

# Sacramento County Basic Zoning Ordinance

1956

SACRAMENTO COUNTY  
CALIFORNIA

R-E

R-1

R-2

R-3

R-A

R-3

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# C O N T E N T S

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

B. The boundaries of said zones are shown upon the hereinafter listed maps which are attached hereto and made a part of this ordinance, 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 maps were fully described herein;

1. Comprehensive zoning plan, Unit No. 1, Arden, Arcade and Carmichael Districts, Sacramento County, California.

2. Comprehensive zoning plan, Unit No. 2, Sylvan, Fair Oaks, Orangevale Union and parts of Folsom and Dry Creek School Districts, Sacramento County, California.

3. Comprehensive zoning plan, Unit No. 3, part of Folsom Unified School District, south of U. S. Highway No. 50, Sacramento County, California.

4. Comprehensive zoning plan, Unit No. 4, parts of Edward Kelly and Folsom Unified School Districts, South of Fair Oaks, Sacramento County, California.

5. Comprehensive zoning plan, Unit No. 5, parts of Folsom Unified and Cosumnes River School Districts, Sacramento County, California.

6. Comprehensive zoning plan, Unit No. 6, Junction, Washington and parts of Elder Creek, Sierra-Enterprise, Edward Kelly, Folsom Unified and Cosumnes River School Districts, Sacramento County, California.

7. Comprehensive zoning plan, Unit No. 7, parts of Natomas Union, North Sacramento and Junction School Districts, Sacramento County, California.

8. Comprehensive zoning plan, Unit No. 8, located in Fruitridge and parts of Sutter Union, Pacific, South Sacramento and Elder Creek School Districts, Sacramento County, California.

9. Comprehensive zoning plan, Unit No. 9, parts of North Sacramento, Del Paso Heights, Robla and Rio Linda Union School Districts, Sacramento County, California.

10. Comprehensive zoning plan, Unit No. 10, Center Joint and parts of Dry Creek, Elverta, Rio Linda Union and Robla School Districts, Sacramento County, California.

11. All of the unincorporated area of the County not included in

parts 1 through 10 above is hereby classified as the A-3 Agricultural Zone.

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 the Planning Law of the State of California, as amended.

### 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 HOUSE:** A building containing not more than five (5) guest 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 bounded on one (1) or more sides by such building or buildings.

15. **COURT, BUNGALOW:** Two (2) 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 (1) 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 a 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 (1) roof.

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

24. FAMILY: One (1) 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 a 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 guest 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) square 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 materials, 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 (1) or more rooms in a building designed for occupancy by one (1) 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 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. In the case of a square, or nearly square-shaped corner lot, the owner may choose which street he shall designate as the front of the lot. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are complied with.

39. LOT LINE, REAR: A lot line which is opposite and most dis-

tant from the front lot line and, in case of an irregular, triangular or goreshaped 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 net area within the lot lines of a lot or parcel, exclusive of streets, highways, roads and alleys.

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.

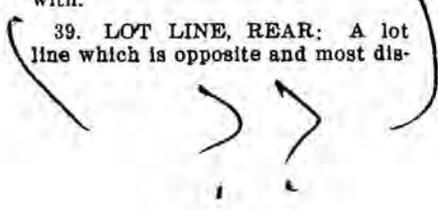
48. LOT, THROUGH: A lot having a frontage on two (2) parallel or approximately parallel streets.

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.

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R-2  
PARKING  
CO. NEG.  
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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 (6) feet 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 (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 not 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. a. Public Schools, colleges, including dormitories, libraries, museums and art galleries, when owned and operated by governmental agencies.

b. Private Schools, or colleges owned and operated by a religious organization, provided a Use Permit is obtained from the Planning Commission, according to the variance provisions of this ordinance, and approved by the Board of Supervisors.

3. Municipal or County Buildings or properties.

4. Parks, playgrounds, or community centers, owned and operated by a governmental agency. Com-

munity 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 any 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.



- E. Artist
- F. Attorney
- G. Broker, Business opportunity
- H. Broker, Feed, Fuel, Crop
- I. Broker, Insurance or Real Estate
- J. Draftsman
- K. Day Nursery for Children
- L. Dressmaker, Milliner, Embroiderer
- M. Engineer
- N. Office of Justice of Peace, but excluding Court Room
- O. Minister of Religion, or other ordained or authorized representative of a religious group
- P. Notary Public
- Q. Other similar and like uses when in the opinion of the Planning commission their use would not be more objectionable or detrimental than the specified uses.

3. The conduct of a home occupation shall be subject to the following conditions:

a. Such use shall be confined to the occupants of the dwelling, and shall not exceed two (2) persons engaged therein.

b. No power driven equipment, other than customarily used in dwellings, shall be used in the conduct of a home occupation.

c. No goods, samples, materials or objects shall be stored, sold or displayed for sale on the premises in connection with a home occupation.

d. No sign exceeding two (2) square feet in size shall be permitted, nor shall any sign be illuminated or lighted. All signs must be placed flat against the building.

#### 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 dwelling shall be situated on lots located not further than sixty (60) feet from the proposed building site.

g. In no case shall the required front yard be more than forty (40) feet.

##### 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 a 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 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 to its rear, the side yard along the street side of a corner lot may be five (5) feet.

##### 3. REAR YARD:

There shall be a rear yard of not less than twenty-five (25) feet. Exceptions to this requirement are as follows:

Lots less than one hundred and twenty-five (125) feet in depth shall have a rear yard of not less than twenty (20) percent 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 public 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 public 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 front-



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 a single family dwelling if all yard requirements are complied with.

e. Bungalow Courts.

Every lot shall have a minimum area of:

1. Forty thousand (40,000) square feet if neither a public water system nor public sewerage facilities are available, or

2. Thirty thousand (30,000) square feet if a public water system is available but public sewerage facilities are not available, and

3. A minimum area of twenty thousand (20,000) square feet per dwelling unit if neither a public water system nor public sewerage facilities are available, or

4. Ten thousand (10,000) square feet per dwelling unit if a public water system is available but public sewerage facilities are not available, or

5. A minimum area of seven thousand five hundred (7500) square feet per dwelling unit if both a public water system and public sewerage facilities are available and in use.

**SECTION 8. "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 the "R-E" Rural Estate Zone, in an "R-1" Single Family Residential Zone, and in an "R-2" Two-Family Residential Zone.

2. Private preparatory schools and colleges.

3. Crop and tree farming and truck gardening, the raising of bees and the like; keeping as an incidental use, of not more than one (1) cow, and two (2) calves, and one (1) sheep, and two (2) lambs, twelve (12) rabbits, for each twenty thousand (20,000) square feet of lot area.

4. The raising of chinchillas and

raising of poultry and fowl on a commercial basis provided a Use Permit is obtained from the Planning Commission.

5. The sale of products or commodities raised on the premises, if no retail stand or commercial structure is maintained.

6. One sign not over ten (10) square feet in area may be placed on the premises advertising the agricultural products for sale. Such sign shall not be lighted and shall be set back at least twenty-five (25) feet from all street rights-of-way and property lines.

