membership of the Board of Supervisors.

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 Board of Supervisors must have received all exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Commission, together with the findings of 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 Board of Supervisors may 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 majority vote of the full membership of the Board of Supervisors.

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.

G. WITHDRAWAL OF PETITION:

The Planning Commission or the Board of Supervisors may permit the withdrawal of any petition filed under the provisions of this ordinance. The Planning Commission or the Board of Supervisors may abandon any proceedings for an amendment or reclassification initiated by its own resolution, provided that such abandonment may be made only when such proceedings are before such body for consideration and provided further that any hearing shall be held for which public notice has been given.

H. RENEWAL OF PETITION:

If a petition for reclassification is denied by either the Planning Commission or the Board of Supervisors another petition for the

same purpose shall not be filed within a period of one (1) year from the date of denial, except upon the initiation of the Board of Supervisors or with the permission of or upon the initiation by the Planning Commission after a showing of a change of circumstances which would warrant a renewal.

I. RECLASSIFICATION OF NEW SUB-DIVISIONS:

1. If the subdivider of a new subdivision desires to have any portion of the subdivision reclassified he shall notify the Planning Commission in writing within ten (10) days after the final map of the subdivision has been recorded and before any lots are sold. Said notice shall contain the date, book and page number of the recording of the subdivision map in the Office of the Recorder of Sacramento County, the name and location of the subdivision, the name and address of the owner or owners, the lot number and/or legal description of parcel desired to be reclassified, changes requested, and a copy of the proposed tract restrictions if any.

2. Within fifteen (15) days after the receipt of said notice from the subdivider the Planning Commission shall initiate the proceedings by setting the dates for the required public hearings in accordance with sub-section "D" of this section, except that only the published newspaper notices of hearings shall be required.

SECTION 21 Non-Conforming Uses

A. CONTINUING EXISTING USES:

Any lawful use of land and/or building or structure existing, under construction or for which a building or Use Permit had been granted and was still in force, 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.

Except as otherwise provided in this section, no non-conforming use shall be enlarged or increased nor shall any such non-conforming use be extended to occupy a greater area of land than that occupied by such use at the time of the adoption of this ordinance, nor shall any such non-conforming use be moved in whole or in part to any other portion of the lot or parcel of land occupied by such non-conforming use at the time of the adoption of this ordinance.

2. REPLACEMENT:

Any non-conforming building or structure which has been destroyed by fire, earthquake, flood, wind or other disaster shall not be used again for non-conforming use.

3. ABANDONMENT:

If any non-conforming use of land and/or a building or structure is abandoned and/or ceases for any reason whatsoever for a period of not less than one year, any future use of such land and/or building or structure shall be in conformity to the zone in which it is located as specified by this ordinance.

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 22

Administration and Enforcement

A. ADMINISTRATION:

This ordinance shall be administered by the Planning Commission.

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 administration and 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 Planning Commission 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 dimension of a building or buildings to be erected, enlarged, remodeled, or existing shall be indicated on the plot plan.

2. INTERPRETATIONS:

a. 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, or general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of building or premises or upon height of buildings, or requires larger open spaces than are required by other ordinances, rules, regulations, or by easements, covenants or agreements, the provisions of this ordinance shall govern.

In the event of a difference or conflict between the text of this ordinance and the zoning districts shown on the official Zoning Map, the designations on the map shall govern.

In the event public streets or alleys or public property is vacated or abandoned or becomes private property or is leased for private use, said property shall be classified by initiation of the Planning Commission at the time of change of status. In the event that any public property is not indicated as being zoned on the zoning map it shall not be used for private purposes until said property has been classified as to zone.

b. Zoning Map, Boundaries and Zones:

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

(1) The zone boundaries are either streets or alleys unless otherwise shown, and where the designation on said map indicating the various zones are approximately bounded by street or alley lines said street or alley shall be construed to be the boundary of such zone.

(2) Where there is any doubt as to the location of a zone boundary in the interior of a block the boundary shall be construed to be the nearest interior lot line existing at the time of the effective date of this ordinance or of the date when the property may have been subsequently rezoned.

(3) In unsubdivided property, the zone boundary lines on said map shall be determined by use of the scale on the map, unless dimensions are shown thereon by figures.

(4) Where the street layout on the ground or the lot lines differs from such layout or lines shown on the Zoning Map the matter shall be referred to the Planning Commission to determine the exact boundary of a zone or zones, and the map shall be amended to conform to the layout on the ground.

B. ENFORCEMENT:

It shall be the duty of the Planning Commission to enforce this ordinance. No oversight or dereliction on the part of the Planning Commission or any authorized official or employee of the Planning Commission vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive or excuse the violation of any of the provisions of this ordinance. No permit or license for any use, building or purpose shall be issued by any official or employee of the Planning Commission if the same would be in conflict with the provisions of this ordinance or of any other ordinance now in force referring to this ordinance. Any permit or license so issued shall be null and void.

