

SEE 129 141



Zoning Code of Sacramento County

Handwritten signature

ORDINANCE NO. 1111

AN ORDINANCE ESTABLISHING ZONES WITHIN SACRAMENTO COUNTY AND ESTABLISHING CLASSIFICATIONS AND REGULATIONS OF LAND USES IN SUCH ZONES; REGULATING THE HEIGHT AND BULK OF BUILDINGS, THE OPEN SPACE ABOUT BUILDINGS, THE LOCATION OF BUILDINGS; ESTABLISHING SIGN REGULATIONS, ESTABLISHING OFF-STREET PARKING REGULATIONS, ADOPTING COMPREHENSIVE ZONING PLANS; DEFINING THE TERMS USED IN SAID ORDINANCE PROVIDING FOR THE ADJUSTMENT OR VARIANCE, AMENDMENT AND ENFORCEMENT THEREOF, PRESCRIBING PENALTIES FOR ITS VIOLATION AND REPEALING ALL ORDINANCES, OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

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

SECTION 1. It is the purpose of this Ordinance to adopt updated zoning regulations for the unincorporated area of Sacramento County. The regulations are set forth in the attached document entitled the "Zoning Code of Sacramento County". Said document and all Comprehensive Zoning Plans attached to or referred to therein are hereby made part of this Ordinance as if the same were fully set forth herein.

The provisions of this Ordinance and the Zoning Code of Sacramento County incorporated herein insofar as they are substantially the same as existing ordinances and provisions of the Sacramento County Code relating to the same subject matter, shall be considered as restatements and continuations and not as new enactments.

SECTION 2. Chapter 18.08 of the Sacramento County Code and Ordinances numbered 534, 571, 614, 640, 695, 739, 770, 785, 788, 795, 799, 800, 829, 832, 835, 842, 843, 844, 850, 876, 877, 898, 902, 904, 905, 907, 908, 912, 929, 940, 943, 944, 946, 948, 950, 959, 961, 964, 974, 976, 977, 980, 984, 993, 1003, 1005, 1009, 1010, 1011, 1012, 1013, 1019, 1030, 1031, 1033, 1046, 1051, 1052, 1067, 1069, 1074, 1075, 1077, 1079, 1083, 1084, 1086, 1092, 1095, 1096, 1097, 1100, 1101, 1102, 1103, 1105, 1106, and 1109, and any other ordinances or provisions of the Sacramento County Code in conflict with the provisions of this Ordinance are hereby repealed except that as to offenses committed, or rights or liabilities incurred, prior to the effective date of such repeal, the provisions of such ordinance and the Sacramento County Code and any regulations, orders, and requirements thereunder shall be treated as still remaining in force for the purpose of maintaining any proper suit, action or prosecution with respect to such right, liability, or offense unless expressly provided otherwise.

SECTION 3. This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage it shall be published at least once in the Sacramento Suburban (Rancho Cordovan), 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 7th day of June, 1972, by the following vote, to wit:

AYES: Supervisors, Gualco, Kloss, Phelan, Sheedy, Melarkey.
NOES: Supervisors, None.
ABSENT: Supervisors, None.

PATRICK E. MELARKEY
Chairman of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: JACK H. MEHL, Clerk of the Board

FILED: JUNE 7, 1972, BOARD OF SUPERVISORS, by JACK H. MEHL, Clerk of the Board

TABLE OF CONTENTS

	<i>Page No.</i>
CHAPTER 1	
Article 1 — Introductory Provisions	1
Article 2 — Zones	3
Article 3 — Comprehensive Zoning Plans	5
 CHAPTER 2	
Article 1 — General Purposes of Permanent Agricultural Zones	7
Article 2 — AG-80 Permanent Agricultural Zone	9
Article 3 — AG-20 Permanent Agricultural Zone	11
 CHAPTER 3	
Article 1 — General Purposes of Exclusive Agricultural Zones	13
Article 3 — A-80 Exclusive Agricultural Zone	15
Article 3 — A-20 Exclusive Agricultural Zone	17
Article 4 — A-10 Exclusive Agricultural Zone	19
 CHAPTER 4	
Article 1 — A-5 Agricultural Zone	21
Article 2 — A-2 Agricultural Zone	23
Article 3 — A-1-B Agricultural Zone	27
Article 4 — A-1-A Agricultural Zone	29
 CHAPTER 5	
	Not Used
 CHAPTER 6	
Article 1 — General Purposes of Recreation Zones	31
Article 2 — "O" Recreation Zone	33
Article 3 — C-O Commercial Recreation Zone	35
 CHAPTER 7	
Article 1 — General Purposes of Estate Zones	39
Article 2 — RE-3 Estate Zone	41
Article 3 — RE-2 Estate Zone	43
Article 4 — RE-1 Estate Zone	45
 CHAPTER 8	
Article 1 — General Purposes of Residential Zones	47
Article 2 — R-1-A Single Family Residential Zone	49
Article 3 — R-1-B Single Family Residential and Duplex Zone	51
Article 4 — R-2 Two Family Residential Zone	55
Article 5 — R-2A Multiple Family Residential Zone	59
Article 6 — R-3 Multiple Family Residential Zone	63
Article 7 — RM-1 Mobilehome Park Zone	67
Article 8 — RM-2 Mobilehome Subdivision Zone	71

CHAPTER 9Not Used

CHAPTER 10

- Article 1 – General Purposes of Commercial Zones 73
- Article 2 – Commercial Use Tables 75
- Article 3 – BP Business and Professional Office Zone 85
- Article 4 – CC Convenience Center Zone 87
- Article 5 – SC Shopping Center Zone 89
- Article 6 – LC Limited Commercial Zone 91
- Article 7 – GC General Commercial Zone 93
- Article 8 – AC Auto Commercial Zone 95
- Article 9 – TC Highway Travel Commercial Zone 97

CHAPTER 11

- Article 1 – General Purposes of Interim Zones 101
- Article 2 – C-1 Limited Commercial Zone 103
- Article 3 – C-2 General Commercial Zone 107
- Article 4 – F Flood Zone 113

CHAPTER 12

- Article 1 – General Purposes of Industrial Zones 115
- Article 2 – M-1 Light Industrial Zone 117
- Article 3 – M-2 Heavy Industrial Zone 123

CHAPTER 13

- Article 1 – (F) Flood (Combining Zone) 129
- Article 2 – (PD) Planned Development (Combining Zone) 131

CHAPTER 14

- Article 1 – Use Regulations 135
- Article 2 – Height Regulations 139
- Article 3 – Area and Yard Regulations 141

CHAPTER 15

- Article 1 – General Provisions for Off Street Parking 143
- Article 2 – Parking Requirements 145
- Article 3 – Parking Size and Location 149
- Article 4 – Improvement Requirements for Public Parking Areas 151
- Article 5 – Design of Public Parking Areas 153
- Article 6 – Truck Loading and Unloading Areas 157

CHAPTER 15.5

- Articles 1 to 7 – Mechanical Equipment 159

CHAPTER 16

- Article 1 – Sign Regulations 161
- Article 2 – Scenic Corridor Regulations 165
- Article 3 – Expressway Corridor Regulations 167

CHAPTER 17

Article 1 — Nonconforming Lots, Uses, Structures and Signs	169
Article 2 — Nonconforming Lots of Record	171
Article 3 — Nonconforming Uses of Land	173
Article 4 — Nonconforming Buildings	175
Article 5 — Nonconforming Use of Buildings	177
Article 6 — Nonconforming Signs	179

CHAPTER 18

Article 1 — Variance and Conditional Use Permits	181
Article 1.5 — Site Plan Review	185
Article 2 — Administration and Enforcement	187
Article 3 — Appeals	189
Article 4 — Amendments and Reclassification	191
Article 5 — Schedule of Fees, Charges and Expenses	193
Article 6 — Rules of Interpretation	195
Article 7 — Sequence of Zones	197
Article 8 — General Terminology and Definitions	199

INTRODUCTORY PROVISIONS

23.01.000. CITATION. This division shall be known as, and may be cited and referred to as the "Zoning Code of Sacramento County".

23.01.001. APPLICATION OF CODE TO COUNTY. This Division applies to all of the area of the County of Sacramento outside of the incorporated cities within the County of Sacramento.

23.01.002. PURPOSE. The purpose of the Division is to:

- (a) Regulate the use of buildings, structures and land as between agriculture industry, business, residence and open space including agriculture, recreation, enjoyment of scenic beauty and use of natural resources, and other purposes.
- (b) Regulate signs and billboards.
- (c) Regulate the location, height, bulk, number of stories, and size of buildings and structures.
- (d) Regulate the size and use of lots, yards, courts and other open spaces.
- (e) Regulate the percentage of a lot which may be occupied by a building or structure.
- (f) Regulate the intensity of land use.
- (g) Establish requirements for off-street parking and loading.
- (h) Establish and maintain building set back lines.
- (i) Permit the creation of civic districts around civic centers, publicly owned parks, buildings, or grounds, and establish the regulations therefor.
- (j) Divide the County of Sacramento into zoning districts of such number, shape and area as may be deemed best suited to carry out the purpose of this Division.
- (k) To provide for the enforcement of the regulations of this Division.

23.01.003. NEED FOR CODE. The purposes set forth herein are deemed necessary in order to encourage the most appropriate use of land; to conserve, protect and stabilize the value of property; to provide adequate open spaces for light and air; to prevent undue concentration of population; to lessen congestion on the streets; to facilitate adequate provisions for community utilities such as transportation, water, sewerage, schools, parks and other publicly owned facilities; and to promote the public health, safety and general welfare.

23.01.004. SUITABILITY OF ZONES. It is hereby declared that in the creation by this Division of the respective zones set forth herein, the Board of Supervisors has given due and special consideration to the peculiar suitability of each and every such zone herein created for the particular uses enumerated therefor, the area requirements, density of land occupancy, and the necessary, proper and comprehensive grouping and arrangements of the various industries, businesses and population of the unincorporated areas of the County of Sacramento and in relation with established plans in the incorporated areas of said county in accordance with a well-considered General Plan for the development of the entire County.

23.01.005. DELEGATION. Whenever a power is granted to, or a duty imposed upon, a public officer by this Division, the power may be exercised or the duty may be performed by a deputy or other person designated by the officer, unless expressly provided otherwise by this Division.

23.01.006. VALIDITY. If any chapter, article, section and subdivision thereof, sentence, clause or phrase of this Division is for any reason held to be unconstitutional, such decision shall not affect the remaining provisions of this Division. The Board of Supervisors hereby declares that it would have enacted this Division and each Chapter, Article, Section and subdivision, sentences, clauses or phrases thereof irrespective of the fact that any one or more Chapters, Articles, Sections and subdivision thereof, sentences, clauses, or phrases be declared unconstitutional.

23.01.007. REFERENCE. Whenever reference is made to any portion of this Division, the reference applies to this Division as adopted and any amendments or additions hereafter made.

23.01.008. INTERPRETATION. The Planning Commission shall decide any questions involving the interpretation or application of any provision of this Division. The Commission may seek the advice of any County Department or office before deciding on any question of interpretation. Unless clearly shown to the contrary in a particular zone the listing of uses, buildings or structures which are expressly permitted implies the exclusion of all other uses, buildings, or structures.

23.01.009. APPLICATION OF THIS DIVISION TO NEW COMPREHENSIVE ZONING PLANS. All provisions of this Division shall be applicable and effective as to any Comprehensive Zoning Plan, as of the date that such plan or unit is adopted and made a part of this Division, as amended, as if this Division in its entirety has been initially passed and adopted as of the date of the adoption of such Comprehensive Zoning Plan.

23.01.010. APPLICATION TO GOVERNMENT PROPERTY. Property Owned, Leased or Operated by Public Agencies. Property leased or operated by the State of California or the United States, and property owned, leased or operated by the County of Sacramento, or any other public or governmental body or agency shall be subject to the provisions of this Division, as follows:

- (a) Where such public or governmental uses are specifically listed, they shall be governed as indicated.
- (b) Where such public or governmental uses are not specifically listed, they shall be permitted only in Zones permitting private uses of a substantially similar nature. The Planning Commission shall determine if the governmental use is substantially similar to the permitted private use.
- (c) Property owned by the State of California or the United States or any other governmental agency shall be exempt from the provisions of this Division only to the extent that said property may not be lawfully regulated by the County of Sacramento.

23.01.011. UNIFORMITY OF APPLICATION. The regulations set by this Division within each zone shall be minimum regulations and shall be uniform for each class or kind or building, structure or use of land throughout said zone.

23.01.012. CONFORMITY TO BE MAINTAINED. No lot area, lot width; yard or court width or depth; or street frontage shall be so reduced or diminished that the lot area, lot width, yard or court width or depth, or street frontage shall be less than required by this Division or be further reduced if already less than prescribed by this Division.

ZONES

23.01.020. DIVISION INTO ZONES. To carry out the purpose and provisions of this Division, the County is divided into Zones as specified in this Article.

23.01.021. PERMANENT AGRICULTURAL ZONES:

- (a) AG-80, Permanent Agricultural Zone
- (b) AG-20, Permanent Agricultural Zone

23.01.022. EXCLUSIVE AGRICULTURAL ZONES:

- (a) A-80, Exclusive Agricultural Zone
- (b) A-20, Exclusive Agricultural Zone
- (c) A-10, Exclusive Agricultural Zone

23.01.023. GENERAL AND LIMITED AGRICULTURAL ZONES:

- (a) A-5, General Agricultural Zone
- (b) A-2, General Agricultural Zone
- (c) A-1-B, Limited Agricultural Zone
- (d) A-1-A, Limited Agricultural Zone

23.01.024. (NOT USED)

23.01.025. RECREATION ZONES:

- (a) O, Recreation Zone
- (b) C-O Commercial Recreation Zone

23.01.026. ESTATE ZONES:

- (a) RE-3 Estate Zone
- (b) RE-2 Estate Zone
- (c) RE-1 Estate Zone

23.01.027. RESIDENTIAL ZONES:

- (a) R-1-A, Single Family Residential Zone
- (b) R-1-B, Single Family Residential and Duplex Zone
- (c) R-2, Two Family Residential Zone
- (d) R-2A, Multiple Family Residential Zone
- (e) R-3, Multiple Family Residential Zone
- (f) RM-1, Mobilehome Park Residential Zone
- (g) RM-2, Mobilehome Subdivision Residential Zone

23-01-028. (NOT USED)

23.01.029. COMMERCIAL ZONES:

- (a) BP, Business and Professional Office Zone
- (b) CC, Convenience Center Zone
- (c) SC, Shopping Center Zone
- (d) LC, Limited Commercial Zone
- (e) GC, General Commercial Zone
- (f) AC, Auto Commercial Zone
- (g) TC, Highway Travel Commercial Zone

23.01.030. INTERIM ZONES:

- (a) C-1, Limited Commercial Zone
- (b) C-2, General Commercial Zone
- (c) F, Flood Zone

ZONES

23.01.031. INDUSTRIAL ZONES:

- (a) M-1, Limited Industrial Zone
- (b) M-2, Heavy Industrial Zone

23.01.032. COMBINING ZONES:

- (a) (F) Flood Combining Zone
- (b) (PD) Planned Development Combining Zone

23.01.033. ABBREVIATIONS. Any Zone listed in this Article may be referred to and cited by use of only the abbreviation thereof.

COMPREHENSIVE ZONING PLANS

COMPREHENSIVE ZONING PLANS

23.01.050. BOUNDARIES OF ZONES. The boundaries of the zones described in Article 2 of this Chapter are shown upon the Comprehensive Zoning Plans and Planned Unit Development Ordinances described in this Article beginning with Section 23.01.100. Said plans, all notations, references and other information are incorporated as though set forth herein and are declared to be part of the Zoning Code. Each Comprehensive Zoning Plan and Planned Unit Development Ordinance shall be identified by the Section number of this Article incorporating said Plan and Ordinance as part of the Zoning Code.

23.01.051. SIGNATURE AND LOCATION OF COMPREHENSIVE ZONING PLANS. The Comprehensive Zoning Plans shall be identified by the signature of the Chairman of the Board of Supervisors attested by the Clerk of the Board of Supervisors. Said plans shall be located in the office of the Secretary of the Planning Commission and regardless of the existence of purported copies of said plans, which from time to time may be published, shall be the final authority as to the current zoning status of land, water areas, buildings, and other structures in the unincorporated area of the County.

23.01.052. AMENDMENT OF PLANS. (See Chapter 18.)

23.01.053. REPLACEMENT OF PLANS. In the event any Comprehensive Zoning Plan becomes damaged, destroyed, lost, or difficult to interpret, the Board of Supervisors after approval by the Planning Commission pursuant to procedures in Chapter 18, may adopt a new Comprehensive Zoning Plan, which shall supersede the prior plan.

23.01.054. PLANNED UNIT DEVELOPMENT ORDINANCES. Planned Unit Development Ordinances which amend the boundaries of the zones described in Article 2 of this Chapter shall be adopted in the manner prescribed for amendments to zoning ordinances as prescribed in the Government Code.

23.01.055. PLANNED UNIT DEVELOPMENT ORDINANCE LIST. Planned Unit Development Ordinances shall be filed with the Clerk of the Board of Supervisors. Copies of the Ordinances may be filed with the Secretary to the Planning Commission.