7. Plant Nurseries, provided 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.

a. A sign or signs, not lighted or illuminated, may be permitted having a total area not to exceed twenty-five (25) square feet, pertaining to the use conducted on the premises and/or products sold. Such signs shall be set back at least twenty-five (25) feet from all street rights-of-way and property lines.

8. Hospitals and clinics for human beings, nursing homes, aged homes, except those devoted to the care and treatment of mental, drug, or alcoholic cases, day nurseries for children, clinic for small animals, conducted by any licensed veterinarian, excluding overnight boarding, provided further:

a. A Use Permit is obtained from the Planning Commission.

9. Any practitioner of the healing arts for human beings, and the out-patient office of a veterinarian, licensed under the laws of the State of California, provided further that:

a. A sign or signs may be permitted, having an area not to exceed two (2) square feet for each practitioner. Such signs shall be set back not less than twenty-five (25) feet from all street rights-of-way and property lines.

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

**10. 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, feed, fuel and crop
11. Cosmetologist
12. Dance Studio, for children
13. Draftsman
14. Dressmaker, Milliner, Embroiderer.
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.

a. 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 a 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 having an area not to exceed two (2) square feet; such sign shall not be illuminated. Said sign shall be placed flat against the building, or set back at least twenty-five (25) feet from all street rights-of-way and property lines.

11. Foster Homes, subject to the following conditions:

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).

12. Tea Rooms, Wedding Chaperons and Women's Club Activities, provided a Use Permit is obtained from the Planning Commission.



sion 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 a single family dwelling if all yard requirements are complied with.

**SECTION 10. "R-3" Multiple Family Residential 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; in the "R-2" Two Family Zone; and "R-2A" Multiple Family Residential 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, Section 8.

9. Hospitals. Same as "R-A" Suburban Zone, Section 8.

10. Doctor's Offices. Same as "R-A" Suburban Zone, Section 8.

11. Business and professional offices, other than doctor's offices, provided a Use Permit is obtained from the Planning Commission. "Business" as used herein, shall not include the sale, storage, preparation or manufacture of any goods, merchandise or commodities, nor the sale, manufacture, servicing or repair of any mechanical equipment. Barber shops, beauty shops, massage parlors, steam baths and other similar uses shall not be included as business and professional offices.

12. Lodge and fraternal halls not maintaining a restaurant, bar, or other facilities that are normally considered commercial.

**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 26 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, Section 5.

b. Side Yard:

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

c. Rear Yard:

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

**2. BUNGALOW COURTS, GROUP DWELLINGS and ONE-STORY ROW DWELLINGS, FRONT, SIDE and REAR YARDS,** shall be the same as for APARTMENT HOUSES, except as follows:

a. For such buildings so located on the lot that the rear of the buildings abut on one side yard, said side yard shall be increased one foot for each additional dwelling unit in excess of one to a required maximum of ten (10) feet for one story buildings and required maximum of fifteen feet for two story buildings. For a single row of such buildings, the other side yard or court shall have a minimum width of fifteen (15) feet for one story buildings and a minimum width of twenty (20) feet for two story buildings.

b. For such buildings so located on two (2) or three (3) sides of a court the side yards on which the rear of the buildings abut shall be the same as for buildings on one side of a court, but the court shall have a minimum width of twenty-four (24) feet for one story buildings and a minimum width of thirty (30) feet for two story buildings.

c. The regular front yard requirement for this zone shall apply to the dwelling units nearest the front street, whether they face toward the street or toward a court.

d. The distance between main buildings in a row or between main buildings and accessory buildings shall be not less than ten (10) feet.

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

f. Where a court is provided, as required in this subsection, dwelling units may be erected over a detached accessory building on

the rear of the lot, on which a bungalow court, group or row dwellings are to be located, provided said accessory building is located not less than fifteen (15) feet from any alley line, but if there is no alley the regular rear yard of this zone shall apply.

**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 11. "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 Zone.

"R-1" Single Family Residential Zone.

"R-2" Two-Family Residential Zone.

"R-R" Rural Residential Zone.

"R-A" Suburban Residential Zone.

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 according to the Variance Provisions of this ordinance and approved by the Board of Supervisors, and further 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 issuance of the Use Permit shall not be disapproved by the Board of Supervisors except

that upon a finding that the granting thereof will be materially detrimental to the public welfare and to the property of persons located in the immediate vicinity.

a. Hog Ranch, using garbage as feed.

b. Cemeteries.

c. Hospitals and sanitariums for human beings.

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

e. Philanthropic and correctional institutions.

f. Gravel pits or plants, borrow pits, rock quarries, or gold dredging, including concrete and bituminous batch plants.

g. Gas and oil wells.

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

6. Any other similar uses customarily carried on in the field of general agriculture and not obnoxious or detrimental to the public welfare, and uses customarily incidental to any of the above uses, including home occupations as listed in the "R-A" Suburban Zone and the following 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, 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 (100) feet from the front lot line not 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 tanks, 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 of any restricted area of an airport or aircraft landing field established by or under the regulation of a governmental agency (See Section 26, 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 a 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:**

a. 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 uses, when the uses provided for under this section in Paragraph "A-1" through "A-9" inclusive, are to be conducted. There shall be not more than two (2) dwelling units per acre, or.

b. If the lot is less than two (2) acres, then only the uses and yard requirements prescribed in Section 8 of this ordinance, "R-A" Zone shall be permitted.

c. 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.

**5. LOT WIDTH:**

Every lot shall have a minimum public street frontage of two hundred (200) feet. Where a lot has a public street frontage of less than two hundred (200) feet for which a tentative subdivision map was approved by the Planning Commission or record of survey map or 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 only for uses prescribed in Section 8 of this Ordinance, the R-A Suburban Zoning District classification.

**SECTION 12: "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-1" Agricultural Zone, under the same conditions.

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 or any area in the R-E, R-1, R-R, 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. 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.

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

c. Gun clubs and target ranges.

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

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

f. Saw mills and wholesale lumber yards.

R-3  
R-1  
R-2  
7-3  
F  
C-R  
C-1  
C-2  
7-1  
7-2  
PARK  
SLOG.  
INEG  
/AR.  
SPECIAL  
ZONE  
C-1000  
SURREY

g. 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 26, 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 13. "A-3" AGRICULTURAL ZONE.**

The purpose of this zoning district is to establish and make applicable to the unincorporated area of the county for which a zoning plan unit map has not yet been adopted, the administrative and procedural rules of this ordinance.

Within any "A-3" 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. Agricultural, horticultural, and viticultural purposes.
2. One family detached dwellings.
3. Public Fair Grounds.
4. Airports.
5. Parks.
6. Golf Courses and similar recreation facilities.
7. Schools and Colleges.
8. The following uses provided a Use Permit is obtained from the Planning Commission:

**a. Agricultural Labor Camps.**

b. Oil and gas wells, mining, gold dredging, sand and gravel pits and processing plants, concrete and bituminous batch plants and similar uses, and related housing.

c. Public utilities and utilities of a similar nature, including water supply facilities, sewage disposal facilities, gas transmission and production facilities, electrical transmission facilities, storage areas for utility equipment, docks, wharfs, and uses of a similar character and their appurtenances.