1. In the event any person, firm

or corporation should erect, construct, move or alter or attempt to erect, construct, move or alter any building or structure in violation of the provisions of this ordinance, the same is hereby declared a public nuisance and the District Attorney shall upon order of the Board of Supervisors bring and prosecute an action in any Court of competent jurisdiction to enjoin such person, firm or corporation from continuing such erection, construction, moving or altering or if such erection, construction, moving or alteration is being or has been accomplished, the District Attorney shall enjoin such person, firm or corporation from maintaining same.

2. 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 five hundred (\$500.00) dollars or by imprisonment for a term not exceeding six (6) months, or by both 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.

SECTION 23

General Provisions

GENERAL PROVISIONS:

The regulations specified in this ordinance shall be subject to the following interpretations and exceptions:

1. USE:

The following uses may be permitted in public parks and playgrounds when under supervision of authorities:

a. Recreation, refreshment, amusement and service buildings and/or structures.

2. HEIGHT:

Height requirements hereinbefore specified shall be subject to the following exceptions and regulations:

a. Thirty-five (35), forty (40) and forty-five (45) foot height limits may be increased for public buildings, schools and hospitals to a height not exceeding seventy-five

(75) feet when set back an additional foot on all sides for each foot such building exceeds thirty-five (35), forty (40) and forty-five (45) feet respectively in height, beginning at the thirty-five (35), forty (40) and forty-five (45) foot height level.

b. Towers, gables, penthouses, scenery lofts, cupolas, water tanks, similar structures, radio antennas and necessary mechanical appurtenances may be erected on a building or on the ground to a height greater than the limit established for the zone in which the structure is to be located, provided that such structure shall not be erected to exceed the height limit within the turning zone or restricted area of an airport, and further provided that no exception shall cover at any level more than fifteen per cent (15%) of the area of the lot, nor have an area at the base greater than sixteen hundred (1600) square feet.

3. AREA:

Area requirements hereinbefore specified shall be subject to the following exceptions and regulations:

a. The side yard requirement for dwellings shall be waived where dwellings are erected above stores.

b. In the "R-1," "R-2," and "R-3" Zone not more than thirty (30) per cent of the yard space lying between the rear of the dwelling and the rear property line may be occupied by accessory buildings.

1 An attached garage may project into the rear yard area and shall be subject to the thirty (30) per cent limitation clause.

c. An accessory building shall not exceed sixteen (16) feet in height, provided, however, that the vertical height from the grade to the plate line of a gable, hip or gambrel roof shall not exceed thirteen (13) feet.

d. No rear yard shall be required where the rear of a lot zoned for business purposes abuts upon the side of a lot zoned for business purposes.

e. Every part of a required yard, court or place shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of the sills, belt courses, cornices, buttresses, ornamental features and eaves, provided, however, that none of the above projec-

tion shall project into a minimum court or place more than six (6) inches nor into a minimum side yard more than twenty-four (24) inches.

f. Fire escapes, outside stairways and balconies projecting into a yard, court or place, and the ordinary projections of chimneys and flues may be permitted by the Planning Commission where the same are so placed as not to obstruct the light and ventilation.

g. Where a through lot has a depth of one hundred and twenty-five (125) feet or more, said lot may be assumed to be two lots with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are complied with. An accessory building shall not project beyond the front yard line of an existing main building along the frontage, except 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 area 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.

4. SPECIAL PERMIT FEE:

Whenever any section of this ordinance specifies that a Use Permit shall be obtained from the Planning Commission or whenever 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.

SECTION 24 Repealing Clause

A. REPEALING CLAUSE:

Ordinance No. 277 heretofore adopted by the Board of Supervisors of the County of Sacramento is hereby repealed in so far as it applies to the area included in this ordinance.

1. All other ordinances or amendments thereof in conflict herewith are hereby repealed; provided, that the 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.

SECTION 25
Legality

A. VALIDITY:

If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional 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, subsection, paragraph, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

SECTION 26

This ordinance shall be in full force and effect at the expiration of thirty (30) days from and after its passage, and before the expiration of fifteen (15) days after its passage it shall be published with the names of the members of the Board of Supervisors voting for and against the same at least once in a newspaper of general circulation in the County of Sacramento.

PASSED AND ADOPTED by the Board of Supervisors of the County of Sacramento, State of California, this 27th day of September, 1950, by the following vote, to-wit:

AYES: Supervisors Bonetti, Conrad, Elmer, Hoffman, Garlick.

NOES: Supervisors, None.

ABSENT: Supervisors, None.

JAMES R. GARLICK,
Chairman of the Board of
Supervisors of Sacramento
County, California.