23.01.100	Comprehensive zoning plan, Unit No. 3	23.01.126	Comprehensive zoning plan, Unit No. 284/140
23.01.101	Comprehensive zoning plan, Unit No. 5	23.01.127	Comprehensive zoning plan, Unit No. 300/140
23.01.102	Comprehensive zoning plan, Unit No. 6	23.01.128	Comprehensive zoning plan, Unit No. 308/140
23.01.103	Comprehensive zoning plan, Unit No. 11	23.01.129	Comprehensive zoning plan, Unit No. 348/140
23.01.104	Comprehensive zoning plan, Unit No. 12	23.01.130	Comprehensive zoning plan, Unit No. 356/140
23.01.105	Comprehensive zoning plan, Unit No. 14	23.01.131	Comprehensive zoning plan, Unit No. 364/140
23.01.106	Comprehensive zoning plan, Unit No. 15	23.01.132	Comprehensive zoning plan, Unit No. 372/140
23.01.107	Comprehensive zoning plan, Unit No. 16	23.01.133	Comprehensive zoning plan, Unit No. 380/140
23.01.108	Comprehensive zoning plan, Unit No. 17	23.01.134	Comprehensive zoning plan, Unit No. 388/140
23.01.109	Comprehensive zoning plan, Unit No. 18	23.01.135	Comprehensive zoning plan, Unit No. 276/152
23.01.110	Comprehensive zoning plan, Unit No. 19	23.01.136	Comprehensive zoning plan, Unit No. 284/152
23.01.111	Comprehensive zoning plan, Unit No. 20	23.01.137	Comprehensive zoning plan, Unit No. 292/152
23.01.112	Comprehensive zoning plan, Unit No. 21	23.01.138	Comprehensive zoning plan, Unit No. 300/152
23.01.113	Comprehensive zoning plan, Unit No. 22	23.01.139	Comprehensive zoning plan, Unit No. 308/152
23.01.114	Comprehensive zoning plan, Unit No. 23	23.01.140	Comprehensive zoning plan, Unit No. 316/152
23.01.115	Comprehensive zoning plan, Unit No. 24	23.01.141	Comprehensive zoning plan, Unit No. 364/152
23.01.116	Comprehensive zoning plan, Unit No. 25	23.01.142	Comprehensive zoning plan, Unit No. 372/152
23.01.117	Comprehensive zoning plan, Unit No. 26	23.01.143	Comprehensive zoning plan, Unit No. 380/152
23.01.118	Comprehensive zoning plan, Unit No. 27	23.01.144	Comprehensive zoning plan, Unit No. 388/152
23.01.119	Comprehensive zoning plan, Unit No. 28	23.01.145	Comprehensive zoning plan, Unit No. 276/164
23.01.120	Comprehensive zoning plan, Unit No. 29	23.01.146	Comprehensive zoning plan, Unit No. 284/164
23.01.121	Comprehensive zoning plan, Unit No. 30	23.01.147	Comprehensive zoning plan, Unit No. 292/164
23.01.122	Comprehensive zoning plan, Unit No. 31	23.01.148	Comprehensive zoning plan, Unit No. 300/164
23.01.123	Comprehensive zoning plan, Unit No. 32	23.01.149	Comprehensive zoning plan, Unit No. 324/164
23.01.124	Comprehensive zoning plan, Unit No. 276/128	23.01.150	Comprehensive zoning plan, Unit No. 332/164
23.01.125	Comprehensive zoning plan, Unit No. 276/140	23.01.151	Comprehensive zoning plan, Unit No. 340/164
		23.01.152	Comprehensive zoning plan, Unit No. 348/164
		23.01.153	Comprehensive zoning plan, Unit No. 356/164

- 23.01.154 Comprehensive zoning plan, Unit No. 364/164
- 23.01.155 Comprehensive zoning plan, Unit No. 372/164
- 23.01.156 Comprehensive zoning plan, Unit No. 380/164
- 23.01.157 Comprehensive zoning plan, Unit No. 276/176
- 23.01.158 Comprehensive zoning plan, Unit No. 284/176
- 23.01.159 Comprehensive zoning plan, Unit No. 292/176
- 23.01.160 Comprehensive zoning plan, Unit No. 300/176
- 23.01.161 Comprehensive zoning plan, Unit No. 324/176
- 23.01.162 Comprehensive zoning plan, Unit No. 332/176
- 23.01.163 Comprehensive zoning plan, Unit No. 340/176
- 23.01.164 Comprehensive zoning plan, Unit No. 348/176
- 23.01.165 Comprehensive zoning plan, Unit No. 356/176
- 23.01.166 Comprehensive zoning plan, Unit No. 364/176
- 23.01.167 Comprehensive zoning plan, Unit No. 372/176
- 23.01.168 Comprehensive zoning plan, Unit No. 380/176
- 23.01.169 Comprehensive zoning plan, Unit No. 332/188
- 23.01.170 Comprehensive zoning plan, Unit No. 340/188
- 23.01.171 Comprehensive zoning plan, Unit No. 348/188
- 23.01.172 Comprehensive zoning plan, Unit No. 356/188
- 23.01.173 Comprehensive zoning plan, Unit No. 364/188
- 23.01.174 Comprehensive zoning plan, Unit No. 372/188
- 23.01.175 Comprehensive zoning plan, Unit No. 380/188
- 23.01.176 Comprehensive zoning plan, Unit No. 332/200
- 23.01.177 Comprehensive zoning plan, Unit No. 340/200
- 23.01.178 Comprehensive zoning plan, Unit No. 348/200
- 23.01.179 Comprehensive zoning plan, Unit No. 356/200
- 23.01.180 Comprehensive zoning plan, Unit No. 364/200
- 23.01.181 Comprehensive zoning plan, Unit No. 372/200
- 23.01.182 Comprehensive zoning plan, Unit No. 380/200
- 23.01.183 Comprehensive zoning plan, Unit No. 340/212
- 23.01.184 Comprehensive zoning plan, Unit No. 348/212
- 23.01.185 Comprehensive zoning plan, Unit No. 356/212
- 23.01.186 Comprehensive zoning plan, Unit No. 364/212
- 23.01.187 Comprehensive zoning plan, Unit No. 372/212
- 23.01.188 Comprehensive zoning plan, Unit No. 380/212
- 23.01.189 Comprehensive zoning plan, Unit No. 356/224
- 23.01.190 Comprehensive zoning plan, Unit No. 364/224
- 23.01.191 Comprehensive zoning plan, Unit No. 372/224
- 23.01.192 Comprehensive zoning plan, Unit No. 380/224
- 23.01.193 Comprehensive zoning plan, Unit No. 356/236
- 23.01.194 Comprehensive zoning plan, Unit No. 372/236
- 23.01.195 Comprehensive zoning plan, Unit No. 268/164
- 23.01.196 Comprehensive zoning plan, Unit No. 268/176
- 23.01.197 Comprehensive zoning plan, Unit No. 324/188
- 23.01.198 Through 23.01.299 are not used
- 23.01.300 Planned Unit Development Ordinance, PD-69-1
- 23.01.301 Planned Unit Development Ordinance, PD-69-2
- 23.01.302 Planned Unit Development Ordinance, PD-69-3
- 23.01.303 Planned Unit Development Ordinance, PD-70-1
- 23.01.304 Planned Unit Development Ordinance, PD-70-2
- 23.01.305 Planned Unit Development Ordinance, PD-70-3
- 23.01.306 Planned Unit Development Ordinance, PD-70-4
- 23.01.307 Planned Unit Development Ordinance, PD-70-5
- 23.01.308 Planned Unit Development Ordinance, PD-70-6
- 23.01.309 Planned Unit Development Ordinance, PD-70-7
- 23.01.310 Planned Unit Development Ordinance, PD-70-8
- 23.01.311 Planned Unit Development Ordinance, PD-71-1
- 23.01.312 Planned Unit Development Ordinance, PD-71-2
- 23.01.313 Planned Unit Development Ordinance, PD-71-3
- 23.01.314 Planned Unit Development Ordinance, PD-71-4
- 23.01.315 Planned Unit Development Ordinance, PD-71-5
- 23.01.316 Planned Unit Development Ordinance, PD-71-6
- 23.01.317 Planned Unit Development Ordinance, PD-71-7
- 23.01.318 Planned Unit Development Ordinance, PD-71-8
- 23.01.319 Planned Unit Development Ordinance, PD-71-9
- 23.01.320 Planned Unit Development Ordinance, PD-71-10
- 23.01.321 Planned Unit Development Ordinance, PD-71-11
- 23.01.322 Planned Unit Development Ordinance, PD-72-1
- 23.01.323 Planned Unit Development Ordinance, PD-72-2
- 23.01.324 Planned Unit Development Ordinance, PD-72-3
- 23.01.325 Planned Unit Development Ordinance, PD-72-4
- 23.01.326 Planned Unit Development Ordinance, PD-72-5
- 23.01.327 Planned Unit Development Ordinance, PD-72-6
- 23.01.328 Planned Unit Development Ordinance, PD-72-7
- 23.01.329 Planned Unit Development Ordinance, PD-72-8
- 23.01.331 Planned Unit Development Ordinance, PD-72-9
- 23.01.332 Planned Unit Development Ordinance, PD-72-10
- 23.01.333 Planned Unit Development Ordinance, PD-73-01
- 23.01.334 Planned Unit Development Ordinance, PD-73-02

CHAPTER 2 – PERMANENT AGRICULTURAL ZONES
ARTICLE 1 – GENERAL PURPOSES

GENERAL PURPOSES OF PERMANENT AGRICULTURAL ZONES

23.02.001. PURPOSE. The Board of Supervisors has determined that there is a need to establish zoning classifications to be applied to long term agricultural production areas within the Sacramento County. The Board of Supervisors in creating these zones intend to:

- (a) Eliminate the encroachment of land uses which are incompatible with the agricultural use of land.
- (b) Preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the County's economic resources and vital for a healthy agricultural economy of the County.
- (c) Discourage the premature and unnecessary conversion of agricultural land to urban uses which is a matter of public interest
- (d) Assure that agricultural lands which have a definite public value as open space are preserved in that the agricultural production of the land constitutes an important physical, social, esthetic and economic asset to the residents of the County.

23.02.002. CONSTRUCTION OF PROVISIONS. The provisions of this Article shall be liberally construed insofar as they apply to agricultural pursuits and services to the end that conflicting uses shall not be permitted.

23.02.003. ACCESSORY USES. Except as otherwise provided, the provisions of this Article shall not be construed to interfere with incidental accessory uses conducted in conjunction with agricultural pursuits.

AG-80 PERMANENT AGRICULTURAL ZONE

AG-80 PERMANENT AGRICULTURAL ZONE

23.02.010. PROHIBITION. No building, structure, vehicle, sign, or area in the AG-80 Zone shall be used, nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the AG-80 Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.02.011. PERMITTED USES. The following uses shall be permitted in the AG-80 Zone:

- (a) Agricultural Uses.
- (b) Forestry.
- (c) One single family detached dwelling per parcel of land. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in a mobilehome.
- (d) Accessory buildings.
- (e) Agricultural sign as provided in Section 23.16.005.
- (f) Home occupations as defined in Section 23.18.303.
- (g) Kennels.
- (h) Wildlife preserves, game preserves.
- (i) Foster homes not to exceed 6 children including children of the foster family.
- (j) Day Care Homes not to exceed 10 children.
- (k) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 23.18.008 and further subject to the following conditions:
 - (1) All buildings, paddocks, corrals, riding rings and exercise yards for animals shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (2) All pasture shall have the size and care necessary to ensure a dust-free surface.
 - (3) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (4) Drainage of the premises shall be subject to approval of the Department of Public Works.

23.02.012. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Accessory dwellings for persons (and their families) receiving a substantial portion of their income from agricultural pursuits on the land. For this purpose, the Zoning Board of Adjustment may consider mobilehomes and travel trailers to be accessory dwellings.
- (b) Agricultural products processing other than Commercial packing or processing plants.
- (c) Gas and oil wells excluding tank farms and refineries.
- (d) Government buildings and properties.
- (e) Animal hospitals and veterinarian's offices.
- (f) Hunting preserves, hunting clubs, gun clubs.
- (g) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.
- (h) One mobilehome or travel trailer may be used as an accessory dwelling where there is need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

23.02.013. HEIGHT REGULATIONS.

- (a) No building or structure erected or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected or moved onto property in this zone shall have a height greater than fifty (50) feet.
- (c) Exceptions. Water tanks, silos, graneries, barns, electronic towers, antennae and similar structures or necessary mechanical appurtenances may exceed fifty (50) feet in height, provided they do not exceed the airport height restrictions set forth on the Comprehensive Zoning Maps incorporated as part of this Division.

23.02.014. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the AG-80 zone unless a fifty (50) foot yard is provided and maintained between such building structure or enlargement and all property and public street right-of-way lines.

23.02.015. LOT AREA.

- (a) Each lot or parcel shall contain a minimum net land area of eighty (80) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

23.02.016. LOT WIDTH. Each lot or parcel shall have a minimum width of one thousand (1,000) feet.

AG-20 PERMANENT AGRICULTURAL ZONE

AG-20 PERMANENT AGRICULTURAL ZONE

23.02.020. PROHIBITION. No building, structure, vehicle, sign, or area in the AG-20 Zone shall be used, nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the AG-20 Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.02.021. PERMITTED USES. The following uses shall be permitted in the AG-20 Zone:

- (a) Agricultural Uses.
- (b) Forestry.
- (c) One single family detached dwelling per parcel of land. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in a mobilehome.
- (d) Accessory buildings.
- (e) Agricultural Sign as provided in Section 23.16.005.
- (f) Home occupations as defined in Section 23.18.303.
- (g) Kennels.
- (h) Wildlife preserves, game preserves.
- (i) Foster homes not to exceed 6 children including children of the foster family.
- (j) Day Care Homes not to exceed 10 children.
- (k) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 23.18.008 and further subject to the following conditions:
 - (1) All buildings, paddocks, corrals, riding rings and exercise yards for animals shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (2) All pasture shall have the size and care necessary to ensure a dust-free surface.
 - (3) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (4) Drainage of the premises shall be subject to approval of the Department of Public Works.

23.02.022. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Accessory dwellings for persons (and their families) receiving a substantial portion of their income from agricultural pursuits on the land. For this purpose, the Zoning Board of Adjustment may consider mobile-homes and travel trailers to be accessory dwellings.
- (b) Agricultural products processing other than Commercial packing or processing plants.
- (c) Gas and Oil wells excluding tank farms and refineries.
- (d) Government buildings and properties.
- (e) Animal hospitals and veterinarian's offices.
- (f) Hunting preserves, hunting clubs, gun clubs.
- (g) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.
- (h) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobile-home or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

23.02.023. HEIGHT REGULATIONS.

- (a) No building or structure erected or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected or moved onto property in this zone shall have a height greater than fifty (50) feet.
- (c) Exceptions. Water tanks, silos, graneries, barns, electronic towers, antennae and similar structures or necessary mechanical appurtenances may exceed fifty (50) feet in height, provided they do not exceed the airport height restrictions set forth on the Comprehensive Zoning Maps incorporated as part of this Division.

23.02.024. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the AG-20 Zone unless a fifty (50) foot yard is provided and maintained between such building structure or enlargement and all property and public street right-of-way lines.

23.02.025. LOT AREA.

- (a) Each lot or parcel shall contain a minimum net land area of twenty (20) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

23.02.026. LOT WIDTH. Each lot or parcel shall have a minimum width of five hundred (500) feet.

CHAPTER 3 – EXCLUSIVE AGRICULTURAL
ARTICLE 1 – GENERAL PURPOSES

23.03.001. PURPOSE. The Board of Supervisors has determined there is a need to establish and maintain zoning classifications to be applied to rural areas of the County which are now devoted to agricultural use but may undergo a transition to urban development in the future. The Board of Supervisors in creating these zones intends to:

- (a) Eliminate the encroachment of land uses which are incompatible with the agricultural use of land.
- (b) Protect the economic base of the lands in the A-10, A-20 and A-80 zoning districts.
- (c) Protect the agricultural uses from urban development.
- (d) Encourage the highest and best agricultural uses in the districts to the exclusion of other uses in conflict therewith.
- (e) Provide for the orderly expansion of urban growth.
- (f) Require that lands placed in an exclusive agricultural zone shall remain in such classification for a minimum three (3) years with automatic extension of the holding period for three (3) additional years each time the period expires. Petitions to change the zoning classification may be filed only as provided in Section 23.18.070.

23.03.002. CONSTRUCTION OF PROVISIONS. The provisions of this Article shall be liberally construed insofar as they apply to agricultural pursuits and services to the end that conflicting uses shall not be permitted.

23.03.003. ACCESSORY USES. Except as otherwise provided, the provisions of this Article shall not be construed to interfere with incidental accessory uses conducted in conjunction with agricultural pursuits.

A-80 EXCLUSIVE AGRICULTURAL ZONE

A-80 EXCLUSIVE AGRICULTURAL ZONE

23.03.010. PROHIBITION. No building, structure, vehicle, sign or area in the A-80 Zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged or stored in the A-80 Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.03.011. PERMITTED USES. The following uses shall be permitted in the A-80 Zone.

- (a) Agricultural Uses.
- (b) One single family detached dwelling per parcel of land. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in mobilehome.
- (c) Forestry.
- (d) Accessory buildings.
- (e) Agricultural Sign as provided in Section 23.16.005.
- (f) Home occupations.
- (g) Wildlife preserves, game preserves.
- (h) Foster homes not to exceed 6 children including children of the foster family.
- (i) Day Care Homes not to exceed 10 children.
- (j) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) All stables, barns, sheds, shelters, paddocks, riding rings, and exercise yards for animals shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (2) All pasture, riding rings, corrals, pens and stables shall have the size and care necessary to ensure a dust free surface.
 - (3) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (4) Drainage of the premises shall be subject to approval of the Department of Public Works.

23.03.012. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Cemeteries subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) Crematories, mausoleum, columbariums and funeral establishments shall be located not less than three hundred (300) feet from the boundary line of any residential zoning district.
 - (2) All lands being used within the cemetery shall be adequately drained and cared for in accordance with the standards of Sacramento County.
 - (3) All storage areas for cemetery service vehicles and equipment shall be surrounded by either a sight barrier fence or screen planting and shall be located not less than one hundred (100) feet from the boundary of any residential zoning district.
- (b) Public and private schools, kindergarten through high school.
- (c) Churches subject to development standards as provided in Section 23.14.019 and concurring approval by the Board of Supervisors.
- (d) Community centers, lodges, clubhouses.
- (e) Federal, State and County operated building, utilities and grounds.
- (f) Hospitals for human beings.
- (g) Animal hospitals, veterinarians offices and kennels.
- (h) Convalescent hospitals.
- (i) Gas and oil wells excluding tank farms and refineries.
- (j) Public use airports, aircraft landing fields and

heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento. Customary incidental commercial and light industrial uses conducted within the boundaries of the airport or landing field provided such uses are ancillary to the operation and maintenance of the airport or landing field and the aircraft thereon.