The Planning Commission can authorize such Use Permits on an annual basis or for a period of less than one (1) year. The Planning Commission may recommend to the Board of Supervisors the approval of a Use Permit for a period of more than one (1) year or on a permanent basis. The Board of Supervisors may authorize permits so recommended for a period of more than one year.

**B. HEIGHT:**

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 or oil or gas well. (See Section 26 General Provisions for further exceptions.)

**C. AREA:**

The requirements as to lot size, lot width, public street frontage, and open space shall correspond with the limitations and regulations in:

1. The R-A Zone for Residential Uses.
2. The A-2 Zone for Agricultural Uses.
3. The C-2 Zone for Commercial Uses, and
4. The M-2 Zone for Industrial Uses.

**SECTION 14. "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. USES:**

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 Building Inspection Division of the Department of Public Works:

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, concrete and bituminous batch plants, gold dredging, oil or gas wells, and appurtenant buildings and structures, provided a Special Use Permit is obtained from the Planning Commission under the variance provisions of this Ordinance, and approved by the Board of Supervisors, and provided further 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 issuance of the Use Permit shall not be disapproved by the Board of Supervisors except that upon a finding that the granting thereof will be materially detrimental to the public welfare and to the property of persons located in the immediate vicinity.

3. Said "F" Flood Zone as shown on the zoning map is intended to comprise all lands 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 26, 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 15. "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 Residential Zone and as regulated in that 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. Bank and Office Buildings.
5. Bakeries whose entire products are mainly sold on the premises at retail only.
6. Shirt laundry, Laundry Depot, Dry Cleaning Depots, and Self-Service Laundries.
7. Clothes Pressing, and cleaning, using synthetic cleaner or 140-F solvent.
8. Frozen Food Locker and Ice Distributing Stations.
9. Medical and Dental Laboratories.
10. Printing, Lithographing, Publishing, Blueprinting, and Photostating Shop.
11. Pool and Billiard Halls, Bowling Alleys.
12. Speedometer, Auto-Electrical and Carburetor Repair Shop.
13. Parking Lots.
14. Service Stations (gasoline) with lubrication and minor automobile repairs, if done in an enclosed building.
15. Shoe Repair Shop.
16. Barber and Beauty Shop.
17. Tailor.
18. Theatre, other than a drive-in open air theatre.
19. Funeral Parlor if located one hundred (100) feet or more from any lot zoned for residential use.
20. Other uses similar to above when approved by the Planning Commission.
21. The following uses permitted when a Use Permit has been obtained from the Planning Commission:
  - a. Business College or Private School operated as a commercial enterprise.
  - b. New Car Sales Agency, including servicing and minor repairs,

and the sale of used cars when their possession and sale is incidental to the sale of a new car.

c. Apartment Hotels.

22. 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 Limited 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 (3) signs shall be painted or placed on one store room or premises and not more than one (1) such sign shall be on one side or front of a store room or building.

c. All exterior signs, billboards, and outdoor advertising material not part of the main building shall be located on the property in such a manner as to not create a hazard to pedestrian or vehicular traffic. In any event, such signs not part of the main building shall be set back at least ten (10) feet from all public street rights-of-way and five (5) feet from all private property lines.

d. All exterior signs, billboards and outdoor advertising of whatever kind 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 26, 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 buildings:

1. FRONT YARD:

a. 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 percent (50%) or more of the street frontage in any C-1 Limited Commercial 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.

b. On corner lots, there shall be a front set-back on both street frontages of not less than fifty (50) feet, except:

1. Where said lot abuts the side of a lot in any "R" Zone, in which case the set-back shall conform to the set-back in the "R" Zone.
2. When said lot is less than ninety (90) feet in width and abuts on any lot in any "C" or "M" Zone, in which case the required set-back on the side street shall be not less than twenty-five (25) feet.

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 when the side of a lot in any "C" Zone abuts upon an adjacent lot in any "C" or "M" Zone.
- b. Except that single family dwellings, duplexes and apartment houses shall maintain a minimum set-back of five (5) feet, and that the provisions of the "R-3" Multiple Family Zone shall apply to all other dwelling units.

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.

a. Accessory buildings for uses other than business and commercial shall conform to the provisions for accessory buildings in Section 5, A-1, a. and b.

4. LOT AREA:

Every lot shall have a minimum area of twenty thousand (20,000) square feet if neither water 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 (6,000) 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

A-3  
 F  
 C-R  
 C-1  
 C-2  
 M-1  
 M-2  
 PLANNING  
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or Health Department regulations shall govern the minimum lot area.

#### SECTION 16. "C-2" GENERAL COMMERCIAL ZONE.

Within any "C-2" General Commercial Zone no building or 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 including hotels and apartment hotels, motels, and trailer courts, and apartment houses and the dwelling of a resident caretaker or manager, but excluding one family dwellings, two family dwellings (duplexes), row dwellings and bungalow courts.

2. Retail Stores, including the sale of second-hand goods, if conducted entirely within an enclosed building.

3. Advertising signs or structures and billboards, under the following conditions:

a. All exterior signs, billboards, outdoor advertising material, and sign devices painted on or attached to any building, structure, pipe, or post, on any premises, shall be located on the property in such a manner as not to create a hazard to pedestrian or vehicular traffic. In any event, signs which are not a part of the main building shall be located entirely within the boundary of the property and not project over any public street right-of-way.

b. All exterior signs, billboards, and outdoor advertising of whatever kind shall comply with the provisions pertaining to signs, billboards, and outdoor advertising in any county ordinance now in effect or in any such ordinance hereafter adopted.

4. Amusement enterprises conducted entirely within a completely enclosed building and open-air commercial uses such as drive-in theatres, dance halls, bowling alleys, driving ranges, and shooting galleries, if located not less than five hundred feet from the boundary line of a residential zone.

5. Automobile and trailer sales area, provided that any repair of automobiles or trailers shall be conducted 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. Funeral Parlor, if main building is located fifty (50) feet or more from any lot zoned for residential use.

11. Hotels.

12. Laundry.

13. Lodge and Fraternal Halls.

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

15. Parcel delivery stations or warehouses.

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

17. Sign painting shop.

18. Storage building for household goods.

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

20. Tire Shop.

21. Tourist or Trailer Court or Motel, provided a Use Permit has been obtained from the Planning Commission. The issuance of the Use Permit shall not be disapproved except upon a finding that the granting thereof will be materially detrimental to the public welfare and to the property of persons located in the immediate vicinity of the proposed tourist or trailer court or motel.

22. Upholstery Shop.

23. Veterinary or animal hospital, the boarding of dogs and cats as an incidental use, excluding dog kennels, providing a Use Permit is obtained from the Planning Commission.

24. Retail lumber yards and building materials sales yards, excluding bulk rock, sand and gravel, provided a Use Permit shall have been obtained from the Planning Commission.

25. Commercial Hatcheries, provided a Use Permit shall have been obtained from the Planning Commission.

26. Other similar and like 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. SIZE 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 17. "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:

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.