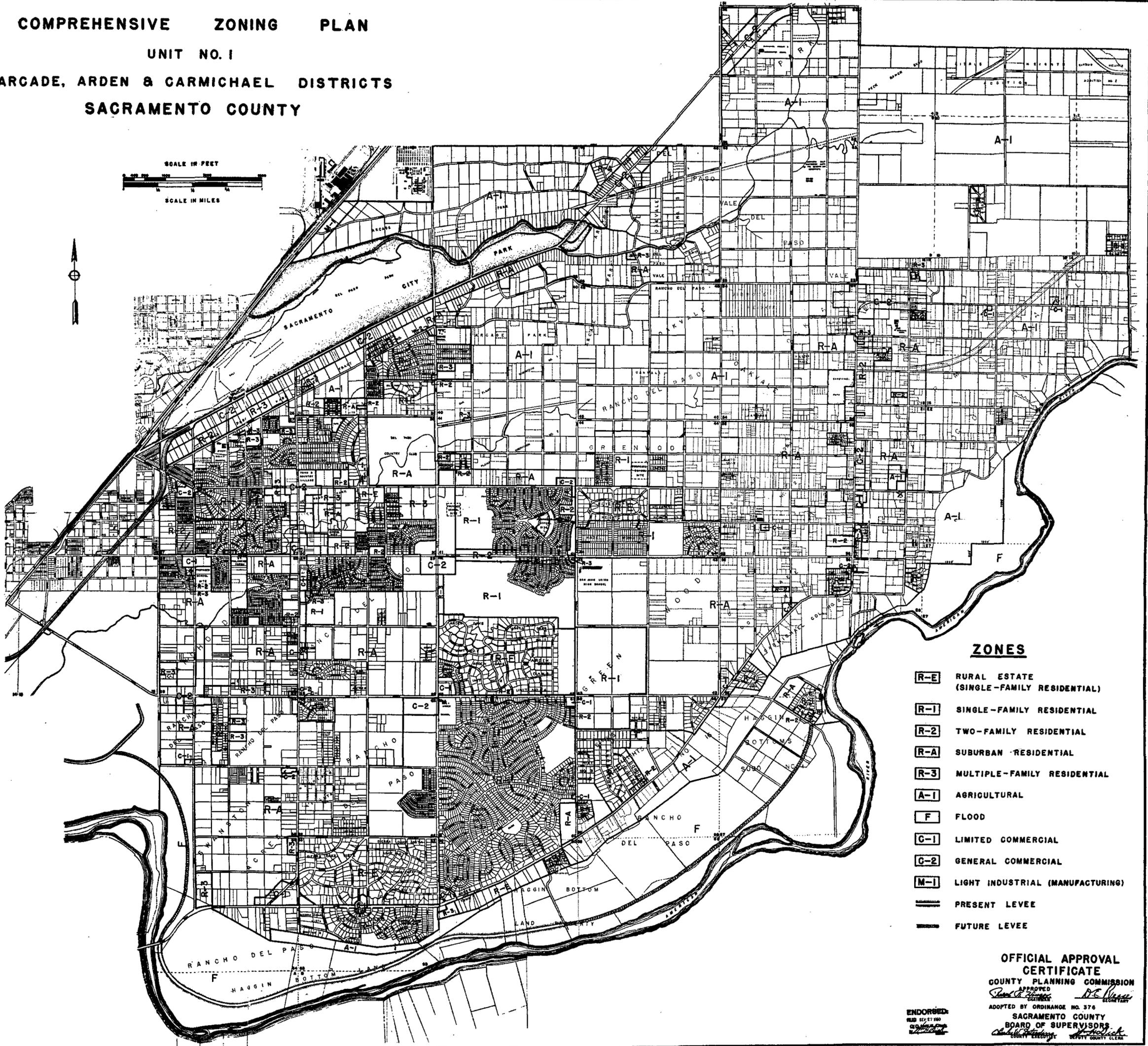
(SEAL)

ATTEST: C. C. LaRue,
County Clerk,
By Wm. H. Dick, Deputy.

COMPREHENSIVE ZONING PLAN

UNIT NO. 1

ARCADE, ARDEN & CARMICHAEL DISTRICTS
SACRAMENTO COUNTY



ZONES

- R-E** RURAL ESTATE (SINGLE-FAMILY RESIDENTIAL)
- R-1** SINGLE-FAMILY RESIDENTIAL
- R-2** TWO-FAMILY RESIDENTIAL
- R-A** SUBURBAN RESIDENTIAL
- R-3** MULTIPLE-FAMILY RESIDENTIAL
- A-1** AGRICULTURAL
- F** FLOOD
- C-1** LIMITED COMMERCIAL
- C-2** GENERAL COMMERCIAL
- M-1** LIGHT INDUSTRIAL (MANUFACTURING)
- PRESENT LEEVE
- FUTURE LEEVE

OFFICIAL APPROVAL CERTIFICATE
 COUNTY PLANNING COMMISSION
 APPROVED
 [Signature] SECRETARY
 [Signature] CLERK
 ADOPTED BY ORDINANCE NO. 376
 SACRAMENTO COUNTY
 BOARD OF SUPERVISORS
 [Signature] COUNTY CLERK

ENDORSED:
 [Signature]
 [Signature]