- (k) Outdoor recreational facilities, including golf courses operated by a governmental agency or nonprofit organization.
- (l) Buildings and grounds owned and operated by local public agencies except as otherwise provided in this Article.
- (m) Accessory dwellings for persons (and their families) receiving a substantial portion

23.03.013. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than fifty (50) feet.

23.03.014. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the A-80 zone unless a fifty (50) foot yard is provided and maintained between such building, structure or enlargement and all property and public street right-of-way lines.

23.03.015. AREA.

- (a) Each lot or parcel shall contain a minimum net land area of eighty (80) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

23.03.016. LOT WIDTH. Each lot or parcel shall have a minimum width of one thousand (1,000) feet.

of their income from agricultural pursuits on land. For this purpose, the Zoning Board of Adjustment may consider mobilehomes and travel trailers to be accessory dwellings.

- (n) Hunting preserves, hunting clubs, gun clubs.
- (o) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.
- (p) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

- (c) Exceptions. Water tanks, silos, graneries, barns, electronic towers, antennas and similar structures or necessary mechanical appurtenances may exceed fifty (50) feet in height, provided they do not exceed the airport height restrictions set forth on the Comprehensive Zoning Maps incorporated as part of this Division.

A-20 EXCLUSIVE AGRICULTURAL ZONE

A-20 EXCLUSIVE AGRICULTURAL ZONE

23.03.020. PROHIBITION. No building, structure, vehicle, sign, or area in the A-20 Zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in the A-20 Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.03.021. PERMITTED USES. The following uses shall be permitted in the A-20 Zone:

- (a) Agricultural Uses.
- (b) One single family detached dwelling per parcel of land. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in a mobilehome.
- (c) Forestry.
- (d) Accessory buildings.
- (e) Agricultural Sign as provided in Section 23.16.005.
- (f) Home occupations.
- (g) Wildlife preserves, game preserves.
- (h) Foster homes not to exceed 6 children including children of the foster family.
- (i) Day Care Homes not to exceed 10 children.
- (j) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) All stables, barns, sheds, shelters, paddocks, riding rings, and exercise yards for animals shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (2) All pasture, riding rings, corrals, pens and stables shall have the size and care necessary to ensure a dust free surface.
 - (3) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (4) Drainage of the premises shall be subject to approval of the Department of Public Works.

23.03.022. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Cemeteries subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) Crematories, mausoleums, columbariums and funeral establishments shall be located not less than three hundred (300) feet from the boundary line of any residential zoning district.
 - (2) All lands being used within the cemetery shall be adequately drained and cared for in accordance with the standards of Sacramento County.
 - (3) All storage areas for cemetery service vehicles and equipment shall be surrounded by either a sight barrier fence or screen planting and shall be located not less than one hundred (100) feet from the boundary of any residential zoning district.
- (b) Public and private schools, kindergarten through high school.
- (c) Churches subject to development standards as provided in Section 23.14.019 and concurring approval by the Board of Supervisors.
- (d) Community centers, lodges, clubhouses.
- (e) Federal, State and County operated buildings, utilities and grounds.
- (f) Hospitals for human beings.
- (g) Animal hospitals, veterinarians offices and kennels.
- (h) Convalescent hospitals.
- (i) Gas and oil wells excluding tank farms and refineries.
- (j) Public use airports, aircraft landing fields and heliports approved by the State of California

Aeronautics Department and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento. Customary incidental commercial and light industrial uses conducted within the boundaries of the airport or landing field provided such uses are ancillary to the operation and maintenance of the airport or landing field and the aircraft thereon.

- (k) Outdoor recreational facilities, including golf courses operated by a governmental agency or nonprofit organization.
- (l) Buildings and grounds owned and operated by local public agencies except as otherwise provided in this Article.
- (m) Accessory dwellings for persons (and their

families) receiving a substantial portion of income from agricultural pursuits on the land. For this purpose, the Zoning Board of Adjustment may consider mobilehomes and travel trailers to be accessory dwellings.

- (n) Hunting preserves, hunting clubs, gun clubs.
- (o) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.
- (p) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

23.03.023. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than fifty (50) feet.

- (c) Exceptions. Water tanks, silos, graneries, barns, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty (50) feet in height, provided they do not exceed the airport height restrictions set forth on the Comprehensive Zoning Maps incorporated as part of this Division.

23.03.024. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the A-20 Zone unless a fifty (50) foot yard is provided and maintained between such building, structure or enlargement and all property and public street right-of-way lines.

23.03.025. AREA.

- (a) Each lot or parcel shall contain a minimum net land area of twenty (20) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

23.03.026. LOT WIDTH. Each lot or parcel shall have a minimum width of five hundred (500) feet.

A-10 EXCLUSIVE AGRICULTURAL ZONE

A-10 EXCLUSIVE AGRICULTURAL ZONE

23.03.030. PROHIBITION. No building, structure, vehicle, sign, or area in the A-10 Zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in the A-10 Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.03.031. PERMITTED USES. The following uses shall be permitted in the A-10 Zone:

- | | |
|--|--|
| <p>(a) Agricultural Uses.</p> <p>(b) One single family detached dwelling per parcel of land. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in a mobile-home.</p> <p>(c) Forestry.</p> <p>(d) Accessory buildings.</p> <p>(e) Agricultural Sign as provided in Section 23.16.005.</p> <p>(f) Home occupations.</p> <p>(g) Foster homes not to exceed 6 children including children of the foster family.</p> <p>(h) Day Care Homes not to exceed 10 children.</p> <p>(i) Riding stables, boarding stables and riding acad-</p> | <p>amies subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:</p> <p>(1) All stables, barns, sheds, shelters, paddocks, riding rings, and exercise yards for animals shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.</p> <p>(2) All pasture, riding rings, corrals, pens and stables shall have the size and care necessary to ensure a dust free surface.</p> <p>(3) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.</p> <p>(4) Drainage of the premises shall be subject to approval of the Department of Public Works.</p> |
|--|--|

23.03.032. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- | | |
|---|--|
| <p>(a) Cemeteries subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:</p> <p>(1) Crematories, mausoleums, columbariums and funeral establishments shall be located not less than three hundred (300) feet from the boundary line of any residential zoning district.</p> <p>(2) All lands being used within the cemetery shall be adequately drained and cared for in accordance with the standards of Sacramento County.</p> <p>(3) All storage areas for cemetery service vehicles and equipment shall be surrounded by either a sight barrier fence or screen planting and shall be located not less than one hundred (100) feet from the boundary of any residential zoning district.</p> | <p>(b) Public and private schools, kindergarten through high school.</p> <p>(c) Churches subject to development standards as provided in Section 23.14.019 and concurring approval by the Board of Supervisors.</p> <p>(d) Community centers, lodges, and clubhouses.</p> <p>(e) Federal, State and County operated buildings, utilities and grounds.</p> <p>(f) Hospitals for human beings.</p> <p>(g) Animal hospitals, veterinarians offices, and kennels.</p> <p>(h) Convalescent hospitals.</p> <p>(i) Gas and oil wells excluding tank farms and refineries.</p> <p>(j) Public use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Avi-</p> |
|---|--|

ation Administration provided such uses conform to the General Plan of the County of Sacramento. Customary incidental commercial and light industrial uses conducted within the boundaries of the airport or landing field provided such uses are ancillary to the operation and maintenance of the airport or landing field and the aircraft thereon.

- (k) Outdoor recreational facilities, including golf courses operated by a governmental agency or nonprofit organization.
- (l) Buildings and grounds owned and operated by local public agencies except as otherwise provided in this Article.
- (m) Accessory dwellings for persons (and their

23.03.033. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this Zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this Zone shall have a height greater than fifty (50) feet.

23.03.034. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the A-10 Zone unless a fifty (50) foot yard is provided and maintained between such building, structure or enlargement and all property and public street right-of-way lines.

23.03.035. AREA.

- (a) Each lot or parcel shall contain a minimum net land area of ten (10) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

23.03.036. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than three hundred (300) feet except public street frontage shall not be required if there is on file with the County an irrevocable offer to dedicate right of way to a width satisfactory to the County to provide access from the lot to a public street. The County will not be required to maintain said right of way until improvements are installed to County standards.

23.03.037. LOT WIDTH. Each lot or parcel shall have a minimum width of three hundred (300) feet.

families) receiving a substantial portion of their income from agricultural pursuits on the land. For this purpose, the Zoning Board of Adjustment may consider mobilehomes and travel trailers to be accessory dwellings.

- (n) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.
- (o) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

- (c) Exceptions. Water tanks, silos, graneries, barns, electronic towers, antennas and similar structures or necessary mechanical appurtenances may exceed fifty (50) feet in height, provided they do not exceed the airport height restrictions set forth on the Comprehensive Zoning Maps incorporated as part of this Division.

CHAPTER 4 – GENERAL AGRICULTURAL ZONES
ARTICLE 1 – A-5 AGRICULTURAL ZONE

A-5 AGRICULTURAL ZONE

23.04.001. PROHIBITION. No building, structure, vehicle, sign or area in the A-5 Zone shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the A-5 Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.04.002. PERMITTED USES. The following uses shall be permitted in the A-5 Zone:

- (a) All agricultural uses except hog farms and feedlots for cattle or horses, or any combination thereof. Pens, corrals, stalls, or other shelter or enclosures shall be located not less than eighty (80) feet from the street right of way line, thirty (30) feet from any dwelling on the same lot and fifty (50) feet from the side and rear lot lines.
- (b) One single family detached dwelling on each lot. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in a mobile-home if the net lot area is not less than ten acres.
- (c) Parks, playgrounds, golf courses, swimming and tennis clubs, archery ranges, and community centers owned and operated by a governmental agency.
- (d) Churches and incidental residential uses on the same lot, subject to development standards as provided in Section 23.14.019.
- (e) Public and private schools, kindergarten through high school.
- (f) Public and private colleges and universities.
- (g) Foster homes not to exceed six (6) children including the children of the foster family.
- (h) Accessory uses customarily incidental to and subordinate to a principal use on the premises.
- (i) Accessory buildings including a private garage appurtenant to any permitted uses which are subordinate to a principal use of the premises providing the accessory building is located within the buildable portion of the lot and is no closer than ten (10) feet from any other building on the same lot.
- (j) Residence in an accessory building is prohibited except:
 - (1) A detached accessory building may be used as living quarters for domestic workers employed on the premises and their families.
 - (2) One detached accessory building may be used for a guest house.
- (k) Home occupations including incidental home occupation signs not to exceed four (4) square feet in area.
- (l) Day Care Homes not to exceed 10 children.
- (m) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) All stables, barns, sheds, shelters, paddocks, riding rings, and exercise yards for animals shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (2) All pasture, riding rings, corrals, pens and stables shall have the size and care necessary to ensure a dust-free surface.
 - (3) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (4) Drainage of the premises shall be subject to approval of the Department of Public Works.

23.04.003. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Child care center not to exceed fifteen (15) children.
- (b) Federal, State and County owned and operated buildings.

- (c) Buildings and grounds owned and operated by local agencies except as otherwise provided in this Article.
- (d) Community centers owned and operated by a citizens' improvement club, homeowners association or non-profit corporation.
- (e) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.
- (f) One accessory dwelling for persons (and their families) receiving a substantial portion of their income from agricul-

tural pursuits on the land provided the net lot area is not less than ten (10) acres. For this purpose, the Zoning Board of Adjustment may consider mobilehomes and travel trailers to be accessory dwellings.

- (g) Public use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento. Customary incidental commercial and light industrial uses conducted within the boundaries of the airport or landing field provided such uses are ancillary to the operation and maintenance of the airport or landing field and the aircraft thereon.
- (h) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.

23.04.004. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than forty (40) feet.

- (c) Exceptions. See Sec. 23.14.040.

23.04.005. YARDS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained:

- (a) Front Yard. There shall be a front yard of not less than fifty (50) feet.
- (b) Rear Yard. There shall be a rear yard of not less than fifty (50) feet.
- (c) Side Yard. There shall be a side yard on each side of all buildings of not less than fifty (50) feet.
- (d) Side Street Yard. On corner lots there shall be a side street yard of not less than fifty (50) feet for all buildings and structures.

23.04.006. LOT AREA. Each lot or parcel shall have a minimum net land area of five (5) acres.

23.04.007. LOT WIDTH. Each lot or parcel shall have a minimum width of two hundred fifty (250) feet.

23.04.008. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than two hundred fifty (250) feet.

A-2 AGRICULTURAL ZONE

A-2 AGRICULTURAL ZONE

23.04.010. PROHIBITION. No building, structure, vehicle, sign, or area in the A-2 Zone shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged or stored in the A-2 Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.04.011. PERMITTED USES. The following uses shall be permitted in the A-2 Zone:

- (a) All agricultural uses except hog farms and feed lots for cattle or horses, or any combination thereof. Pens, corrals, stalls, or other shelter or enclosures shall be located in the buildable portion of the lot.
- (b) One single family detached dwelling on each lot. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in a mobilehome if the net lot area is not less than ten acres.
- (c) Parks, playgrounds, camp grounds, golf courses, stadiums, race tracks, swimming and tennis clubs, archery ranges, rifle ranges, and similar outdoor sport and recreational uses owned and operated by a governmental agency.
- (d) Public and private schools, kindergarten through high school.
- (e) Public and private colleges and universities.
- (f) One stand for the display and sale of agricultural products grown on the premises.
- (g) Gas, oil and salt wells, excluding refineries and tank farms.
- (h) Boarding and rooming houses not to exceed five (5) persons per acre of net lot area.
- (i) Foster homes not to exceed six (6) children including the children of the foster family.
- (j) Residential care homes for the aged not to exceed five (5) persons per acre of net lot area.
- (k) Accessory uses customarily incidental to and subordinate to a principal use on the premises.
- (l) Accessory buildings appurtenant to any permitted uses which are subordinate to a principal use of the premises.
- (m) Accessory buildings may be used as guest quarters or employee quarters or both. The building shall be located within the buildable portion of the lot.
- (n) Agricultural signs as provided in Section 23.16.005.
- (o) Home occupations, including incidental home occupation signs not to exceed four (4) square feet in area.
- (p) Day Care Homes not to exceed 10 children.
- (q) One accessory dwelling for persons (and their families) receiving a substantial portion of their income from agricultural pursuits on the land provided the net lot area is not less than ten (10) acres.
- (r) Riding stables, boarding stables, and riding academies subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) The net land area of each lot area shall be not less than three (3) acres.
 - (2) All stables, barns, sheds, shelters, paddocks, riding rings, and exercise yards shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (3) All pasture and stable areas and riding rings shall have the size and care necessary to ensure a dust free surface.
 - (4) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (5) Drainage of the premises shall be subject to approval of the Department of Public Works.

23.04.012. PERMITTED USES WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Parks, playgrounds, campgrounds, golf courses, archery ranges, golf driving ranges, stadiums, race tracks, gymkhanas, polo grounds, swimming and tennis clubs, and similar outdoor sport and recreational grounds and uses when owned and operated by a nongovernmental entity.
- (b) Public use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento. Customarily incidental commercial and light industrial uses conducted within the boundaries of the airport or landing field provided such uses are ancillary to the operation and maintenance of the airport or landing field and the aircraft thereon.
- (c) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.
- (d) Cemeteries subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) Crematories, mausoleums, columbariums and funeral establishments shall be located not less than three hundred (300) feet from the boundary line of any residential zoning district.
 - (2) All lands being used within the cemetery shall be adequately drained and cared for in accordance with the standards of Sacramento County.
- (3) All storage areas for cemetery service vehicles and equipment shall be surrounded by either a sight barrier fence or screen planting and shall be located not less than one hundred (100) feet from the boundary of any residential zoning district.
- (e) Hospital.
- (f) Convalescent hospital.
- (g) Psychiatric facility.
- (h) Facility for the mentally retarded.
- (i) Child care centers not to exceed fifteen (15) children.
- (j) Federal, State and County owned and operated buildings.
- (k) Buildings and grounds owned and operated by local agencies except as otherwise provided in this Article.
- (l) Churches and incidental residential uses on the same lot, subject to development standards as provided in Section 23.14.019.
- (m) Animal hospitals, kennels, veterinarians offices, and animal cemeteries.
- (n) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.

23.04.013. USES PERMITTED WITH APPROVAL OF BOARD OF SUPERVISORS. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment. Permits issued for a period longer than two years and all permits to renew an existing use shall be subject to approval by the Board of Supervisors.

- (a) Open pit mines.
- (b) Quarries.
- (c) Borrow Pits.
- (d) Gravel, clay and sand pits.
- (e) Gold dredging.

23.04.014. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this Zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this Zone shall have a height greater than fifty (50) feet.
- (c) Exceptions. See Sec. 23.14.040.

23.04.015. YARDS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained.

- (a) Front Yard. There shall be a front yard of not less than fifty (50) feet.
- (b) Rear Yard. There shall be a rear yard of not less than thirty-five (35) feet.
- (c) Side Yard. There shall be side yard on each side of all buildings of not less than twenty (20) feet.
- (d) Side Street Yard. On corner lots there shall be a side street yard of not less than fifty (50) feet for all buildings and structures.

23.04.016. LOT AREA.

- (a) Each lot or parcel shall have a minimum net land area of two (2) acres.
- (b) Each lot or parcel shall have a minimum net land area of one (1) acre per dwelling unit located thereon.

23.04.017. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.

23.04.018. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than one hundred fifty (150) feet.