1. 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:

a. The manufacture, compounding, processing, canning, packing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products, except the following: Fish and meat products, sauerkraut, vinegar and the rendering and refining of fats and oils.

b. The manufacture, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tin, tobacco, wood (excluding saw and/or planing mill), yarns, and paint not employing a boiling process.

c. The manufacture of pottery and figurines, or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

d. 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.

e. Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.

f. Blacksmith shop and machine shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.

g. Foundry casting light-weight non-ferrous metal not causing noxious fumes or odors.

h. Storage and distribution of bottled gas.

i. Wholesale business, storage building and warehouses.

j. 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.

k. Veterinary or dog or cat hospitals and kennels.

l. Poultry or rabbit killing incidental to a retail business on the same premises.

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

2. Uses to be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a fence or wall six (6) feet in height; there may be an additional wire fence above the six (6) feet, but not to exceed nine (9) feet over all:

a. 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.

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

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

d. Feed and fuel yards.

e. Draying, freighting or trucking yard or terminal.

f. Military surplus equipment or goods.

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

h. Small boat building, except shipbuilding.

i. 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 26, 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:

a. There shall be a front yard setback from the street or highway right-of-way line of not less than fifty (50) feet except where fifty per cent (50%) or more of the street frontage in any M-1 Light Industrial Zoning District and adjoining C-1, C-2, and M-2 Zoning Districts on one side of a street between two intersecting streets is built up with industrial or commercial buildings closer to the street or highway right-of-way line than the above requirements. In such case, the average setback of the commercial and industrial buildings shall be used in determining the setback for the proposed building. However, the setback required need not be more than ten per cent (10%) of the depth of the lot.

b. On corner lots, there shall be a front setback on both street frontages of not less than fifty (50) feet, except:

1. Where said lot abuts the side of a lot in any "R" Zone, in which case the setback shall conform to the setback in the "R" Zone.

2. When said lot is less than ninety (90) feet in width and abuts on any lot in any "C" or "M" Zone, in which case the required setback on the side street shall be not less than twenty-five (25) feet.

##### 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-2A", "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-2A", "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 18. "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 heavyweight 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 manufacture 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 operations under which such uses shall be permitted and shall do so in writing. After the receipt of such request,

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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 manufacturing forges with power hammers.

f. Explosive, manufacture or storage.

g. Fat rendering, except as an incidental use.

h. Fertilizer manufacture.

i. Garbage, offal or dead animals reduction or dumping.

j. Gas manufacture.

k. Glue manufacture.

l. Petroleum refining.

m. Smelting of tin, copper, zinc, or iron ore.

n. Stock yards or feeding pens.

o. Slaughter of animals.

p. Tannery or the curing or storing 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 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 the 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 26, General Provisions, for further exceptions).

#### C. AREA:

No building or structure or 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:

Same as in the "M-1" Light Industrial Zone.

##### 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-2A", "R-3", "R-A", or "R-E" Zone, in which case there shall be 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-2A", "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 19. 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 as the building or structure, unless otherwise stipulated, in the amounts as hereinafter specified. All off-street parking facilities provided under the terms of this ordinance shall be permanently main-

minimum dimensions 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, APARTMENT HOTELS, 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 per cent (50%) 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 buildings 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. One (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 AND PROFESSIONAL OFFICES:**

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

**12. RETAIL STORES AND SUPERMARKETS:**

a. Three (3) parking spaces for each two hundred fifty (250) square feet or fraction thereof of usable floor area.

**13. GENERAL COMMERCIAL, MANUFACTURING, WAREHOUSES AND GENERAL STORAGE:**

a. One (1) parking space for each two thousand (2,000) square feet or fraction thereof of floor area.

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

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

16. 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:**

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 building increased by units or dimension is located.

17. 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. 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 and maneuvering space herein specified.

e. 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 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 or-

dinance 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 seventy-five hundred (7,500) square feet or more of floor area in the building 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 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 the holding of a variance hearing or issuance of a variance 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 necessary to carry out the purpose of this Ordinance.

APPLICANT'S FILE  
JUL 26 1966  
RECORDS SECTION

## SECTION 20. 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. ESTABLISHMENT OF BUILDING LINES - PROCEDURES:

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 recommendation 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

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 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 21. 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 include use variances only when practical difficulties, unnecessary hardship or results inconsistent with the general purposes of this ordinance and amendments thereto occur by reason of a strict interpretation of any of the provisions of this ordinance or amendments thereto and when it appears to the Planning Commission that the granting of the use variance will assure that the purposes of this ordinance and amendments thereto will be observed, public health, safety and welfare secured, and substantial justice done.

3. A use variance may only be granted in cases involving land situated in and zoned A-1, A-2.

4. Before scheduling any action on the proposed use variance, the applicant shall submit a map or diagram showing the parcels of property within five hundred (500) feet of the boundary lines of the

property for which a use variance is requested and shall supply a list of the names and mailing addresses of the owners of record (on the most recent assessment roll of the County) of property within said five hundred (500) foot radius.

5. Upon the filing of a proper application for a use variance the Planning Commission shall hold one public hearing thereon, and notice shall be given pursuant to Sub-section C. of this Section.

6. All use variances granted pursuant to this section and subsections shall be limited to a period of one year, renewable upon application to the Planning Commission.

7. In all other cases and in all other zones not specified in subsection 3. herein, the said power to grant variance shall not include use variances except for non-conforming uses and for uses otherwise 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 and 00/100 (\$10.00) 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 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 and 00/100 (\$10.00) Dollars, the Planning Commission must, within ten (10) days, transmit to the Clerk of the 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.

a. The recommendation of the Planning Commission shall not be disapproved except by a majority vote of the full membership of the Board of Supervisors.

#### SECTION 22. SPECIFIC POWERS.

##### A. SPECIFIC PLANNING COMMISSION POWERS.

The Planning Commission shall have the following specific powers:

1. 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.

2. 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.

3. 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.

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

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

6. When permits are issued they shall be subject to the application fees specified in Section 21 B.

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

8. The Planning Commission, after receiving a petition for reclassification or amendment under the provisions of Section 23, and after setting same for hearing, may approve a higher and more restrictive classification as determined by the Commission than that applied for without any further application, petition or notice, and may approve the higher and more restrictive classifications as though originally applied for.

#### SECTION 23. 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—

1. By petition of the owners or agents of the property proposed to be changed, prepared and submitted as provided in this section, or

2. By the Board of Supervisors, or

3. By the Planning Commission, after adoption by the Board or Commission, of a resolution setting forth the reasons therefor.

#### B. 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 and mailing addresses of the owners of record (on the most recent assessment roll of the county) of the property within said five hundred (500) foot radius.

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

1. 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.

4. If it is found that the petition meets all requirements of this section of the ordinance the petitioner shall pay a filing and investigation fee of Twenty-five and 00/100 (\$25.00) Dollars, none of which shall be refundable. Said fee shall include the cost of pub-

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lication of notice of said hearing, mailing notices to property owners and other administrative expenses connected therewith.

### C. 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 one (1) public hearing 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 hearing, 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.

### D. 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.

### E. 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 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 for an amendment or petition for reclassification is pending.

### F. 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.

### G. 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 initiation by the Planning Commission after a showing of a chance of circumstances which would warrant a renewal.

### H. RECLASSIFICATION OF NEW SUBDIVISIONS:

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 subsection "C" of this

section, except that only the published newspaper notices of hearings shall be required.

## SECTION 24. 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 (1) 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 FROM NON-CONFORMING USE TO ANY OTHER USE:

Any non-conforming use of land and/or buildings or structures shall not be changed to any other use unless said proposed use is a use that is permitted in the zone in which said non-conforming use is located, or a use more restrictive, or similar to and no more objectionable and/or detrimental than said non-conforming use, provided a variance is granted under the provisions of Section 21, of this ordinance, and providing a Use Permit is obtained from the Plan-

ning Commission, subject to the following conditions:

Upon the filing of an application for a variance for a change from a non-conforming use to any other use, the provisions of Sub-sections B, C, D and E of Section 21, of this ordinance, shall apply. The application for a change from a non-conforming use to any other use shall contain:

a. The name and address in full of the owner or owners of the property requested to be used.

b. The legal description and location of property requested to be used.

c. The present zoning classification of property requested to be used.

d. The present use and proposed use.

e. The signatures, post office addresses, legal description of property, date application signed, of the owners of property (or their trustees, guardians, executors or administrators) in favor of such change, of at least fifty percent (50%) of the area of privately owned properties within a radius of five hundred (500) foot from the exterior boundaries of the property (exclusive of the property to be changed) for which change is requested.

A list of names and mailing addresses of all legal or equitable owners of property within said five hundred (500) feet radius from the exterior boundaries of property requested to be used, shall be furnished 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 25. ADMINISTRATION AND ENFORCEMENT.

### A. ADMINISTRATION:

This ordinance shall be administered by the Building Inspection Division of the Department of Public Works, except that all applications for variances, special and conditional Use Permits, and zoning map amendments shall be administered by the Planning Commission.

#### 1. PERMITS:

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

larged, 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 buildings 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.

#### 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 differ 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.

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## B. ENFORCEMENT:

It shall be the duty of the Building Inspection Division of the Department of Public Works to enforce this ordinance. No oversight or dereliction on the part of the Planning Commission or any authorized official or employee of the County of Sacramento 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 County of Sacramento 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 and 00/100 (\$500.00) DOLLARS, or by imprisonment for a term not exceeding six (6) months, or 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 persons, firm or corporation, and shall be punishable as herein provided.

## SECTION 26. 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 play-

grounds 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 percent (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 dwelling shall be waived where dwellings are erected above stores.

b. In the "R-1", "R-2", "R-2A" and "R-3" Zones not more than thirty per cent (30%) of the yard space lying between the rear of the dwelling and the rear property line may be occupied by accessory buildings. An attached garage may project into the rear yard area and shall be subject to the thirty per cent (30%) limitation.

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 projections 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. No signature on any petition and/or application shall be withdrawn after said petition has been filed with the Secretary of the Planning Commission.

5. All provisions of this ordinance shall be applicable and effective as to any map or comprehensive zoning plan or unit of Sacramento County, as of the date that such map, plan or unit is adopted and made a part of this ordinance, as if this ordinance in its entirety had been initially passed and adopted as of the date of the adoption of such map or comprehensive zoning plan.

#### 6. SET-BACK:

The set-back for all buildings and structures on all property situate and lying adjacent to all major arterials, major highways and state highways and their proposed extensions as designated in Ordinance No. 477, passed and adopted on the 23rd day of June, 1954, shall be measured from the exterior boundaries of the highways and their proposed extensions.

**SECTION 27. REPEALING CLAUSE.**

**A. REPEALING CLAUSE:**

Ordinance Nos. 376, 400, 424, 430, 437, 454, 455, 460, 470, 475, 476 and 486 heretofore adopted by the Board of Supervisors of the County of Sacramento are hereby repealed in so far as they apply 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 the said ordinance so repealed, nor shall affect any pending proceedings.

**SECTION 28. CONSTRUCTION OF PROVISIONS AS RESTATEMENTS AND CONTINUATIONS.**

The provisions of this ordinance in so far as they are substantially the same as existing ordinances relating to the same subject matter, shall be considered as restatements and continuations and not as new enactments, particularly as to the adoption of comprehensive Zoning Plan Units 1 to 9 inclusive, the amendments thereto, and all applicable regulations.

**SECTION 29. 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 30.**

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

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Sacramento, State of California, this 11th day of June, 1956, by the following vote, to-wit:

**AYES:** Supervisors, Bonetti, Elmer, Hoffman, Kelley, Garlick.

**NOES:** Supervisors, None.

**ABSENT:** Supervisors, None.

**JAS. R. GARLICK**

Chairman of the Board of Supervisors of Sacramento County, California  
(SEAL)

**ATTEST:** C. C. LaRUE, County Clerk and ex-officio Clerk of the Board of Supervisors of Sacramento County, California

By Wm. H. Dick  
Deputy

62222

## SYNOPSIS OF HEIGHT, YARD, AND AREA REGULATIONS

Zoning District	Typical Max. Bldg. Height		Typical Minimum Yard Width for One-Story Buildings (Feet)					Typical Minimum Lot Widths (feet)	Typical Minimum Lot Area (Square Feet)			Typical Required Lot Area Per Dwelling Unit (Square Feet)		
	Feet	Stories	Front	Side	Rear	Side Street	Court		No Public Sewers or Water	Public Water, No Sewers	Public Sewers & Water	No Public Sewers or Water	Public Water, No Sewers	Public Sewers & Water
R-E	35	2½	35 (0-50)	12	35 (20-35)	17½	—	100	20,000	20,000	20,000	20,000	20,000	20,000
R-1	35	2½	25 (0-40)	5	25 (10-25)	12½	—	52*	20,000	10,000	5,200**	20,000	10,000	5,200**
R-R	35	2½	50	20	35	20	—	125	43,560	43,560	43,560	43,560	43,560	43,560
R-2	35	2½	25 (0-40)	5 to 10	25 (10-25)	12½	15 or 24 plus roadway	52*	One Dwelling Per Lot					
									20,000	10,000	5,200**	20,000	10,000	5,200**
									One Duplex Per Lot					
									25,000	15,000	5,200**	12,500	7,500	2,600***
									Bungalow Courts					
40,000	30,000	20,000	20,000	10,000	7,500									
R-A	35	2½	25 (0-40)	5 to 10	25 (10-25)	12½	15 or 24 plus roadway	75	One Dwelling Per Lot					
									20,000	20,000	20,000	20,000	20,000	20,000
									One Duplex Per Lot					
									25,000	25,000	25,000	12,500	12,500	12,500
									Bungalow Courts					
40,000	30,000	20,000	20,000	10,000	7,500									
R-2A	40	3	25 (0-40)	5 to 10	25 (10-25)	12½	15 or 24 plus roadway	52*	One Dwelling Per Lot					
									20,000	10,000	5,200**	20,000	10,000	5,200**
									One Duplex Per Lot					
									25,000	15,000	5,200**	12,500	7,500	2,600***
									Bungalow Courts					
40,000	30,000	20,000	20,000	10,000	7,500									
R-3	40	3	25 (0-40)	5 to 10	25 (10-25)	12½	15 or 24 plus roadway	52*	One detached dwelling or duplex, same as though in the R-2 District					
									Apartment Houses, Bungalow Courts, Group Dwellings, and One-Story Row Dwellings					
									25,000	15,000	5,200**	25,000	15,000	5,200**
A-1	45	3	50	20	35	20	15 or 24 plus roadway	200	87,120	87,120	87,120	21,780	21,780	21,780
A-2	60	5							(Lots less than two acres in size may be used as though in the R-A District)					
A-3	35	2½	Same as R-A for residential uses, A-2 for Agricultural uses, C-2 for commercial uses, and M-2 for industrial uses.											
F	35	2½	20	20	35	20	—	200	30,000	30,000	30,000	30,000	30,000	30,000
C-1	40	3	50	5	15	50	Same as R-3 for dwlngs.	None for commercial	20,000	10,000	6,000	—	—	—
C-2									Same as for R-3 residential uses					
M-1	100	8	50	0-10	0-15	25-50	—	None	20,000	10,000	6,000	Dwellings not permitted		
M-2	150	10	50	0-10	0-20	25-50	—	None	20,000	20,000	20,000	Dwellings not permitted		