A-1-B AGRICULTURAL ZONE

A-1-B AGRICULTURAL ZONE

23.04.020. PROHIBITION. No building, structure, vehicle, sign, or area in the A-1-B Zone shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the A-1-B Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.04.021. PERMITTED USES. The following uses shall be permitted in the A-1-B Zone:

- (a) All agricultural uses except hog farms and feedlots for cattle or horses, or any combination thereof. Pens, corrals, stalls, or other shelter or enclosures shall be located in the buildable portion of the lot. The building shall be located within the buildable portion of the lot.
 - (b) One single family detached dwelling on each lot.
 - (c) Parks, playgrounds, camp grounds, golf courses, archery ranges, rifle ranges, and similar outdoor sport and recreational uses providing for the dispersal of a limited number of people over the ground and owned and operated by a governmental agency.
 - (d) One stand for the display and sale of agricultural products grown on the premises.
 - (e) Gas, oil and salt wells, excluding refineries and tank farms.
 - (f) Boarding and rooming houses not to exceed five (5) persons per acre of net lot area.
 - (g) Foster homes not to exceed six (6) children including the children of the foster family.
 - (h) Residential care homes for the aged not to exceed five (5) persons per acre of net lot area.
 - (i) Accessory uses customarily incidental to and subordinate to a principal use on the premises.
 - (j) Accessory buildings appurtenant to any permitted uses which are subordinate to a principal use of the premises.
 - (k) Accessory buildings may be used as guest quarters or employee quarters or both.
- (l) Agricultural signs as provided in Section 23.16.005.
 - (m) Home occupations.
 - (n) Home occupation signs not to exceed four (4) square feet.
 - (o) Animal hospitals, kennels, veterinary offices, and animal cemeteries.
 - (p) Riding stables, boarding stables, and riding academies subject to conditions as provided in Section 23.18.008 relating to conditional uses in general and further subject to the following conditions:
 - (1) The net land area of each lot area shall be not less than three (3) acres.
 - (2) All stables, barns, sheds, shelters, paddocks, riding rings, and exercise yards shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (3) All pasture and stable areas and riding rings shall have the size and care necessary to ensure a dust-free surface.
 - (4) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (5) Drainage of the premises shall be subject to approval of the Department of Public Works.

23.04.022. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Parks, playgrounds, campgrounds, golf courses, archery ranges, golf driving ranges, rifle ranges, and similar outdoor sport and recreation grounds and uses providing for the dispersal of a limited number of people over the ground, and when owned and operated by a nongovernmental entity.

(b) Public use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Commission and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento. Customarily incidental commercial and light industrial uses conducted within the boundaries of the airport or landing field provided such uses are ancillary to the operation and maintenance of the airport of landing field and the aircraft thereon.

(c) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

(d) Cemeteries subject to conditions as provided in Section 23.18.008 relating to conditional uses in general, and further subject to the following conditions:

(1) Crematories, mausoleums, columbar-

iums and funeral establishments shall be located not less than three hundred (300) feet from the boundary line of any residential zoning district.

(2) All lands being used within the cemetery shall be adequately drained and cared for in accordance with the standards of Sacramento County.

(3) All storage areas for cemetery service vehicles and equipment shall be surrounded by either a sight barrier fence or screen planting and shall be located not less than one hundred (100) feet from the boundary of any residential zoning district.

(e) Utility and governmental facilities serving the community, transmission lines, stations, and navigational devices.

(f) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.

23.04.023. USES PERMITTED WITH APPROVAL OF BOARD OF SUPERVISORS. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment. Permits issued for a period longer than two years and all permits to renew an existing use shall be subject to approval by the Board of Supervisors.

(a) Open pit mines.

(d) Gravel, clay and sand pits.

(b) Quarries.

(e) Gold dredging.

(c) Borrow pits.

23.04.024. HEIGHT REGULATIONS. No building or structure erected on or moved onto property in this zone shall have a height greater than one and one half (1½) stories, not to exceed twenty (20) feet. Water tanks, silos, granaries, barns, electronic towers and antennas and necessary mechanical appurtenances may exceed twenty (20) feet in height, provided they do not project into the turning zone or restricted area of an airport or aircraft landing field established by or under the regulation of a governmental agency.

23.04.025. YARDS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained:

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

(c) Side Yard. There shall be a side yard on each side of all buildings of not less than twenty (20) feet.

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

(d) Side Street Yard. On corner lots there shall be a side street yard of not less than twenty-five (25) feet for all buildings and structures.

23.04.026. LOT AREA.

(a) Each lot or parcel shall have a minimum net land area of one (1) acre.

(b) Each lot or parcel shall have a minimum net land area of one (1) acre per dwelling unit located therein.

23.04.027. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred twenty-five (125) feet.

23.04.028. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than one hundred twenty-five (125) feet.

A-1-A AGRICULTURAL ZONE

A-1-A AGRICULTURAL ZONE

23.04.030. PROHIBITION. No building, structure, vehicle, sign, or area in the A-1-A Zone shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the A-1-A Zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.04.031. PERMITTED USES. The following uses shall be permitted in the A-1-A Zone:

- (a) One single family dwelling on each lot.
- (b) Field, vegetable and horticultural crops.
- (c) One stand for the display and sale of crops grown on the premises.
- (d) The raising and sheltering of domestic animals within the buildable portion of the lot where the use thereof and the products therefrom are primarily for the use or home consumption of the landowner or occupants of the lot including 4-H or other agricultural organization projects. All pens, corrals, stalls, shelters, and enclosures shall be located within the buildable portion of the lot and at least twelve (12) feet from any lot line.
- (e) Parks, playgrounds and golf courses.
- (f) Public and private schools, kindergarten through high school.
- (g) Foster homes not to exceed six (6) children including the children of the foster family.
- (h) Customary accessory uses and buildings which are incidental and subordinate to a permitted principal use on the premises. Accessory buildings shall be located within the buildable portion of the lot only.
- (i) Home occupations.
- (j) Home occupation sign not to exceed four (4) square feet.
- (k) Day Care Homes not to exceed ten (10) children.
- (l) Boarding and rooming houses not to exceed six (6) persons including the proprietor.
- (m) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 23.18.008 and further subject to the following conditions:
 - (1) All paddocks, corrals, riding rings and exercise yards for animals shall be located not less than seventy-five (75) feet from all property and street right-of-way lines.
 - (2) All pasture shall have the size and care necessary to ensure a dust-free surface.
 - (3) Premises shall be sanitary and be maintained to the satisfaction of the Department of Public Health.
 - (4) Drainage of the premises shall be subject to approval of the Department of Public Works.
 - (5) The lot area shall be not less than three (3) acres.

23.04.032. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.
- (b) Child care center not to exceed fifteen (15) children.
- (c) Churches subject to the development standards of Section 23.14.019.
- (d) Public and private colleges and universities.
- (e) Buildings, grounds or facilities used by the Federal Government, the State, the County, local agencies, or public utilities for administrative, cultural or similar purposes.

- (f) Residential care homes.
- (g) Swimming clubs, tennis clubs.
- (h) Archery, golf and rifle ranges.
- (i) Kennels, subject to the following conditions:
 - (1) The lot area shall be not less than one (1) acre.
- (2) The location of the kennel on the lot is subject to the approval of the animal control officer.
- (3) Health and sanitary conditions subject to approval of the Health Department.
- (j) Veterinary Hospitals.

23.04.033. USES PERMITTED WITH APPROVAL OF BOARD OF SUPERVISORS. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment. Permits issued for a period longer than two years and all permits to renew an existing use shall be subject to approval by the Board of Supervisors.

- (a) Gas, oil or salt wells.

23.04.034. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than two (2) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than thirty (30) feet.
- (c) Exceptions. See Sec. 23.14.041.

23.04.035. YARDS.

- (a) Front Yard. There shall be a front yard of not less than twenty-five (25) feet.
- (b) Rear Yard. There shall be a rear yard of not less than thirty-five (35) feet.
- (c) Side Yard. There shall be a side yard on each side of all buildings of not less than five (5) feet for a one-story building and seven and one half (7½) feet for a two-story building or structure which exceeds fifteen (15) feet in height.
- (d) Side Street Yard. On corner lots there shall be a side street yard of not less than twenty-five (25) feet for all buildings and structures.

23.04.036. LOT AREA. Except as otherwise provided in this Division, the minimum lot area for each lot in the A-1-A zone shall be as follows:

- (a) Twenty thousand (20,000) square feet if either a public water supply or public sewerage facility is in use.
- (b) One acre if neither a public water supply nor public sewerage facility is in use.

23.04.037. LOT WIDTH. Each lot or parcel shall have a minimum width of seventy-five (75) feet.

23.04.038. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than seventy-five (75) feet.

CHAPTER 6 – RECREATION ZONES
ARTICLE 1 – GENERAL PURPOSES

GENERAL PURPOSES RECREATION ZONES

23.06.001. PURPOSE. For the purposes of this Article the "O" Recreation Zone and the "CO" Recreation Zone shall be the Recreation Zones.

23.06.002. DECLARATION. The Board of Supervisors of the County of Sacramento hereby finds and declares that:

- (a) The County of Sacramento contains open space and other areas of unusual scenic *beauty and recreational potential* which are unique to Sacramento County and California and which should be preserved to protect the physical, social, recreational, aesthetic, and economic resources which are of great value to the people of Sacramento County and to the public generally.
- (b) These valued scenic and recreational areas within Sacramento County should be protected, whenever feasible from urban development and other types of development that jeopardize the values of these areas.
- (c) The regulations hereby established in this chapter are designed to apply to such open space and scenic areas, *waterways and other areas of recreational value* and will promote and protect the general welfare by contributing to the physical, social and economic wellbeing of the people of Sacramento County. These regulations are further intended to encourage and protect the County's important recreation resources and the growing tourist and recreation resources and the growing tourist and recreation industry of Sacramento County.

"O" RECREATION ZONE

"O" RECREATION ZONE

23.06.010. PROHIBITION. No building, structure, vehicle or land shall be used in the "O" Recreation Zone, nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.06.011. PERMITTED USES. The following uses shall be permitted in the "O" Recreation Zone:

- (a) Agricultural uses, except hog farms, and cattle feed lots and similar feeding yards.
- (b) Parks, playgrounds, golf courses, campgrounds, and fairgrounds owned and operated by a government agency.
- (c) Wild life reserves, game preserves, and hunting preserves.

23.06.012. USES PERMITTED WITH A USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Parks, playgrounds, camp grounds, golf courses, swimming and tennis clubs, archery ranges, rifle ranges, and similar outdoor sport and recreational uses, owned and operated by a nongovernmental agency.
- (b) Boat harbors and incidental accessory uses.
- (c) Hunting clubs and hunting lodges.
- (d) On Site Identification Sign. The Zoning Board of Adjustments shall determine the number of on site signs, and the size, location and type of lighting for each sign. In making this determination the Board in addition to other provisions relating to conditional use permits shall consider the effect any sign shall have on the general purposes of the Recreation Zones as set forth in Article I of this Chapter. Off site signs are prohibited.
- (e) Recreation trailer parks and travel trailer parks subject to the development standards of Sec. 23.06.017. Every lot used for recreation vehicles or travel trailers shall have a net land area of not less than four thousand five hundred (4,500) square feet per site for each recreation vehicle and each travel trailer.

23.06.013. HEIGHT RESTRICTIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than two (2) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than thirty (30) feet.
- (c) Exceptions. See Sec. 23.14.041.

23.06.014. YARDS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained.

- (a) Front Yard. There shall be a front yard of not less than twenty-five (25) feet.
- (b) Rear Yard. There shall be a rear yard of not less than thirty-five (35) feet.
- (c) Side Yard. There shall be a side yard width of not less than twenty (20) feet.
- (d) Side Street Yard. On corner lots there shall be a side street yard having a depth of not less than twenty-five (25) feet.

23.06.015. LOT AREA. The minimum net land area for each lot shall be three (3) acres.

23.06.016. LOT WIDTH. The minimum width for each lot shall be two hundred (200) feet.

23.06.017. PARK AND INTERIOR DESIGN STANDARDS FOR TRAVEL TRAILER AND RECREATION TRAILER PARKS.

- (a) Each lot shall have a net land area of not less than five (5) acres.
- (b) Each lot shall have not less than three hundred (300) feet of frontage on a public street which has a right-of-way width of at least sixty (60) feet.
- (c) Each lot shall provide at least one hundred (100) square feet of recreational area per travel trailer and recreational vehicle site for the first one hundred (100) sites and one hundred fifty (150) square feet per site beginning with the one hundred first (101) site. Said recreation area shall be landscaped and maintained in a dust-free condition.
- (d) Each travel trailer park and recreation trailer park shall provide at least one hundred (100) square feet of storage area per travel trailer site for the storage of boats, boat trailers, utility trailers and extra vehicles. Each such storage area shall be completely enclosed with a chain-link or comparable fence not to exceed five (5) feet in height, and shall be screened from exterior view.
- (e) Entrance driveways shall be located not closer than one hundred fifty (150) feet from any intersection of public streets. Entrance driveways shall have a minimum width of forty (40) feet, except where said entrance driveway is divided by a median planting strip; in such case, the minimum width shall be fifty (50) feet.
- (f) Subject to such further conditions and limitations as may be specified by the Zoning Board of Adjustment, one (1) on-site, non-flashing, stationary sign may be erected provided that such sign does not have an area greater than eight (8) feet, is located not less than twenty-five (25) feet from all property and street right-of-way lines and is arranged so as not to produce a glare on other properties.
- (g) Every site for such travel trailer and recreation vehicle shall be clearly defined and marked at each corner with permanent markers.
- (h) Every site for each travel trailer and recreational vehicle shall have a width of not less than twenty-five (25) feet and a depth of not less than fifty (50) feet.
- (i) A yard width of not less than five (5) feet shall be provided between the boundary line of each travel trailer and recreation vehicle site and each travel trailer, recreation vehicle, owning, patio cover, porch cover, and any other structure.
- (j) At least one and one-half (1½) parking spaces shall be provided in the park per travel trailer and recreation vehicle site. At least one (1) parking space shall be provided at each such site.
- (k) Driveways:
 - (1) The minimum pavement width on every driveway shall be twenty-five (25) feet. Driveways on which parking is permitted on one side shall have a paved width of not less than thirty-five (35) feet. Driveways on which parking is permitted on both sides shall have a width of not less than forty-five (45) feet.
 - (2) Any driveway or portion of a driveway which does not provide for continuous circulation shall not exceed six hundred (600) feet in length from the nearest intersection of another driveway or a street. Any driveway which does not provide for through circulation shall terminate with a turnabout design acceptable to the County.
 - (3) Each site for a travel trailer and recreational vehicle shall have a minimum of twenty (20) feet of frontage on an interior driveway. No travel trailer or recreational vehicle site shall have direct frontage on any public street.

C-O COMMERCIAL RECREATION ZONE

C-O COMMERCIAL RECREATION ZONE

23.06.020. PROHIBITION. No building, structure, vehicle or land shall be used in the C-O Commercial Recreation Zone, nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.06.021. PERMITTED USES. The following uses shall be permitted in the C-O Commercial Recreation Zone:

- (a) Marinas, including such ancillary facilities as a boat harbor, boat servicing facilities, boat and boat trailer storage, and bait and tackle shops.
- (b) Parks, playgrounds, camp grounds, and golf courses owned and operated by a government agency.
- (c) Restaurants, cafes, bars and cocktail lounges.
- (d) Motels and hotels
- (e) Travel trailer parks and recreational vehicle parks subject to the development standards of Sec. 23.06.030. Every lot used for travel trailers or recreation vehicles shall have a net land area of not less than three thousand five hundred (3,500) square feet per site for each travel trailer and recreation vehicle.
- (f) Resorts.
- (g) Hunting preserves.

23.06.022. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment. A permit for the following uses may be granted only after the applicant has shown to the Zoning Board of Adjustment that the proposed use would be incidental to and ancillary to a use permitted in Sec. 23.06.021.

- (a) Retail stores.
- (b) Boat sales.
- (c) Trailer sales.
- (d) Residential uses other than those specified in Sec. 23.06.021.
- (e) Commercial outdoor recreation uses.
- (f) Skating rinks.
- (g) Bowling Alleys.
- (h) Minature golf courses.
- (i) Ballrooms and convention halls.
- (j) Parks, playgrounds, campgrounds, golf courses, swimming and tennis clubs, archery range, rifle range, and similar outdoor sport and recreational uses owned or operated by a nongovernmental agency.
- (k) Airports and aircraft landing fields.
- (l) On Site Signs. The Zoning Board of Adjustment shall determine the number of on site signs, and the size, location and type of lighting for each sign. In making this determination the Board, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general provisions of the Recreation Zones as set forth in Article I of this Chapter. Off-site signs are prohibited.
- (m) Gun clubs.
- (n) Boat repair facilities.

23.06.023. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than forty (40) feet.

(c) Exceptions. See Sec. 23.14.041.

23.06.024. YARDS. No building or structure or the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained:

- (a) Front Yard. There shall be a front yard of not less than twenty-five (25) feet.
- (b) Rear Yard. There shall be a rear yard of not less than thirty-five (35) feet.
- (c) Side Yard. There shall be a side yard of not less than ten (10) feet.
- (d) Side Street Yard. There shall be a side yard of not less than twenty-five (25) feet.

23.06.025. COURTS. See Section 23.14.016 for regulations.

23.06.026. LOT AREA. The minimum net land area for each lot shall be as follows:

- (a) Six thousand (6,000) square feet for lots provided public water supply and public sewerage facilities are both in use.
- (b) Twenty thousand (20,000) square feet if either a public water supply or public sewerage facilities are in use.
- (c) One (1) acre for any lot if neither public water supply or public sewerage facilities are in use.

23.06.027. AREA PER DWELLING UNIT OR SLEEPING ROOM. The minimum net land area per dwelling unit or sleeping room for each lot in this zone shall be as follows:

- (a) If public sewerage and public water facilities are both in use there shall be not less than six thousand (6,000) square feet of net lot area for the first two (2) dwelling units in a building plus not less than fifteen hundred (1500) square feet of lot area for each additional dwelling unit in the building. For a hotel there shall be not less than five hundred (500) square feet in net lot area for each sleeping room.
- (b) Fifteen thousand (15,000) square feet of net lot area per dwelling unit if public sewerage facilities are not in use.