\*62 feet for corner lots

\*\*6,200 square feet for corner lots

\*\*\* 3,100 square feet per dwelling unit on corner lots

SECTION 3. Section 9, Sub-section A, Paragraph 4 of said Ordinance No. 534 is hereby amended to read as follows:

4. Apartment houses and group dwellings.

**Section 9  
CL AREA**

tained in connection with such building, structure or enlargement.

1. Front Yard: Same as "R-1" Zone, Section 5.

2. Side Yard: Same as "R-1" Zone, Section 5.

3. Rear Yard: Same as "R-1" Zone, Section 5.

4. Courts: For each apartment house, group dwelling, row dwelling and bungalow court:

a. For such buildings so located on the lot that the rear of the buildings abut on one side yard, said side yard shall be increased one foot for each additional dwelling unit in excess of one to a required maximum of ten (10) feet for one story buildings and required maximum of fifteen feet for two story buildings. For a single row of such buildings, the other side yard or court shall have a minimum width of fifteen (15) feet for one story buildings and a minimum width of twenty (20) feet for two story buildings.

b. For such buildings so located on two (2) or three (3) sides of a court the side yards on which the rear of the buildings abut shall be the same as for buildings on one side of a court, but the court shall have a minimum width of twenty-four (24) feet for one story buildings and a minimum width of thirty (30) feet for two story buildings.

c. The regular front yard requirement for this zone shall apply to the dwelling units nearest the front street, whether they face toward the street or toward a court.

d. The distance between main buildings in a row or between main buildings and accessory buildings shall be not less than ten (10) feet.

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

f. Where a court is provided, as required in this subsection, dwelling units may be erected over a detached accessory building on the rear of the lot, on which a bungalow court, group or row dwellings are to be located, provided said accessory building is located not less than fifteen (15) feet, from any alley line, but if there is no alley the regular rear yard of this zone shall apply.

5. LOT AREA: *1571 = 21 units*  
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 4. Section 10 of said ordinance No. 571 is hereby repealed.

section A, Paragraph 11 of said Ordinance No. 534 is hereby amended to read as follows:

11. Business and professional offices including dispensing opticians, medical laboratories and dental laboratories provided a Use Permit is obtained from the Planning Commission. "Business" as used herein shall not include the sale, storage, preparation or manufacture of any goods, merchandise, or commodities other than prescription items, nor the sale, manufacture, servicing or repair of any mechanical equipment. Barber shops, beauty shops, massage parlors, steam baths and other similar uses shall not be included as business and professional offices.

SECTION 5. Section 10, Sub-section A of said Ordinance No. 534 is hereby amended by adding Paragraph 13 to read as follows:

13. Off-street parking facilities to service adjacent commercially zoned property when such facilities adjoin or are located directly across an alley from said com-

mercially zoned property, provided said parking facilities are located not less than 100 feet from the boundary of an R-1, R-2, R-E or R-R Zone and providing a Use Permit has been obtained from the Planning Commission.

said Ordinance No. 534 is hereby amended to read as follows:

**SECTION 11. "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 Zone.

"R-1" Single Family Residential Zone.

"R-1" Single Family Residential Zone.

"R-R" Rural Residential Zone.

2. Churches.

3. Schools and Colleges for Academic Instructions.

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

5. 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.

a. Uses of a commercial or light industrial nature may be permitted to exist if they are conducted in conjunction with the operation and maintenance of an airport or aircraft landing field thereon, and further provided that a Use Permit is first obtained from the Planning Commission and approved by the Board of Supervisors. Said Use Permit may be granted when it is shown by the applicant that such use will not interfere with or be detrimental to the continued operation of the said airport or aircraft landing field or the public welfare.

ing 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 according to the Variance Provisions of this ordinance and approved by the Board of Supervisors, and further 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 issuance of the Use Permit shall not be disapproved by the Board of Supervisors except that upon a finding that the granting thereof will be materially detrimental to the public welfare and to the property of persons located in the immediate vicinity.

a. Hog Ranch, using garbage as feed.

b. Cemeteries.

c. Hospitals and sanitariums for human beings.

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

e. Philanthropic and correctional institutions.

f. Gravel pits or plants, borrow pits, rock quarries, or gold dredging including concrete and bituminous batch plants.

g. Gas and oil wells.

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

8. Any other similar uses customarily carried on in the field of general agriculture and not obnoxious or detrimental to the public welfare, and uses customarily incidental to any of the above uses, including home occupations as listed in the "R-A" Suburban Zone and the following home occupations: Office of a physician, dentist, or other occupation generally recognized as a profession.

9. 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 a p i a r i a n processing building, 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 (100) feet from the front lot line, not less than twenty-five (25) feet from any other lot line.

... 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.

11. 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:

a. 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.

b. 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 tanks, 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 of any restricted area of an airport or aircraft landing field established by or under the regulation of a governmental agency (See Section 26, General Provisions, or 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 fifty (50) feet.
2. **SIDE YARD.**  
There shall be a side yard on each side of a main building not less than twenty (20) feet.
3. **REAR YARD:**  
There shall be a rear yard of not less than thirty-five (35) feet.

4. **LOT AREA:**  
a. 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 when the uses provided for under this Section in Paragraph A.2 through 11 inclusive, are to be conducted. There shall be not more than two (2) dwelling units per acre, or:

b. If the lot area is less than two (2) acres the property may be used for one single family detached dwelling and the agricultural uses and home occupations, with the same yard requirements, as provided in Section 8, R-A Suburban Residential Zone of Ordinance NO. 534.

c. In no case may the area of a lot be reduced to less than twenty thousand (20,000) square feet for any use other than one single family detached dwelling.

5. **LOT WIDTH.**  
Every lot shall have a minimum public street frontage of two hundred (200) feet. Where a lot has a public street frontage of less than two hundred (200) feet for which a tentative subdivision map was approved by the Planning Commission or record of survey map or 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 only for uses prescribed in Section 8 of this Ordinance, the R-A Suburban Zoning District classification.

section A. Paragraph 8 of said Ordinance No. 534 is hereby amended to read as follows:

8) The following uses provided a Use Permit is obtained from the Planning Commission:

a. Agricultural Labor Camps.  
b. Oil and gas wells, mining, gold dredging, sand and gravel pits and processing plants, concrete and bituminous batch plants and similar uses, and related housing.

c. Public service uses and uses of a similar nature, including water supply facilities, sewage disposal facilities, gas transmission and production facilities, electrical transmission facilities, storage areas for utility equipment, docks, wharfs, cemeteries and uses of a similar character and their appurtenances.

d. The conversion, reconstruction, enlargement or expansion of existing commercial and industrial facilities and the establishment of new commercial and industrial facilities in the immediate vicinity of similar existing uses either between existing establishments or adjoining their perimeter, in the portions of the "A-3" Agricultural Zoning District where community commercial or industrial centers are already established.

e. Churches.  
f. Home occupations as regulated in Section 8-A-10 the R-A Suburban Residential Zone.

The Planning Commission may authorize such Use Permits on an annual basis or for a period of less than one (1) year. The Planning Commission may recommend to the Board of Supervisors the approval of a Use Permit for a period of more than one (1) year or on a permanent basis. The Board of Supervisors may authorize permits so recommended for a period of more than one year.

SECTION 9. Said Ordinance No. 534 is hereby amended by adding Section 14.5 to read as follows:

**SECTION 14.5. "C-R" Commercial-Residential Zone.**

The purpose of this Section is to provide housing accommodations for the transient public, and for the more or less permanent residence of people desiring mobile homes.

Within any "C-R" Commercial Residential 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. Motels, for sleeping accommodations only.
  2. Trailer Courts.
  3. Hotels, for sleeping accommodations only.
  4. Accessory retail business or service uses provided a Use Permit is obtained from 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. **COURTS:**  
Same as "R-3" Multiple Family Zone.

5. **LOT AREA:**  
**A. MOTELS AND HOTELS.**  
Every lot shall have a minimum area of thirty thousand (30,000) square feet for the first single unit and one thousand (1,000) square feet for each additional single unit in the Motel or Hotel.

**B. TRAILER PARKS.**  
(1) Every lot shall have a minimum area of thirty thousand (30,000) square feet.  
(2) Every trailer park shall have a minimum lot area of two thousand four hundred (2,400) square feet for each trailer site.

SECTION 9. Section 15, Subsection C of said Ordinance No. 534 is hereby amended as follows:

**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 buildings:

**1. SETBACKS:**

a. There shall be a setback from all street and highway rights-of-way of not less than fifty (50) feet, except where a fifty percent (50%) or more of the street frontage in any C-1 Limited Commercial Zone 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.

b. On corner lots, there shall be a setback on both street frontages of not less than fifty (50) feet except:

(1) Where the rear of said lot abuts the side of a lot in any "R" Zone, in which case the side yard set-back from the street shall conform to the setback in the "R" Zone.

(2) When said lot is less than ninety (90) feet in width and was recorded as a separate parcel of property prior to August 1, 1958, and abuts on any lot in a "C-1", "C-2" or "M" Zone, in which case the required setback on the side street shall not be less than twenty-five (25) feet.

c. Canopies for the sheltering of pedestrians and drive-in customers may project over not more than twenty-five percent (25%) of the required front yard area. There shall be attached to the building permit applications for such canopies, plans and specifications, showing the location, construction and exterior finish of such canopies. Such canopies shall set back from the street right-of-way at least as far as any required front yard in a residential zoning district in that block, and at least twelve and one-half feet (12½) in any case. There shall be no screening, latticework, or any other obstruction to the free circulation of air or passage of people erected, placed under, or attached to the canopy. There shall be a vertical clearance of not less than eight feet above ground level to the lowest point of the canopy. No advertising signs or materials shall be painted on or attached to any posts supporting such canopies below said minimum vertical clearance. Advertising signs constructed in conjunction with the canopy and projecting from it toward the street right-of-way shall comply with the provisions of Section 15 A-22-c of Ordinance No. 534.

**2. SIDE YARD:**

There shall be a side yard on

each side of a main building not less than five (5) feet, except:

a. For commercial structures a side yard shall not be required when the side of the lot abuts upon an adjoining lot in a "C-1", "C-2" or "M" Zone.

b. Buildings used for residential purposes, except apartments and hotels constructed above commercial uses, shall maintain the side yards required in the "R-3" Multiple Family Residential Zone.

**3. REAR YARD:**

a. Buildings used for residential purposes shall provide rear yards as required in the "R-3" Multiple Family Residential Zone.

b. Where the rear of a lot in the "C-1" Zone abuts a lot in an "R" zone, there shall be a rear yard of not less than twenty-five (25) feet except that such a rear yard need not be over twenty percent (20%) of the depth of the lot.

c. Where there is an alley between the rear of a lot in the "C-1" zone and lots in an "R" zone, there shall be a rear yard of not less than ten (10) feet except that such a rear yard need not be over twenty percent (20%) of the depth of the lot.

d. Where the rear of a lot in the "C-1" zone abuts a lot in a "C-1", "C-2" or "M" zone, or where an alley divides a "C-1" zone, or where an alley forms the boundary between a "C-1" zone and a "C-2" or "M" zone, no rear yard shall be required.

e. However, where there is need for a driveway, utility easement, or other access to the rear of a lot in a "C-1" zone, there shall be a rear yard of not less than the width needed for said utility easement, or not less than fifteen (15) feet if a driveway, entrance, or other access is needed.

**4. LOT AREA:**

Every lot shall have a minimum area of twenty thousand (20,000) square feet if neither public water nor public sewerage facilities are available, or ten thousand (10,000) square feet if either a public water system or public sewerage facilities is available, or six thousand (6,000) square feet if both a public 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.

**5. LOT WIDTH AND DEPTH:**

Every lot fronting on a public street shall have adequate depth to provide the setbacks and yards as required in this section and sufficient additional depth to provide a reasonable buildable area to serve the intended uses.

a. In no case shall the lot depth, measured from the public street, be less than one hundred (100) feet. In case of a through lot having frontage on parallel or approximate parallel public streets, the minimum depth of the lot shall be two hundred (200) feet.

b. Every corner lot shall have a minimum width of not less than one hundred (100) feet.

SECTION 10. Section 15, Subsection C, Paragraph 1 of said Ordinance No. 534 is hereby amended to read as follows:

**1. FRONT YARD:**

a. 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 percent (50%) or more of the street frontage in any C-1 Limited Commercial 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.

b. On corner lots, there shall be a front set-back on both street frontages of not less than fifty (50) feet, except:

(1) Where said lot abuts the side of a lot in any "R" Zone, in which case the set-back shall conform to the set-back in the "R" Zone.