23.06.028. LOT WIDTH. Each lot in this zone shall have a minimum width of not less than sixty-six (66) feet.

23.06.029. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of not less than sixty-six (66) feet.

23.06.030. PARK AND INTERIOR DESIGN STANDARDS FOR TRAVEL TRAILER AND RECREATION TRAILER PARKS.

- (a) Each park shall have a net land area of not less than five (5) acres.
- (b) Each park shall have not less than sixty (60) feet of frontage on a public street which has a right-of-way width of at least sixty (60) feet.
- (c) Each park shall provide at least one hundred (100) square feet of recreational area per travel trailer and recreational vehicle site. Said recreation area shall be landscaped and maintained in a dust-free condition.
- (d) Each travel trailer park and recreation trailer park shall provide at least one hundred (100) square feet of storage area per travel trailer site for the storage of boats, boat trailers, utility trailers, and extra vehicles. Each such storage area shall be completely enclosed with a chain link or comparable fence six (6) feet in height and shall be screened from exterior view.
- (e) Entrance and exit driveways shall be located at least one hundred fifty (150) feet from any intersection of public street. Entrance driveways shall have a width of not less than forty (40) feet, except where said entrance driveway is divided by a median planting strip; in such case the minimum width shall be fifty (50) feet.

- (f) Subject to such further conditions and limitations as may be specified by the Zoning Board of Adjustment one (1) on-site, non-flashing, stationary sign may be erected provided that such sign does not have an area greater than twenty-four (24) square feet nor a height greater than eight (8) feet, is located not less than twenty-five (25) feet from all property and street right of way lines and is arranged so as not to produce a glare on other properties.
- (g) Every site for each travel trailer and recreation vehicle shall be clearly defined and marked at each corner with permanent markers.
- (h) Every site for each travel trailer and recreational vehicle shall have an area of not less than one thousand two hundred fifty (1,250) square feet.
- (i) A yard width of not less than five (5) feet shall be provided between the boundary line of each travel trailer and recreation vehicle site and each travel trailer, recreation vehicle, awning, patio cover, porch cover, and any other structure.

(j) Driveways:

- (1) The minimum pavement width on every driveway shall be twenty-five (25) feet for two-way driveways and fifteen (15) feet for one-way driveways with no parking. Driveways on which parking is permitted on one side shall have a paved width of not less than thirty-three (33) feet. Driveways on which parking is permitted on both sides shall have a width of not less than forty-one (41) feet.
- (2) Any driveway or portion of a driveway which does not provide for continuous circulation shall not exceed six hundred (600) feet in length from the nearest intersection of another driveway or a street. Any driveway which does not provide for through circulation shall terminate with a turn-around design acceptable to the County.
- (k) Each site for a travel trailer and recreation vehicle shall have a minimum of twenty (20) feet of frontage on an interior driveway. No travel trailer or recreational vehicle site shall have direct frontage on any public street.
- (l) In addition to the parking specified in Sec. 23.15.026, space shall be provided for guest parking at a ratio of not less than one (1) additional space for each eight (8) travel trailer and recreation vehicle sites in the park.

CHAPTER 7 – ESTATE ZONES
ARTICLE 1 – GENERAL PURPOSES

23.07.001. PURPOSE. The Estate Zones established in this Division are designed to promote and protect public health, safety, and general welfare. The general purposes for the estates zones include:

- (a) Living areas within the County where development is limited to low density concentrations of one-family dwellings.
- (b) A limited number of permitted nonresidential uses promote and encourage a suitable environment for family life on parcels of land larger than generally is provided in residential zones.
- (c) The protection of estate areas against fire, explosions and other hazards, and against offensive noises, odors, glare and other objectionable influences.
- (d) Adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.
- (e) Religious, educational, recreational and public cultural facilities which serve the needs of the nearby residents which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences.
- (f) The promotion of the most desirable use of land and direction of building development in accord with the general plan, to promote stability of land development, to conserve the value of land and improvements, and to protect the County's tax revenues.
- (g) The development of land when not served with both public water supply and public sewerage facilities.
- (h) The keeping of horses for pleasure or hobby purposes on larger estate lots.
- (i) The keeping of limited number of domestic animals and poultry on larger estate lots.

RE-3 ESTATE ZONE

RE-3 ESTATE ZONE

23.07.010. Prohibition. No building, structure, vehicle or land in the RE-3 Zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division. Yard areas and other open spaces shall be used only for purposes specifically provided in this Article or for purposes clearly incidental and subordinate to the main purpose of the property, however, in no instance shall the yard areas and other open spaces be used so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity, in the RE-3 Zone generally or within the County as a whole.

23.07.011. PERMITTED USES. The following uses shall be permitted in the RE-3 Zone.

- (a) One (1) Single Family detached dwelling on each lot.
- (b) Government owned and operated parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities, provided the lot area is not less than three (3) acres.
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (e) Incidental agricultural uses such as the raising of food crops and domestic animals for home consumption or personal use including 4-H or other agricultural organization project provided any stable, shed, corral coop, hutch, pen or similar structure shall be located not less than eighty (80) feet from the street right-of-way, thirty (30) feet from side and rear lot lines, one hundred and fifty (150) feet from any neighbor's dwelling and at least thirty (30) feet from any dwelling on the same lot.
- (f) Public and private schools, indergarten through high school provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (g) Home occupations including incidental home occupation signs not to exceed four (4) square feet in area.
- (h) Crop and tree farming and truck gardening and the sale of products therefrom.
- (i) Private stable or corral or both to shelter or pen horses as provided in Section 23.14.014.
- (j) Foster homes not to exceed 6 children including children of the foster family.
- (k) Day Care Homes not to exceed 10 children.

23.07.012. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Publicly owned and operated libraries, museums, art galleries and similar publicly owned and operated cultural uses.
- (b) Guest house or separate living quarters for domestic workers employed on the premises.
- (c) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned or operated by a non-profit corporation or similar entity, provided the lot area is not less than three (3) acres.
- (d) Golf courses.
- (e) Churches and incidental residential uses on the same lot, subject to the development standards in Section 23.14.019.
- (f) Colleges and Universities.

- (g) Federal, State, County, and municipally owned and operated buildings.
- (h) Buildings owned and operated by local agencies except as otherwise provided in this Article.

- (i) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

23.07.013. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this Zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than forty (40) feet.

- (c) Exceptions. See Sec. 23.14.041.

23.07.014. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following yards are provided and maintained:

- (a) Front Yard. There shall be a front yard of not less than fifty (50) feet. than twenty (20) feet for a one or two story building and thirty (30) feet for a three story building.
- (b) Rear Yard. There shall be a rear yard of not less than thirty-five (35) feet.
- (c) Side Yard. There shall be a side yard on each side of a main building of not less (d) Side Street Yard. On corner lots there shall be a side street yard of not less than twenty-five (25) feet.

23.07.015. LOT AREA. Each lot shall have a minimum area of one (1) acre.

23.06.016. LOT WIDTH. Each lot shall have a minimum width of one hundred twenty-five (125) feet. The width of lots fronting on a curved street or the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

23.07.017. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of one hundred twenty-five feet. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

RE-2 ESTATE ZONE

23.07.020. PROHIBITION. No building, structure, vehicle or land in the RE-2 Zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division. Yard areas and other open spaces shall be used only for purposes specifically provided in this Article or for purposes clearly incidental and subordinate to the main purpose of the property, however, in no instance shall the yard areas and other open spaces be used so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity, in the RE-2 Zone generally or within the County as a whole.

23.07.021. PERMITTED USES. The following uses shall be permitted in the RE-2 Zone.

- (a) One (1) Single Family detached dwelling on each lot.
- (b) Government owned and operated parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities, provided the lot area is not less than three (3) acres.
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (e) Private stable or corral or both to shelter or pen horses as provided in Section 23.14.014.
- (f) Public and private schools, kindergarten through high school provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (g) Foster homes not to exceed 6 children including children of the foster family.
- (h) Day Care Homes not to exceed 10 children.

23.07.022. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Publicly owned and operated libraries, museums, art galleries and similar publicly owned and operated cultural uses.
- (b) Guest house or separate living quarters for domestic workers employed on the premises provided the lot area is not less than thirty thousand (30,000) square feet.
- (c) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned or operated by a non-profit corporation or similar entity provided the lot area is not less than three (3) acres.
- (d) Golf courses.
- (e) Churches and incidental residential uses on the same lot subject to the development standards of Section 23.14.019.
- (f) Colleges and Universities.
- (g) Federal, State, County and municipally owned and operated buildings.
- (h) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (i) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

23.07.023. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than forty (40) feet.
- (c) Exceptions. See Sec. 23.14.041.

23.07.024. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following yards are provided and maintained.

- (a) **Front Yard.** There shall be a front yard of not less than fifty (50) feet.
- (b) **Rear Yard.** There shall be a rear yard of not less than thirty-five (35) feet except if the lot is less than one hundred and seventy-five (175) feet in depth the rear yard shall be twenty (20) percent of the average lot depth to a minimum of twenty (20) feet.
- (c) **Side Yards.** There shall be a side yard on each side of a main building of not less than twelve (12) feet for a one-story building, twenty (20) feet for a two-story building, and thirty (30) feet for a three-story building.
- (d) **Side Street Yard.** On corner lots there shall be a side street yard of not less than twenty-five (25) feet.

23.07.025. LOT AREA. The minimum area of each lot shall be as follows:

- (a) Twenty thousand (20,000) square feet if either a public water supply or a public sewerage facility is in use.
- (b) One (1) acre if neither a public water supply nor public sewerage facilities are in use.

23.07.026. LOT WIDTH. Each lot shall have a minimum width of one hundred (100) feet. The width of lots fronting on a curved street or the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

23.07.027. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of one hundred (100) feet. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

RE-1 ESTATE ZONE

RE-1 ESTATE ZONE

23.07.030. PROHIBITION. No building, structure, vehicle or land in the RE-1 Zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division. Yard areas and other open spaces shall be used only for purposes specifically provided in this Article or for purposes clearly incidental and subordinate to the main purpose of the property, however, in no instance shall the yard areas and other open spaces be used so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity, in the RE-1 Zone generally or within the County as a whole.

23.07.031. PERMITTED USES. The following uses shall be permitted in the RE-1 Zone.

- (a) One (1) Single Family detached dwelling on each lot.
- (b) Government owned and operated parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities, provided the lot area is not less than three (3) acres.
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (e) Public and private schools, kindergarten through high school provided there shall be a lot area of not less than five hundred (500) square feet per student.
- (f) Foster homes not to exceed 6 children including children of the foster family.
- (g) Day Care Homes not to exceed 10 children.

23.07.032. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Publicly owned and operated libraries, museums, art galleries and similar publicly owned and operated cultural uses.
- (b) Parks, playgrounds, community centers, swimming clubs, tennis clubs owned or operated by a non-profit corporation or similar entity provided the lot area is not less than three (3) acres.
- (c) Golf courses.
- (d) Churches and incidental residential uses on the same lot subject to development standards of Section 23.14.019.
- (e) Colleges and Universities.
- (f) Federal, State, County and municipally owned and operated buildings.
- (g) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (h) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

23.07.033. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this Zone shall have a height greater than two (2) stories.
- (b) No building or structure erected on or moved onto property in this Zone shall have a height greater than thirty (30) feet.

(c) Exceptions. See Sec. 23.14.041.

23.07.034. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following yards are provided and maintained:

- (a) **Front Yard.** There shall be a front yard of not less than thirty-five (35) feet.
- (b) **Rear Yard.** There shall be a rear yard of not less than thirty (30) feet except if the lot is less than one hundred and fifty (150) feet in depth, the rear yard shall be twenty percent (20%) of the average lot depth to a minimum of twenty (20) feet.
- (c) **Side Yard.** There shall be a side yard on each side of all buildings and structures of not less than twelve (12) feet for a one-story building and fifteen (15) feet for a two-story building.
- (d) **Side Street Yard.** On corner lots the side yards regulations shall apply to the side street yard.

23.07.035. LOT AREA. The minimum lot area of each lot shall be as follows:

- (a) Ten thousand (10,000) square feet if either a public water supply or a public sewerage facility is in use.
- (b) One (1) acre if neither a public water supply nor public sewerage facilities is in use.

23.07.036. LOT WIDTH. Each lot shall have a minimum width of seventy-five (75) feet. The width for lots fronting on a curved street or curved portion of a cul-de-sac street shall be measured along a chord located thirty-five (35) feet from the edge of the street right-of-way.

23.07.037. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of seventy-five (75) feet. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located thirty-five (35) feet from the edge of the street right-of-way.

CHAPTER 8 – RESIDENTIAL ZONES
ARTICLE 1 – GENERAL PURPOSES

23.08.001. The Residential Zones established in this Division are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing general goals for the Residential Zones has determined that there is a need to:

- (a) Provide sufficient space in appropriate locations for residential development to meet the housing needs of the County's present and expected future population with due allowance for the need for a choice of sites.
- (b) Protect residential areas against fire, explosions, toxic and noxious matter, and other hazards, and against offensive noise, odorous matter, glare, and other objectionable influences.
- (c) Protect residential areas, as far as possible, against heavy and through traffic.
- (d) Protect residential areas against congestion, as far as possible, by regulating the density of population and the bulk of buildings in relation to the land around them and to one another, and by providing for off-street parking spaces; to require the provisions of open space in residential areas wherever practicable; and thereby to provide a more desirable environment for urban living in a metropolitan area.
- (e) Provide for access of light and air and for privacy, as far as possible, by controls over the spacing and height of buildings and other structures.
- (f) Provide appropriate space for those educational, religious, recreational, health, and similar facilities which serve the needs of the nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences.
- (g) Encourage the development of more attractive and economic building forms.
- (h) Promote the most desirable use of land and direction of building development in accord with the general plan, to promote stability of residential development to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.
- (i) Provide for the parking and storage of major recreational equipment within designated open spaces.
- (j) Provide for State authorized certified or licensed family care homes, foster homes or group homes as a residential use of property.

R-1-A SINGLE FAMILY RESIDENTIAL ZONE

R-1-A SINGLE FAMILY RESIDENTIAL ZONE

23.08.010. PROHIBITION. No building, structure, vehicle, or land in the R-1-A Zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division, nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.08.011. PERMITTED USES. The following uses shall be permitted in the R-1-A Zone:

- (a) One (1) single family detached dwelling on each lot.
- (b) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities owned and operated by a governmental agency, provided the lot area is not less than three (3) acres.
- (c) Home occupations.
- (d) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (e) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (f) Foster Homes not to exceed six (6) children, including the children of the foster family.
- (g) Day Care Homes not to exceed ten (10) children.
- (h) Home Occupation signs not to exceed four (4) square feet in area.
- (i) Public and private schools, kindergarten through high school, provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (j) Residential care homes not to exceed six (6) persons including the members of the resident family.

23.08.012. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned and operated by a non-profit corporation or similar entity, provided the lot area shall not be less than three (3) acres.
- (b) Public and private colleges and universities providing there shall be a net lot area of not less than five hundred (500) square feet per student.
- (c) Churches and incidental residential uses on the same lot, subject to the development standards of Section 23.14.019.
- (d) Publicly owned and operated libraries, art galleries and museums and similar government owned and operated cultural facilities.
- (e) Child care center not to exceed fifteen (15) children provided the lot shall not have less than twenty thousand (20,000) square feet net area.
- (f) Federal, State, County and municipally owned and operated buildings.
- (g) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (h) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to the conditions of Section 23.14.021.

23.08.013. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than two (2) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than thirty (30) feet.
- (c) Exceptions. See Sec. 23.14.041.

23.08.014. YARDS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained.

- (a) **Front Yard.** There shall be a front yard depth of not less than twenty-five (25) feet.
- (b) **Rear Yard.** There shall be a rear yard depth of not less than twenty-five (25) feet. On a corner lot the rear yard may be provided opposite the side street yard instead of at the narrow end of the lot provided the combined area of the substituted rear yard and the interior side yard shall be not less than the area which would be required for the area of a normal rear yard and interior side yard. The resulting interior side yard at the narrow end of the lot shall be not less than five (5) feet for a one-story building and seven and one-half (7½) feet for a two-story building. On an interior lot the minimum depth of the required rear yard may be reduced to ten (10) feet if an equivalent or greater amount of space is added to the required side yard area so that the combined total area of the rear and side yards is equal to or greater than the minimum area which would otherwise be required for the combined rear and side yards. Lots less than one hundred 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.
- (c) **There shall be a side yard on each side of all buildings as follows:**
 - (1) One-story building - five (5) feet.
 - (2) Two-story building - seven and one-half (7½) feet.
- (d) **Side Street Yard.** On corner lots there shall be a side street yard of not less than twelve and one-half (12½) feet for all single family detached dwellings and their accessory buildings. All other buildings shall provide side street yards of not less than twenty-five (25) feet.

23.08.015. LOT AREA. The minimum area for each lot shall be as follows:

- (a) Five thousand two hundred (5200) square feet for interior lots provided a public water supply and public sewerage facilities are both in use.
- (b) Six thousand two hundred (6200) square feet for corner lots provided a public water supply and public sewerage facilities are both in use.
- (c) Ten thousand (10,000) square feet for any lot if either, (but not both), a public water supply or public sewerage facility is in use.
- (d) One acre for any lot if neither a public water supply or public sewerage facility is in use.

23.08.016. LOT WIDTH. Lot widths shall be as follows:

- (a) **Interior Lots.** Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.
- (b) **Corner Lots.** Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.
- (c) The lot width for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

23.08.017. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) **Interior Lots.** Each interior lot shall have public street frontage of not less than fifty-two (52) feet.
- (b) **Corner Lot.** Each corner lot shall have a public street frontage measured along the width of the lot of not less than sixty-two (62) feet.
- (c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

R-1-B SINGLE FAMILY RESIDENTIAL AND DUPLEX ZONE

23.08.020. PROHIBITION. No building, structure, vehicle or land in the R-1-B Zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.08.021. PERMITTED USES. The following uses shall be permitted in the R-1-B Zone:

- (a) One (1) single family detached dwelling or one (1) two family dwelling on each lot.
- (b) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned and operated by a governmental agency, provided the lot area is not less than three (3) acres.
- (c) Home occupations.
- (d) Accessory buildings appurtenant to permitted uses which are incidental to and subordinate to the principal use of the premises. Such accessory building shall be located in the buildable portion of the lot.
- (e) Accessory uses customarily incidental to and subordinate to the principal use on the premises.
- (f) Foster Homes not to exceed six (6) children, including the children of the foster family.
- (g) Day Care Home not to exceed ten (10) children.
- (h) Home occupation signs not to exceed four (4) square feet in area.
- (i) Public and private schools, kindergarten through high school, provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (j) Incidental agricultural uses such as the raising of food crops for home consumption, 4-H or other agricultural organization projects provided any stable, shed, corral, coop, hutch, pen or similar structure shall be located not less than eighty (80) feet from the street right-of-way, thirty (30) feet from side and rear lot lines, one hundred and fifty (150) feet from any neighbor's dwelling and at least thirty (30) feet from any dwelling on the same lot and further provided the net lot area is not less than twenty thousand (20,000) square feet.
- (k) Residential care homes not to exceed six (6) persons including the members of the resident family.

23.08.022. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Parks, playgrounds, community centers, tennis clubs, swimming clubs and similar facilities owned and operated by a non-profit corporation or similar entity, provided the lot area is not less than three (3) acres.
- (b) Public and private colleges and universities provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (c) Churches and incidental residential uses on the same lot subject to the development standards in Section 23.14.019.
- (d) Publicly owned and operated libraries, museums, art galleries and similar property owned and operated as cultural facilities.
- (e) Child care center provided the lot shall have a net area of not less than twenty thousand (20,000) square feet.
- (f) Federal, State, County and municipally owned and operated buildings.
- (g) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (h) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of Section 23.14.021.

23.08.023. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than two (2) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than thirty (30) feet.
- (c) Exceptions. See Sec. 23.14.041.

23.08.024. YARDS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained.

- (a) **Front Yard.** There shall be a front yard of not less than twenty-five (25) feet.
- (b) **Rear Yard.** There shall be a rear yard of not less than twenty-five (25) feet. On a corner lot the rear yard may be provided opposite the narrow end of the lot provided the combined area of the substituted rear yard and the interior side yard shall be not less than the area which would be required for the combined area of a normal rear yard and interior side yard. The resulting interior side yard at the narrow end of the lot shall not be less than five (5) feet for a one-story building and seven and one-half (7½) feet for a two-story building. On an interior lot the minimum depth of the required rear yard may be reduced to ten (10) feet if an equivalent or greater amount of space is added to the required side yard area so that the combined total area of the rear and side yards is equal to or greater than the minimum area which would otherwise be required for the combined rear and side yards. Lots less than one hundred 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.
- (c) **Side Yard.** There shall be a side yard on each side of all buildings as follows:
 - (1) For a one-story building the side yard shall be not less than five (5) feet.
 - (2) For a two-story building the side yard shall be not less than seven and one-half (7½) feet.
- (d) **Side Street Yards.** On corner lots there shall be a side street yard of not less than twelve and one-half (12½) feet for all dwellings and their accessory buildings. All other buildings shall provide a side street yard depth of not less than twenty-five (25) feet.

23.08.025. LOT AREA. Except as otherwise provided in this Division, the minimum lot area for each lot in the R-1-B Zone shall be as follows:

- (a) Interior lots used for a single family dwelling shall have a net area of not less than five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facilities are both in use.
- (b) Corner lots used for a single family dwelling shall have a net area of not less than six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facilities are both in use.
- (c) Any lot used for a two family dwelling (duplex) shall have a net area of not less than eight thousand five hundred (8,500) square feet provided a public water supply and public sewerage facilities are both in use.
- (d) Any lot used for a single family building site shall have a net area of not less than ten thousand (10,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (e) Any lot used for a two family building site shall have a net area of not less than fifteen thousand (15,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (f) Every lot shall have a net area of not less than one (1) acre if neither a public water supply or public sewerage facility is in use.

JUNE 6, 1972

23.08.026. LOT WIDTH. Except as provided in this Division the minimum lot width of any lot in the R-1-B Zone shall be as follows:

- (a) Each interior lot shall have a minimum lot width of fifty-two (52) feet.
- (b) Each corner lot shall have a minimum lot width of sixty-two (62) feet.

23.08.027. LOT WIDTH - TWO FAMILY BUILDINGS. Except as otherwise provided in this Division each lot used for a two-family (duplex) building site shall have a minimum lot width of eighty-five (85) feet.

23.08.028. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) Interior lots, except those used for two family home building sites shall have a minimum public street frontage of fifty-two (52) feet.
- (b) Corner lots, except those used for two family home building sites, shall have a minimum public street frontage of sixty-two (62) feet.
- (c) Lots used for two-family (duplex) building sites shall have a minimum public street frontage of eighty-five (85) feet.
- (d) Public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

R-2 TWO FAMILY RESIDENTIAL ZONE

23.08.030. PROHIBITION. No building, structure, vehicle, or land in the R-2 Zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.08.031. PERMITTED PRINCIPAL USES. Any one of the following principal uses shall be permitted on any lot in the R-2 Zone.

- (a) One (1) single family detached dwelling.
- (b) One (1) two-family dwelling.
- (c) A bungalow court.
- (d) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities owned and operated by a governmental agency, provided the net lot area is not less than three (3) acres.
- (e) Public and private schools, kindergarten through high school, provided there shall be a lot area of not less than five hundred (500) square feet per student.
- (f) Residential care homes not to exceed six (6) persons including the members of the resident family.

23.08.032. PERMITTED ACCESSORY USES. Any one of the following accessory uses shall be permitted on any lot in the R-2 Zone.

- (a) Home Occupations.
- (b) Home occupation sign not to exceed four (4) square feet.
- (c) Accessory buildings appurtenant to a permitted principal use which are incidental to and subordinate to a principal use of the premises. Such accessory buildings shall be located within the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to a principal use of the premises.
- (e) Foster home not to exceed six (6) children including the children of the foster family.
- (f) Day Care Home not to exceed ten (10) children.

23.08.033. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned and operated by a non-profit corporation or similar entity, provided the lot area is not less than three (3) acres.
- (b) Public and private colleges and universities providing there shall be a lot area of not less than five hundred (500) square feet per student.
- (c) Churches, and incidental residential uses on the same lot, subject to the development standards of Section 23.14.019.
- (d) Publicly owned and operated libraries, art galleries and museums and similar government owned and operated cultural facilities.
- (e) Child care center.
- (f) Federal, State and County buildings.
- (g) Buildings owned or operated by local agencies except as otherwise provided in this Article.

23.08.034. HEIGHT REGULATIONS.

- (a) No building or structure erected or moved onto property in this Zone shall have a height greater than two (2) stories.
- (b) No building or structure erected or moved onto property in this zone shall have a height greater than thirty (30) feet.
- (c) Exceptions. See Section 23.14.014.

23.08.035. YARDS. No building or structure nor the enlargement of any building or structures shall be hereafter erected unless the following yards are provided and maintained.

- (a) **Front Yard.** There shall be a front yard of not less than twenty-five (25) feet.
- (b) **Rear Yard.** There shall be a rear yard of not less than twenty-five (25) feet. On a corner lot the rear yard may be provided opposite the side street yard instead of at the narrow end of the lot provided the combined area of the substituted rear yard and the interior side yard shall be not less than the area which would be required for the area of a normal rear yard and interior side yard. The resulting interior side yard at the narrow end of the lot shall be not less than five (5) feet for a one-story building and seven and one-half (7½) feet for a two-story building. On an interior lot the minimum depth of the required rear yard may be reduced to ten (10) feet if an equivalent or greater amount of space is added to the required side yard area so that the combined total area of the rear and side yards is equal to or greater than the minimum area which would otherwise be required for the combined rear and side yards. Lots less than one hundred 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.
- (c) **Side Yard.** There shall be side yard on each side of all buildings of not less than five (5) feet for a one story building and seven and one-half (7½) feet for a two story building.
- (d) **Side Street Yard.** On corner lots there shall be a side street yard of not less than twelve and one-half (12½) feet for all single family and two family dwellings and their incidental accessory buildings. All other buildings shall provide a side street yard depth of not less than twenty-five (25) feet.

23.08.036. COURTS. See Section 23.14.016. For regulations.

23.08.037. LOT AREA. Except as otherwise provided in this Division, the minimum lot area for each lot in this Zone shall be as follows:

- (a) Interior lots for single family or two family dwellings shall have a minimum net lot area of five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facilities are both in use.
- (b) Corner lots for single family and two family dwelling shall have a minimum net lot area of six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facilities are both in use.
- (c) Any lot used for a single family dwelling shall have a net lot area of not less than ten thousand (10,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (d) Any lot used for a two family dwelling shall have a net lot area of not less than fifteen thousand (15,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.

- (e) Any lot used for a bungalow court shall have a net lot area of not less than fifteen thousand square feet if a public water supply and public sewerage facility are both in use.
- (f) Any lot used for a bungalow court shall have a net lot area of not less than thirty thousand (30,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (g) Every lot shall have a net area of one acre if neither a public water supply or public sewerage facility is in use.

23.08.038. DWELLING UNIT AREA REQUIREMENTS. The minimum lot area for each dwelling unit in a Bungalow Court shall be as follows:

- (a) Seven thousand five hundred (7,500) square feet if both a public water supply and public sewerage facility are in use.
- (b) Ten thousand (10,000) square feet if either, (but not both), a public water supply or a public sewerage facility is in use.
- (c) Twenty thousand (20,000) square feet if neither a public water supply or a public sewerage facility is in use.

23.08.039. LOT WIDTH. Lot widths shall be as follows:

- (a) Interior Lots. Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.
- (b) Corner Lots. Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.
- (c) The lot width for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located *twenty-five (25) feet from the edge of the street right-of-way.*

23.08.040. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) Interior Lots. Each interior lot shall have a public street frontage of not less than fifty-two (52) feet.
- (b) *Corner Lot.* Each corner lot shall have a public street frontage measured along the width of the lot of not less than sixty-two (62) feet.
- (c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

R-2A MULTIPLE FAMILY RESIDENTIAL ZONE

23.08.050. PROHIBITION. No building, structure, vehicle, or land in the R-2A Zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.08.051. PERMITTED USES. The following uses shall be permitted in the R-2A Zone:

- (a) Single family detached dwellings.
- (b) Two family dwellings.
- (c) Bungalow courts.
- (d) Apartment houses.
- (e) Row dwellings.
- (f) Boarding houses, lodging houses not catering to transients.
- (g) Fraternity and sorority houses.
- (h) Rest homes not to exceed ten (10) persons.
- (i) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities owned and operated by a governmental agency, provided the lot area is not less than three (3) acres.
- (j) Home occupations.
- (k) Accessory buildings appurtenant to any permitted uses which are incidental to and subordinate to a principal use of the premises.
- (l) Accessory uses customarily incidental to and subordinate to a principal use of the premises.
- (m) Foster Homes not to exceed six (6) children, including the children of the foster family.
- (n) Day Care Home not to exceed ten (10) children.
- (o) Home occupation sign not to exceed four (4) square feet.
- (p) Public and private schools, kindergarten through high school, provided there shall be a net area of not less than five hundred (500) square feet per student.
- (q) Residential care homes not to exceed six (6) persons including the members of the resident family.

23.08.052. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned and operated by a non-profit corporation or similar entity providing the lot area is not less than three (3) acres.
- (b) Public and private colleges and universities providing there shall be a net lot area of not less than five hundred (500) square feet per student.
- (c) Churches, and incidental residential uses on the same lot, subject to the development standards of Section 23.14.019.
- (d) Publicly owned and operated libraries, art galleries and museums and similar government owned and operated cultural facilities.
- (e) Child care center.
- (f) Federal, State and County buildings.
- (g) Buildings owned or operated by local agencies except as otherwise provided in this Section.
- (h) Convalescent hospitals.
- (i) Rest homes for eleven (11) or more persons.

R-2A MULTIPLE FAMILY RESIDENTIAL ZONE

23.08.053. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than two (2) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than thirty (30) feet.
- (c) Exceptions. See Sec. 23.14.041.

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

23.08.055. REAR YARD. Except as provided in this section there shall be a rear yard of not less than thirty-five (35) feet.

- (a) For lots having a depth of less than one hundred seventy-five (175) feet, a one story building may be erected having a rear yard with a depth of not less than twenty per cent (20%) of the average depth of the lot to a minimum of fifteen (15) feet.
- (b) On a corner lot the rear yard may be provided opposite the side street yard instead of at the narrow end of the lot provided the combined area of the substituted rear yard and the interior side yard shall be not less than the area which would be required for the area of a normal rear yard and interior side yard. The resulting interior side yard at the narrow end of the lot shall be not less than five (5) feet for a one-story building and seven and one-half (7½) feet for a two story building.
- (c) On an interior lot the minimum depth of the required rear yard may be reduced to ten (10) feet if an equivalent or greater amount of space is added to the required side yard area so that the combined total area of the rear and side yards is equal to or greater than the minimum area which would otherwise be required for the combined rear and side yards.

23.08.056. SIDE YARD. SINGLE FAMILY, TWO FAMILY DWELLINGS. For single family and two family dwellings and their accessory buildings the side yard shall not be less than five (5) feet for one story buildings and seven and one-half (7½) feet for two story buildings. Where a driveway is located within the side yard, the side yard shall be not less than seventeen and one-half (17½) feet.

23.08.057. SIDE YARD. MULTIPLE FAMILY, NONRESIDENTIAL USES.

- (a) **One Story Buildings.** Buildings having no primary entrance to the yard shall provide a side yard of not less than seven and one-half (7½) feet. Buildings having one (1) or more primary entrance to the yard shall provide a side yard of not less than fifteen (15) feet.
- (b) **Two Story Buildings.** Buildings having no primary entrance to the yard shall provide a side yard of not less than twelve and one-half (12½) feet. Buildings having one or more primary entrances shall provide a side yard of not less than twenty-five (25) feet.
- (c) **Side Yard Driveway.** Where a driveway is located within a side yard, the side yard shall not be less than seventeen and one-half (17½) feet.

23.08.058. SIDE STREET YARDS. On corner lots there shall be a side street yard of not less than twelve and one-half (12½) feet except that for buildings having one or more primary entrances to the side street yard, a depth of not less than fifteen (15) feet shall be provided for one-story buildings and twenty-five (25) feet for two story buildings.

23.08.059. COURTS. See Sec. 23.14.016 for regulations.

23.08.060. LOT AREA. SINGLE FAMILY AND TWO FAMILY DWELLINGS.

- (a) Interior lots used for a single family or a two family dwelling shall have a net area of not less than five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facility are both in use.
- (b) Corner lots used for a single family or a two family dwelling shall have a net area of not less than six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facility are both in use.
- (c) Any lot used for a single family dwelling shall have a net area of not less than ten thousand (10,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (d) Any lot used for a two family dwelling shall have a net area of not less than fifteen thousand (15,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (e) Every lot shall have a net area of not less than one acre if neither a public water supply nor a public sewerage facility is in use.

23.08.061. LOT AREA. MULTIPLE FAMILY DWELLINGS. Every lot used for multiple family dwelling shall have a net area of not less than:

- (a) Five thousand two hundred (5,200) square feet for interior lots and six thousand two hundred (6,200) square feet for corner lots for the first two dwelling units plus one thousand five hundred (1,500) square feet for each additional dwelling unit provided a public water supply and public sewerage facility are both in use.
- (b) Fifteen thousand (15,000) square feet for the first two dwelling units, plus three thousand (3,000) square feet for each additional dwelling unit if either, (but not both), a public water supply or a public sewerage facility is in use.
- (c) One acre for the first two dwelling units plus five thousand (5,000) square feet per each additional dwelling unit when neither a public water system nor public sewerage facility is in use.

23.08.062. LOT AREA. NONRESIDENTIAL USES. Every lot used for nonresidential purposes shall have a net lot area of not less than:

- (a) Six thousand two hundred (6,200) square feet if both a public water supply and public sewerage facility are in use.
- (b) Fifteen thousand (15,000) square feet if either, (but not both), a public water supply and public sewerage facility is in use.
- (c) One acre if neither a public water supply and public sewerage facility is in use.

23.08.063. LOT WIDTH. Lot widths shall be as follows:

- (a) Interior Lots. Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.
- (b) Corner Lots. Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.
- (c) The lot width for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

23.08.064. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) Interior Lots. Each interior lot shall have public street frontage of not less than fifty-two (52) feet.
- (b) Corner Lot. Each corner lot shall have a public street frontage measured across the width of the lot of not less than sixty-two (62) feet.
- (c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

R-3 MULTIPLE FAMILY RESIDENTIAL ZONE

R-3 MULTIPLE FAMILY RESIDENTIAL ZONE

23.08.070. PROHIBITION. No building, structure, vehicle, or land in the R-3 Zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.08.071. PERMITTED USES. The following uses shall be permitted in the R-3 Zone:

- (a) Single family detached dwellings.
- (b) Two family dwellings.
- (c) Bungalow Courts.
- (d) Apartment houses.
- (e) Row dwellings.
- (f) Boarding houses, lodging houses not catering to transients.
- (g) Fraternity and sorority houses.
- (h) Rest homes.
- (i) Lodge and fraternal halls not maintaining any restaurant, bar, or other facilities that are commercial in character or use.
- (j) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities owned and operated by a governmental agency, provided the lot area is not less than three (3) acres.
- (k) Home Occupations.
- (l) Accessory buildings appurtenant to any permitted uses which are incidental to and subordinate to a principal use of the premises. Accessory buildings shall be located in the buildable portion of the lot.
- (m) Accessory uses customarily incidental to and subordinate to a principal use of the premises.
- (n) Foster Homes.
- (o) Day Care Home not to exceed ten (10) children.
- (p) Public and private schools, kindergarten through high school, provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (q) Churches, and incidental residential uses on the same lot subject to the development standards of Section 23.14.019.
- (r) Public and private colleges and universities providing there shall be a net lot area of not less than five hundred (500) square feet per student.
- (s) Residential care homes not to exceed six (6) persons including the members of the resident family.