(2) When said lot is less than ninety (90) feet in width and abuts on any lot in any "C" or "M" zone, in which case the required set-back on the side street shall be not less than twenty-five (25) feet.

c. Canopies for the sheltering of pedestrians and drive-in customers may project over not more than twenty-five percent (25%) of the required front yard area provided a use permit is obtained from the Planning Commission subsequent to a hearing advertised and held by the Planning Commission according to the provisions of Section 21 of Ordinance No. 534. There shall be attached to such permits, plans and specifications, showing the location, construction and exterior finish of such canopies. Such canopies shall set back from the street right-of-way at least

as far as any required front yard in a residential zoning district in that block, and at least twelve and one-half feet (12½) in any case. There shall be no screening, latticework, or any other obstruction to the free circulation of air or passage of people erected, placed under, or attached to the canopy. There shall be a vertical clearance of not less than eight feet above ground level to the lowest point of the canopy. No advertising signs or materials shall be painted on or attached to any posts supporting such canopies below said minimum vertical clearance. Advertising signs constructed in conjunction with the canopy and projecting from it toward the street right-of-way shall comply with the provisions of Section 15 A-22-c of Ordinance No. 534.

SECTION 11. Section 16, Subsection A of said Ordinance No. 534 is hereby amended by adding Paragraph 27 to read as follows:

27. Creamery, provided a special Use Permit is recommended by the Planning Commission and approved by the Board of Supervisors, and further provided that in the operation of a Creamery

a. There is no manufacture, condensed milk for canning or resale.

b. There is no manufacture, casein or powdered milk.

c. The land area occupied by the Creamery shall not exceed five (5) acres, and

d. Ninety-five (95) percent of all milk received at the dairy shall be by tank truck or other bulk method rather than in cans.

SECTION 12. Section 17, Subsection A of said Ordinance No. 534 is hereby amended by adding Paragraph 3 to read as follows:

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.

SECTION 13. Section 24, Subsection A, Paragraph 4, Subsection C of said Ordinance No. 534 is hereby amended to read as follows:

3. A list of the names and mailing addresses of the owners of record (on the most recent assessment roll of the County) of the property within five hundred (500) feet radius of the exterior boundaries of the property for which the change of use is requested.

SECTION 14. Section 25, Subsection B, Paragraph 1 of said Ordinance No. 534 is hereby amended to read as follows:

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, or use any parcel of land 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 erecting, construction, moving or altering, or use of land, or if such erection, construction, moving or alteration, or use is being or has been accomplished, the District Attorney shall enjoin such person, firm or corporation from maintaining same.

SECTION 7. All ordinances, or parts of ordinances which are in conflict with the provisions of this ordinance are hereby repealed; provided, that the foregoing repeal as in this section provided, shall not affect any pending prosecution of any person for the violation of the provisions of said ordinances, or parts of ordinances so repealed.

SECTION 8. 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 9. The provisions of this ordinance in so far as they are substantially the same as existing ordinances relating to the same subject matter, shall be considered as restatements and continuations and not as new enactments, particularly as to the adoption of Comprehensive Zoning Plan Units 1 through 10, Unit 13, Unit 18, the amendments thereto, and all applicable regulations.

SECTION 10. This Ordinance shall take effect and be in force from and after thirty (30) days from its passage, and prior to the expiration of fifteen (15) days from the date of its passage it shall be published at least once in The North Sacramento Journal, a newspaper of general circulation printed and published in the County of Sacramento, together with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED by the Board of Supervisors of the County of Sacramento, State of California, this 16th day of June, 1958, by the following vote, to-wit:

AYES: Supervisors, Garlick, Hoffman, Kelley, Bonetti

NOES: Supervisors, None  
ABSENT: Supervisors, Elmer  
(SEAL) FRED J. BONETTI  
Acting Chairman of the Board of Supervisors of Sacramento County, California.

ATTEST: C. C. LaRUE,  
County Clerk and ex-officio Clerk of the Board of Supervisors of Sacramento County, California  
By Wm. H. Dick, Deputy  
SSJ 3328 J 1958

SECTION 15. 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 who is now or who may hereafter be had or taken for the violation of the provisions of the said ordinance so repealed, nor shall affect any pending proceedings.

SECTION 16. 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 than any one or more sections, subsections, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

SECTION 17. This Ordinance shall take effect and be in force from and after thirty (30) days from its passage, and prior to the expiration of fifteen (15) days from the date of its passage it shall be published at least once in The South Sacramento Shopper, a newspaper of general circulation printed and published in the County of Sacramento, together with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED by the Board of Supervisors of the County of Sacramento, State of California, this 1st day of July, 1957, by the following vote, to-wit:

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

NOES: Supervisors, None.  
ABSENT: Supervisors, None.  
Frank R. Elmer  
Chairman of the Board of Supervisors of Sacramento County, California.

ATTEST: C. C. LaRUE, County Clerk and ex-officio Clerk of the Board of Supervisors of Sacramento County, California.

By Wm. H. Dick, Deputy.  
SSS-July 11, 1957 (IT)

Repealed

A-1 Zone =

① Under 2 Acres same as R-1

② Over 2 Acres = A-1

	<u>Corner</u>	<u>Interior</u>
Pub. Water + Sewer	6200 sq Ft 62' front	5200
Pub. Water + Septic Tank	10,000 100' front / 15000	10,000
Pub. Sewer + Well Water	6200	5200
No Pub. Water or Sewer	20,000 62' front	20,000 52' front
R-Z Zone	20,000 100' front	20,000

## A-1 Zone Uses:-

- 1- Agriculture or  
Bus + Prof Off.  
w/ Land use  
permit use A-1  
requirements
- 2- Residential use  
entirely, use the  
R-2 requirements

SECTION 14. "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. USES:

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 and the Building Inspection Division of the Department of Public Works of the County of Sacramento:

a. Single Family dwellings and accessory buildings, including a private stable in accordance with the provisions for such buildings in the "R-R" Rural Estate Zone. Parks, playgrounds, community centers, boat launching and landing facilities, and accessory uses, owned and operated by a governmental agency.

b. Gravel pits and/or gravel processing plants, concrete and bituminous batch plants, gold dredging, oil or gas wells, and appurtenant buildings and structures, provided a Special Use Permit is obtained from the Planning Commission under the variance provisions of this Ordinance, and approved by the Board of Supervisors, and provided further 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 issuance of the Use Permit shall not be disapproved by the Board of Supervisors except that upon a finding that the granting thereof will be materially detrimental to the public welfare and to the property of persons located in the immediate vicinity.

c. Private boating clubs, parks, playgrounds, boat launching and landing facilities and accessory uses operated not for profit, provided a Use Permit is obtained from the Planning Commission.

d. Commercial boat launching and landing facilities, boating clubs, bait shops and accessory commercial uses provided a Land Use Permit is obtained from the Planning Commission and approved by the Board of Supervisors.

3. Said "F" Flood Zone as shown on the zoning map is intended to comprise all lands 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: 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 26, 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.