23.08.072. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned and operated by a nonprofit corporation or similar entity provided the lot area is not less than three (3) acres.
- (b) Publicly owned and operated libraries, art galleries, and museums and similar government owned and operated cultural facilities.
- (c) Child care center.
- (d) Hospitals.
- (e) Convalescent hospitals.
- (f) Off-street parking facilities to serve commercially zoned property provided the parking facility either adjoins or is located across an alley from the commercial property and is located not less than one hundred (100) feet from the boundary of any RE-1, RE-2, RE-3, R-1A, R-1B, R-2 or R-2A Zone.
- (g) Federal, State and County buildings.
- (h) Buildings owned or operated by local agencies except as otherwise provided in this Article.

23.08.073. SIGNS. On-site signs shall be permitted as provided in this Article. Off-site signs are prohibited.

- (a) Home occupation signs not to exceed four (4) square feet.
- (b) On-site signs identifying residential buildings containing four or more dwelling units and on-site signs for all nonresidential uses expressly or conditionally permitted by this Article may be erected and maintained as follows:
 - (1) Number of on-site signs; one (1)
 - (2) Maximum size; twenty four (24) square feet.
 - (3) Illumination; indirect, nonflashing .
 - (4) Location; set back not less than one-half (½) of the required yard depth.
 - (5) Height; if attached to the building the sign shall not exceed the roof line or parapet wall of the building. If free standing the maximum height is fifteen (15) feet.
 - (6) Movement; all signs shall be stationary.
- (c) Signs within courtyards or malls. This section shall not restrict the number or size of on-site signs erected out-of-doors within courtyard or mall spaces below the height of the enclosing buildings within the buildable area of the lot, provided the signs are not visible from a public street or adjoining property.

23.08.074. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than forty (40) feet.
- (c) Exceptions. See Sec. 23.14.041.

23.08.075. FRONT YARD. There shall be a front yard for each lot or parcel as follows:

- (a) For residential uses the front yard depth shall not be less than twenty-five (25) feet. This requirement shall apply to the dwelling units nearest the front street whether the units face the street, a court or a side yard.
- (b) For nonresidential uses the front yard depth shall be at least twenty-five (25) feet for one story buildings, thirty-five (35) feet for two story buildings, and fifty (50) feet for three story buildings.

23.08.076. REAR YARD. Except as provided in this Section there shall be a rear yard of not less than twenty-five (25) feet.

- (a) For lots having a depth of less than one hundred twenty-five (125) feet, there shall be a rear yard of not less than twenty percent (20%) of the average yard depth to a minimum of ten (10) feet for one story buildings and fifteen (15) feet for two and three story buildings.
- (b) On a corner lot the rear yard may be provided opposite the side street yard instead of at the narrow end of lot provided the combined area of the substituted rear yard and the interior side yard is not less than area which would be required for the combined area of a normal rear yard and interior side yard. The resulting interior side yard at the narrow end of the lot shall be not less than otherwise required for an interior side yard.

- (c) On an interior lot the minimum rear depth of the required rear yard may be reduced to ten (10) feet for a one story building and to a minimum of fifteen (15) feet for a two or three story building if an equivalent or greater area is provided for side yards so that the combined total area of rear and side yards is equal to or greater than the minimum area which is otherwise required for the rear and side yards.

23.08.077. SIDE YARDS. Side yards shall be provided as follows:

- (a) One Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than five (5) feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than ten (10) feet.
- (b) Two (2) Story Buildings. Buildings having no primary entrance to the yard shall provide a sideyard of not less than 7½ feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than fifteen (15) feet.
- (c) Three (3) Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than twelve and one-half (12½) feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than twenty-five (25) feet.
- (d) Side Yard Driveway. Where a driveway is located within a side yard, the side yard width shall not be less than seventeen and one-half (17½) feet.

23.08.078. SIDE STREET YARDS. On corner lots there shall be side street yards as follows:

- (a) For residential buildings the side street yard width shall not be less than twelve and one-half (12½) feet. For buildings having one or more primary entrances to said side street yard the side street yard shall be not less than fifteen (15) feet for one story buildings, and twenty-five (25) feet for two and three story buildings.
- (b) For nonresidential uses the side street yard width shall not be less than twenty-five (25) feet for one story building, thirty-five (35) feet for two story buildings and fifty (50) feet for three story buildings.

23.08.079. COURTS. See Sec. 23.14.016 for regulations.

23.08.080. LOT AREA. SINGLE FAMILY, TWO FAMILY DWELLINGS.

- (a) Interior lots used for a single family or two family dwelling shall have a net area of not less than five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facilities are both in use.
- (b) Corner lots used for a single family or two family dwelling shall have a net area of not less than six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facility are both in use.
- (c) Any lot used for a single family dwelling shall have a net area of not less than ten thousand (10,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (d) Any lot used for a two family dwelling shall have a net area of not less than fifteen thousand (15,000) square feet if either, (but not both), a public water supply or public sewerage facility is in use.
- (e) Every lot shall have a net area of not less than one acre if neither a public water supply nor a public sewerage facility is in use.

23.08.081. LOT AREA. MULTIPLE FAMILY DWELLINGS. Every lot used for multiple family dwellings shall have a net area of not less than:

- (a) Five thousand two hundred (5,200) square feet for interior lots and six thousand two hundred (6,200) square feet for corner lots for the first two dwelling units plus one thousand (1,000) square feet for each additional dwelling unit provided a public water supply and public sewerage facility are both in use;
- (b) Fifteen thousand (15,000) square feet for the first two dwelling units, plus one thousand (1,000) square feet for each additional dwelling unit if either, (but not both), a public water supply or a public sewerage facility is in use;
- (c) One acre for the first two (2) dwelling units plus one thousand (1,000) square feet for each additional dwelling unit when neither a public water supply or a public sewerage facility is in use.

23.08.082. LOT AREA. NONRESIDENTIAL USES. Every lot used for nonresidential purposes shall have a net area of not less than:

- (a) Six thousand two hundred (6,200) square feet if both a public water supply and sewerage facility are in use;
- (b) Ten thousand (10,000) square feet if either, (but not both), a public water supply and public sewerage facility is in use;
- (c) One acre if neither a public water supply and public sewerage facility is in use.

23.08.083. ADDITIONAL DWELLING UNIT. If after computing the number of dwelling units which may be erected upon a lot, there remains an area equal to or in excess of seventy-five percent (75%) of the area required for a dwelling unit, one additional dwelling unit may be constructed on such lot or parcel.

23.08.084. LOT WIDTH. Lot widths shall be as follows:

- (a) Interior Lots. Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.
- (b) Corner Lots. Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.
- (c) The lot width for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

23.08.085. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) Interior Lots. Each interior lot shall have public street frontage of not less than fifty-two (52) feet.
- (b) Corner Lot. Each corner lot shall have a public street frontage measured across the width of the lot of not less than sixty-two (62) feet.
- (c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

RM-1 MOBILEHOME PARK ZONE

23.08.090. INTENT. It is the intent of this article to provide regulations for the location, design and improvement of mobilehome parks that meet the needs of the unincorporated area of Sacramento County.

23.08.091. PROHIBITION. No building, structure, vehicle, or land in the RM-1 Zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as herein after specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety or general welfare or so as to have a detrimental effect on the use or value or property in the vicinity or within the County of Sacramento as a whole.

23.08.092. USES PERMITTED. The following uses are permitted in the RM-1 zone.

- | | |
|--|--|
| <p>(a) Mobilehome parks subject to the provisions of this Division.</p> <p>(b) Public and private schools, kindergarten through high school provided there shall be a net lot area of not less than five hundred (500) square feet per student.</p> <p>(c) Churches subject to the standards set forth in Sec. 23.14.019.</p> <p>(e) Foster homes not to exceed 6 children including children of the foster family.</p> <p>(f) Day Care Homes not to exceed 10 children.</p> | <p>(d) Accessory uses customarily incidental and subordinate to the residential occupancy of the mobilehomes which are provided expressly for residents of the mobilehome park only; such as:</p> <p>(1) Manager's office and maintenance equipment yard.</p> <p>(2) Coin-operated laundry and dry cleaning facilities.</p> <p>(3) Vending machines.</p> <p>(4) Non-commercial recreation.</p> <p>(5) Storage facilities (including individual storage sheds).</p> <p>(6) Chapel.</p> <p>(7) Car washing facilities.</p> |
|--|--|

23.08.093. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional Use Permit by the Zoning Board of Adjustment.

- | | |
|---|--|
| <p>(a) Travel trailer sites: The permit shall be subject to applicable conditions as provided in Sec. 23.18.007 and further subject to the following conditions:</p> <p>(1) Each travel trailer site shall have an area of at least one thousand one hundred (1,100) square feet.</p> <p>(2) Travel trailer sites may be designated in only one area of a mobilehome park.</p> <p>(3) Not more than ten (10) percent of the total number of sites within a mobilehome park may be travel trailer sites.</p> <p>(4) The travel trailer sites shall not be used for miscellaneous storage.</p> <p>(5) A travel trailer site shall not be used as a site for a mobilehome.</p> | <p>(b) Day Care Centers for children.</p> <p>(c) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar activities provided the net lot area is not less than three (3) acres.</p> |
|---|--|

23.08.094. PARK STANDARDS.

- (a) **Minimum park area:** Each park shall have a minimum area of not less than ten (10) acres.
- (b) **Density:** The number of mobilehome sites shall not exceed eight and one-half (8½) per net acre of the park.
- (c) **Yards:**
 - (1) **Street yards:** There shall be a landscaped yard of not less than twenty-five (25) feet adjoining each public street right-of-way.
 - (2) **Interior yards:** There shall be a yard adjoining all interior property lines of not less than ten (10) feet.
- (d) **Public street frontage:** Each mobilehome park shall be located on a public street having at least a sixty (60) ft. right-of-way. Each mobilehome park shall have not less than three hundred (300) ft. of frontage on a public street.
- (e) **Water supply and sanitation facilities:** Public water supply and sanitary sewer facilities shall be used for each mobilehome park.
- (f) **Recreational area:** Recreation areas shall be provided in all mobilehome parks as follows:
 - (1) **Family Park:** 250 square feet of recreational area per mobilehome space up thru 100 spaces, and 200 square feet of recreational area per mobilehome space beginning with the 101st space.
 - (2) **Adult Park:** 200 square feet of recreational area per mobilehome space.

All recreational areas shall be landscaped and maintained in a dust-free condition.

- (g) **Storage area:** Storage area(s) shall be provided for the storage of boats, campers, camping trailers, utility trailers, and extra vehicles at the following ratio: 100 sq. ft. of vehicle storage area shall be provided per mobilehome space. Each vehicle storage area shall be completely enclosed with a chain link or comparable fence six (6) feet in height, and shall be screened from exterior view.

23.08.095. MOBILEHOME PARK INTERIOR DESIGN STANDARDS.

- (a) **Mobilehome sites:** Each site for a mobilehome shall be clearly defined and marked at all corners with permanent markers.
- (b) Each mobilehome site shall have a minimum width of forty-five (45) feet and a minimum depth of seventy (70) feet.

(h) Driveways:

- (1) Entrance driveways shall be located not closer than one hundred fifty (150) feet from any intersection of public streets.
- (2) Entrance driveways shall have a minimum width of forty (40) feet, except where said entrance driveway is divided by a median planting strip; in such case the minimum width shall be fifty (50) feet and each side then shall be one way.
- (i) **Signs:** One non-flashing, stationary sign may be erected provided that said sign shall not exceed twenty-four (24) square feet in area. Such sign shall be arranged so as not to produce glare on other properties. The sign shall be set back from all property lines at least twenty-five (25) feet and shall not exceed eight (8) feet in height.
- (j) **Width to depth ratio:** No mobilehome park shall have a depth greater than three (3) times its width.
- (k) **Height:** No building, structure or vehicle erected or moved onto property in this zone shall have a height which exceeds two (2) stories or which exceeds thirty (30) feet.

- (d) Guest parking: In addition to the parking specified in Sec. 23.15.026, guest parking space shall be provided at a ratio of one (1) additional space for each eight (8) mobile-home sites in the park.
- (e) Driveways:
 - (1) The minimum width of pavement on any driveway in a mobilehome park shall be thirty (30) feet. Driveways on which parking is permitted on one side shall have a paved width of not less than thirty-three (33) feet. Driveways on which parking is permitted on both sides shall have a paved width of not less than forty-one (41) feet.
 - (2) Any driveway, or portion of a driveway, which does not provide for continuous circulation shall not exceed six hundred (600) feet in length from the nearest intersection of another driveway or a street. Any driveway which does not provide for through circulation shall terminate with a turnaround design acceptable to the County.
 - (3) All driveways and interior access streets shall be surfaced with a minimum of two (2) inches of asphaltic concrete over four (4) inches of compacted aggregate base or an equivalent structural section. All driveways and interior streets shall be so surfaced and graded that no surface drainage flows directly onto adjacent public streets or roadside ditches.
- (f) Each mobilehome, travel trailer and recreation vehicle site shall have a minimum of twenty (20) feet of frontage on an interior driveway. No mobilehome, travel trailer or recreation vehicle site shall have direct frontage on any public street.

RM-2 MOBILEHOME SUBDIVISION ZONE

RM-2 MOBILEHOME SUBDIVISION ZONE

23.08.100. INTENT. It is the intent of this article to provide regulations for the placement of mobilehomes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobilehomes as the dwelling unit.

23.08.101. PROHIBITION. No building, structure, vehicle or land in the RM-2 zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.08.102. USES PERMITTED. The following uses are permitted in the RM-2 zone:

- (a) One mobilehome on each lot subject to the provisions of this Article.
- (b) Public and private schools, kindergarten through high school provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (c) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar activities owned and operated by a governmental agency, provided the lot area is not less than three (3) acres.
- (d) Churches subject to the standards set forth in Sec. 23.14.019.
- (e) Foster homes not to exceed six (6) children including the children of the foster family.
- (f) Detached buildings and structures and accessory buildings and structures, except canopies and awnings, which require a building permit from the County before erection, subject to approval by the Chief Building Inspector.
- (g) Day Care Homes not to exceed 10 children.

23.08.103. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional Use Permit by the Zoning Board of Adjustment.

- (a) Accessory uses customarily incidental and subordinate to the residential occupancy of mobilehomes.
- (b) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities owned and operated by a nonprofit corporation or similar entity provided the lot area is not less than three (3) acres.
- (c) Day Care Centers for children.
- (d) Home occupations.

23.08.104. HEIGHT. No building, structure or vehicle erected on or moved onto property in this zone shall have a height greater than two (2) stories or which exceeds thirty (30) feet.

23.08.105. YARDS. No building, structure or mobilehome nor the enlargement of any building, structure or mobilehome shall hereafter be erected or moved onto property in this zone unless the following yards are provided and maintained.

- (a) **Front yard:** There shall be a front yard depth of not less than twenty-five (25) feet. No recreation vehicles, trailers or boats shall be stored in said front yard.
- (b) **Rear yard:** There shall be a rear yard depth of not less than twenty (20) feet. On a corner lot the rear yard may be provided opposite the side street yard instead of at the narrow end of the lot provided the combined area of the substituted rear yard and the interior side yard shall be not less than the area which would be required for the area of a normal rear yard and interior side yard. The resulting interior side yard at the narrow end of the lot shall be not less than ten (10) feet. On an interior lot the minimum depth of the

required rear yard may be reduced to ten (10) feet if an equivalent or greater amount of space is added to the required side yard area so that the combined total area of the rear and side yards is equal to or greater than the minimum area which would otherwise be required for the combined rear and side yards.

(c) There shall be a side yard on each side of all buildings and mobilehomes as follows:

(1) On one side, there shall be a side yard of not less than ten (10) feet.

(2) On the other side, there shall be a side yard of not less than five (5) feet for one-story buildings and mobilehomes and seven and one-half (7½) feet for two-story buildings and mobilehomes.

(d) Side street yard: On corner lots there shall be a side street yard of not less than fifteen (15) feet for all single family detached mobilehomes and accessory structures. All other buildings shall provide side street yards of not less than twenty-five (25) feet.

23.08.106. LOT AREA. Lot area shall be as follows:

(a) Five thousand two hundred (5,200) square feet for interior lots provided a public water supply and public sewerage facilities are both in use.

(b) Six thousand two hundred (6,200) square feet for corner lots provided a public water supply and public sewerage facilities are both in use.

(c) Ten thousand (10,000) square feet for any lot if either a public water supply or public sewerage facility (but not both) is in use.

(d) One acre for any lot if neither a public water supply or public sewerage facility is in use.

23.08.107. LOT WIDTH. Lot widths shall be as follows:

(a) Interior lots: Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.

(b) Corner lots: Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.

(c) The lot width for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

23.08.108. ROOFED AREA. The total roofed area including mobilehomes, accessory buildings, ramadas, canopys, carports, and awnings shall not exceed fifty (50) percent of the net area of the lot.

23.08.109. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

(a) Interior lots: Each interior lot shall have a public street frontage of not less than fifty-two (52) feet.

(b) Corner lot: Each corner lot shall have a public street frontage measured along the width of the lot of not less than sixty-two (62) feet.

(c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

23.08.110. MINIMUM ZONE AREA. An "RM-2" Mobilehome Subdivision Zone shall not be created unless the contiguous land area within the zone is at least ten (10) acres net area.

CHAPTER 10 – COMMERCIAL ZONES
ARTICLE 1 – GENERAL PURPOSES

23.10.001. PURPOSE. The Commercial Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. These general goals include, among others, the specific goals set forth in this Article.

23.10.002. To provide sufficient space, in appropriate locations in proximity to residential areas, for local retail development catering to the regular shopping needs of the occupants of nearby residences, with due allowance for the need for a choice of sites.

23.10.003. To provide appropriate space, to satisfy the needs of modern local retail development, including the need for off-street parking spaces in areas to which a large proportion of shoppers come by automobile.

23.10.004. To protect both local retail development and nearby residences against congestion, particularly in areas where the established pattern is predominantly residential but includes local retail uses by regulating the intensity of local retail development.

23.10.005. To provide sufficient and appropriate space, and in particular sufficient depth from the street, to meet the needs of the county's expected future economy for modern commercial floor space in major commercial centers, including the need for off-street parking space in areas where a large proportion of customers come by automobile.

23.10.006. To protect commercial development against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.

23.10.007. To provide freedom of architectural design.

23.10.008. To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability of commercial development, to strengthen the economic base of the County, to protect the character of the zone and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.

COMMERCIAL USE TABLES

23.10.010. PURPOSE. The purpose of the Commercial Use Tables is to designate the uses permitted within the buildable area and within the yard areas in each of the following zones:

- | | |
|--|---|
| (a) BP Business and Professional Office Zone as further regulated in this Chapter. | (e) GC General Commercial Zone as further regulated in this Chapter. |
| (b) CC Convenience Center Zone as further regulated in this Chapter. | (f) AC Auto Commercial Zone as further regulated in this Chapter. |
| (c) SC Shopping Center Zone as further regulated in this Chapter. | (g) TC Highway Travel Commercial Zone as further regulated in this Chapter. |
| (d) LC Limited Commercial Zone as further regulated in this Chapter. | |

23.10.011. PROHIBITION. No building, structure, vehicle, sign or area in any of the zones in this Chapter shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged or stored in any zone described in this Chapter except as specified in this Chapter and subject to all the regulations and conditions enumerated in this Chapter except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.10.012. TABLE I - PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS. An X indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance and maintenance of the special condition referenced by the corresponding number in Section 23.10.014 of this Article. The special condition requirements shall be in addition to all other requirements of this Division and any Ordinance governing the described use.

If a use is not listed in the table, the Zoning Administrator or his designee, upon application, shall determine whether or not such use is similar in character to a described use for the purposes of applying zone district regulations and special conditions.

COMMERCIAL USE TABLES

TABLE I. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY: Unless otherwise indicated, listings denote retail sales operations	ZONING DISTRICT						
	BP	CC	SC	LC	GC	AC	TC
1 Addressing & mailing service			2	X	X	2	
2 Ambulance service				X	X	X	X
3 Animal hospital - veterinarian				X	X		
4 Antique store			1	X	X		X
5 Apartment hotel			15	15			
6 Apartment - multiple family dwelling	15	15	15	15			
7 Appliance store			X	X	X		
8 Appliance repair shop			2	X	X		
9 Armored car service					10	10	
10 Art gallery	X		X	X	X		X
11 Art Studio			X	X	X		X
12 Athletic equipment & sporting goods store			X	X	X		X
13 Auto sales; new & used						X	
14 Auto rental or lease agency			14	14	X	X	X
15 Auto service station			X	X	X	X	X
16 Auto, minor adjustment & equipment installation			3	3	X	X	X
17 Auto repair garage, major repair & overhaul					10	10	10
18 Auto seat & upholstery shop			1	4	X	X	
19 Auto tire shop			1	4	X	X	4
20 Auto battery & ignition shop			1	4	X	X	4
21 Auto parts & accessory store			1	4	X	X	4
22 Auto inspection station			3	X	X	X	X
23 Auto wash, self-service or automatic				X	X	X	X
24 Baggage transfer service			14	X	X	X	X
25 Bakery - pastry shop			X	X	X	14	X
26 Bakery, wholesale					X		
27 Bar - tavern			X	X	X	X	X
28 Bath house; sauna, turkish, steam			X	X	X		7
29 Barber shop	5	X	X	X	X		X
30 Beauty shop	5	X	X	X	X		X
31 Beverage bottling works					10		
32 Bicycle sale, rent, service			X	X	X	X	X
33 Billboard, on-site or off-site			14	14	X	14	
34 Billboard sign agency; service yard & workshop					10		
35 Blacksmith shop					10	10	
36 Blueprinting - photostating service			X	X	X		
37 Boat sale, rent, minor service			1	X	X	X	X
38 Boat building & major repair of boats					10		
39 Boat parts & accessories store			4	4	X	X	X
40 Book - record store	5		X	X	X		X
41 Bottled gas sale & related storage					14		14
42 Building trades contractors office	X			X	X		
43 Building trades service yard & workshop					10		
44 Building material & lumber sales			1	1	10		
45 Bus depot			14	X	X	X	X

TABLE I. (cont'd) PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY: Unless otherwise indicated, listings denote retail sales operations	ZONING DISTRICT						
	BP	CC	SC	LC	GC	AC	TC
46 Business college	X		X	X	X		
47 Butcher & meat market			X	X	X	14	X
48 Butcher; wholesale, excluding slaughterhouse					10		
49 Cabinet shop					10		
50 Cafe - Restaurant	5	14	X	X	X	X	X
51 Camper body sale, rent & service						X	X
52 Candy store		1	X	X	X	14	X
53 Card Room			X	X	X	X	X
54 Carnival			6	6	6	6	6
55 Carpet cleaning plant					10		
56 Church	X		X	X	X	14	14
57 Circus			6	6	6	6	6
58 Citizens improvement club - community center	X		X	X	X		
59 Clinic, child - family guidance	X		X	X	X		
60 Clinic, physical therapy	X		X	X	X		
61 Clothing & apparel store			X	X	X		
62 Coffee shop	5	X	X	X	X	X	X
63 Coin operated amusement machine			X	X	X	X	X
64 Coin operated dispenser	X	X	X	X	X	X	X
65 Cold storage - frozen food locker				10	10		
66 Community center - citizens improvement club	X		X	X	X		
67 Costume shop; sale & rent			X	X	X		
68 Creamery					14		
69 Curio - novelty shop	5		X	X	X		7
70 Dance hall - ballroom			12	12	13	14	14
71 Dancing as an incidental use in a bar or restaurant			12	12	13	13	12
72 Delicatessen	5	X	X	X	X	14	X
73 Delivery service			14	X	X	X	X
74 Disinfecting - fumigating service					10		
75 Drafting service, including incidental Whiteprint	X		X	X	X		
76 Dressmaker - tailor			X	X	X		
77 Drive-in cafe			14	X	X	X	X
78 Drive-in dairy, excluding creamery			14	X	X	X	X
79 Drive-in food market or stand			14	X	X	X	X
80 Driving school				X	X	X	
81 Drug store; non-prescriptive drugs & sundries	5	1	X	X	X		7
82 Egg processing facility					10		
83 Electronic equipment store	5		X	X	X		
84 Equipment Rental agency	5		10		10	10	7
85 Eye glasses & frames sales & service	9		X	X	X		
86 Firewood - fuel sales			1	1	X	1	1
87 Floor covering, drapery or upholstery store			X	X	X		
88 Florist	5		X	X	X		7
89 Food store - supermarket		8	X	X	X	14	X
90 Freight depot, excluding draying & truck terminal			10		10		

TABLE I. (cont'd) PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY: Unless otherwise indicated, listings denote retail sales operations	ZONING DISTRICT						
	BP	CC	SC	LC	GC	AC	TC
91 Frozen food locker - cold storage plant 92 Fuel - firewood sales 93 Funeral establishment 94 Furniture store 95 Furniture cleaning, refinishing or reupholstery shop	14	1	10 1 X	10 1 X	10 X X 10	1	1
96 Furniture rental agency 97 Garage equipment & tool sales 98 Gardening - landscaping; service yard & workshop 99 Gardening - landscaping supply store 100 Gift - card shop	5		10 1 1 X	X 1 X X	X X 10 X X	X X	X
101 Grinding - sharpening service 102 Grooming service, such as poodle grooming 103 Gun Shop - gunsmith 104 Hardware store 105 Hay, seed & grain store				14 X X X	10 X X X X	X 14	X
106 Hearing aids sales & service 107 Home for Aged 108 Home for mentally retarded 109 Home for physically handicapped 110 Hospital	9 14 14 14 14		X	X 14 14 14 14	X 14 14 14 14		
111 Hotel 112 Hotel - restaurant equipment sales 113 Household moving & storage service 114 Ice manufacturing plant 115 Interior decorator's office	X		X	X 14	14 X 10 14 X		X
116 Interior decorator's service yard & workshop 117 Janitor service 118 Jewelry store 119 Kennels, boarding or training 120 Labor union temple	14		X 14	X X	10 10 X 14 X		7 14
121 Laboratory; medical, dental or optical 122 Laboratory; research, experimental 123 Laboratory, materials testing 124 Lapidary shop 125 Laundromat, self-service	5		X X X	X 10 X	X 10 14 X X		X X
126 Laundry or cleaning agency 127 Laundry or cleaning pick-up station 128 Laundry or cleaning plant, wholesale facility 129 Library 130 Liquor store	5 X	X 1	X X X	X X X	X X 10 X X		X X 1
131 Locksmith; safe repair shop 132 Locksmith; key & lock shop 133 Lodge - fraternal hall 134 Lumber & building material sales 135 Machine shop	14		X X 1	X X 1	10 X X 10 10	X	X

TABLE I. (cont'd) PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY: Unless otherwise indicated, listings denote retail sales operations		ZONING DISTRICT						
		BP	CC	SC	LC	GC	AC	TC
136	Masseur	5		X	X	X		7
137	Messenger service	X		X	X	X		
138	Military surplus store				X	X		
139	Motel				14	14		X
140	Motorcycle sales			1	1	1	X	
141	Museum	X		X	X	X		X
142	Music store, including instrument repair			X	X	X		
143	Newspaper - magazine - book printing plant			2	14	X	X	
144	Newspaper - magazine stand	5	X	X	X	X	X	X
145	Novelty - curio shop	5		X	X	X		7
146	Nursery, Child	X	X	X	X	10		7
147	Nursery, plants			14	10	10		
148	Office building trades contractor	X			X	X		
149	Office, business or professional	X	11	X	X	X		7
150	Office, finance, loan, credit, collection	X	11	X	X	X	X	
150.5	Office, bank, savings & loan	X	11	X	X	X	X	7
151	Office, insurance	X	11	X	X	X	X	X
152	Office, medical or dental	X	11	X	X	X		7
153	Office, real estate	X	11	X	X	X		
154	Office; accountants, bookkeepers	X	11	X	X	X	X	
155	Office machines & equipment sales			X	X	X		
156	Ornamental rock sales & related storage					10		
157	Paint & wallpaper store			X	X	X		
158	Pawn shop				X	X		
159	Pest control service					10		
160	Pet store, no kennel			X	X	X		
161	Photographic supply - camera store			X	X	X		X
162	Photographic processing plant, wholesale facility				X	X		
163	Photography studio, including incidental processing	X		X	X	X		
164	Picture framing shop			X	X	X		
165	Pool table sale & repair service			X	X	X		
166	Portable swimming pool - supply sales			1	X	X		
167	Power tool sales			X	X	X		
168	Prescription pharmacy	5	X	X	X	X		X
169	Printer - lithographer			2	X	X		
170	Psychiatric facility				14	14		
171	Public owned building	X		X	X	X	X	X
172	Public utility facility, public or private owned	14	14	14	14	X	14	14
173	Record - book store	5		X	X	X		
174	Recreation facility, indoor			X	X	X	X	X
175	Recreation facility, outdoor				14	14	14	14
176	Reducing - body building studio	5		X	X	X		7
177	Residence of a caretaker, proprietor or owner of a permitted use	X	X	X	X	X	X	X
177.5	Residential Care Homes	14			14	14		
178	Rest home	14			14	14		
179	Restaurant - Cafe	5	14	X	X	X	X	X
180	Saddlery shop			X	X	X		

TABLE I. (cont'd) PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY: Unless otherwise indicated, listings denote retail sales operations	ZONING DISTRICT						
	BP	CC	SC	LC	GC	AC	TC
181 Sanitarium	14			14	14		
182 School; charm, culture			X	X	X		
183 School; self-defense, judo, boxing			X	X	X		
184 Shoe repair shop		X	X	X	X		
185 Shoe shine parlor	5	X	X	X	X	X	7
186 Shoe store			X	X	X		
187 Sideshow			6	6	6	6	6
188 Soda fountain - ice cream parlor	5	X	X	X	X	X	X
189 Sporting goods & athletic equipment store			X	X	X		X
190 Sports cycles - trail bike shop			1	X	X	X	1
191 Stamp - coin store			X	X	X		X
192 Stationery store	5		X	X	X		7
193 Stenographic service	X		X	X	X		7
194 Studio; dance, voice, music			X	X	X		
195 Studio; radio, television, recording			X	X	X		
196 Supermarket - food store		8	X	X	X	14	X
197 Tailor - dressmaker			X	X	X		
198 Taxi cab service & storage facility				10	10	X	10
199 Taxidermist				X	X		
200 Telegraph office	X		X	X	X		X
201 Telephone answering service	X		X	X	X		7
202 Television & radio sales			X	X	X		
203 Television & radio repair shop			2	X	X		
204 Ticket agency	X	11	X	X	X	X	X
205 Tobacco shop	5	X	X	X	X		7
206 Towing service				3	X	X	3
207 Toy store	5		X	X	X		7
208 Trade school			X	X	X	14	
209 Travel trailer - mobilehome, sale, rent & service						X	7
210 Travel trailer park					16		17
211 Travel agency	X	11	X	X	X	X	X
212 Tree service					10		
213 Trophy - emblem store			X	X	X		
214 Truck sale or rent						X	14
215 Truck service stations, excluding truck terminal					X	X	X
216 Utility trailer rental service				14	X	X	X
217 Veterinarian - animal hospital				X	X		
218 Welding shop					10	10	
219 Wholesale distributor's service facility				14	10		
220 Wholesale store					X		
221 Wig sales and service	5		X	X	X		7
222 Winery sales facility - tasting room			X	X	X		14

23.10.013. TABLE II - PERMITTED USES IN YARDS AND OPEN SPACES OF COMMERCIAL LOTS. An X indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance and maintenance of the special conditions referenced by the corresponding number in Section 23.10.014 of this Article. The special condition requirements shall be in addition to all other requirements of this Division and any Ordinance governing the described use.

TABLE II. PERMITTED USES IN YARDS AND OPEN SPACES OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY	ZONING DISTRICT						
	BP	CC	SC	LC	GC	AC	TC
Accessory comfort features	26	26	26	26	26	26	26
Basements, entirely below ground	27	27	X	X	X	X	X
Canopies	28	28	28	28	28	28	28
Christmas tree sales	29	29	29	29	29	29	29
Customer conveniences	30	30	30	30	30	30	30
Display of merchandise in yard areas						37	
Fences	31	31	31	31	31	31	31
Landscaping features	32	32	32	32	32	32	32
Light standards & fixtures	33	33	33	33	33	33	33
Parking, customer or employee	27	27	X	X	X	X	X
Parking, commercial vehicle storage	27	27	27	27	27	27	27
Parking, underground garages			X	X	X	X	X
Service station pump islands			34	34	34	34	34
Signs permanently attached to ground	35	35	35	35	35	35	35
Swimming pools for motel or hotel patrons				X	X		X
Travel trailers and recreational vehicles in travel trailer parks							36

23.10.014. SPECIAL CONDITIONS: The following special conditions apply to the uses indicated by the Corresponding Number on Tables I and II described in this Article.

1. Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
2. Permitted as an incidental service function intended to satisfy the normal operation needs of a permitted retail use on the property. An independent servicing facility oriented toward generating its trade from the general public is not permitted in this zone.
3. Permitted only as an incidental service function of a normal service stations operation. All adjustments and installations shall be conducted within a building.
4. Sale, installation and servicing are permitted. The reconditioning of used merchandise for resale is not permitted.
5. Permitted as an incidental service in an office or hospital complex. The primary entrance to such facility shall be from within a main building or from an interior court.
6. Permitted only if specific approval is granted by the Board of Supervisors. Such approval shall specify location, time period, hours, lighting, parking and related conditions of operation.
7. Permitted as an incidental service in a hotel or motel complex.
8. The total floor area shall not exceed five thousand (5,000) square feet.

9. Permitted as an incidental service in an office or hospital complex providing sales and service of prescription items only. The primary entrance to such facility shall be from within a main building or from an interior court.
10. Permitted if the entire operation, including parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a fenced area on the buildable area of the lot.
11. Permitted for offices less than 2,000 square feet in floor area provided the intended purpose of such office is to serve only the needs of the residential neighborhood in which it is located.
12. Permitted where total occupancy does not exceed one hundred (100) persons, provided a Use Permit is obtained from the Zoning Board of Adjustment and provided a valid Dancing License is obtained.
13. Permitted provided a valid Dancing License is obtained.
14. Permitted provided a Use Permit has been granted by the Zoning Board of Adjustment.
15. Permitted subject to the regulations of the R-3 Multiple Family Zone, in addition to the regulations of the commercial zone, provided a Use Permit is granted by the Zoning Board of Adjustment.
16. Permitted subject to the standards of Sec. 23.10.085 of this Section, providing a Use Permit is granted by the Zoning Board of Adjustment, and such further conditions and limitations as may be specified by the Zoning Board of Adjustment.
17. Permitted subject to the standards of Sec. 23.10.085.
18. through 25 not used.
26. Accessory comfort features such as tables, benches and similar outdoor furniture may be placed in yard areas. This provision does not permit amusement or dispensing machines or enclosed structures such as telephone booths, sales booths, and the like.
27. Permitted only in the rear yard, interior side yard or buildable area of the lot. Not permitted in the required front and side street yards.
28. Canopies may be located in the required front and side street yards no closer than fifteen (15) feet from all future street and road rights-of-way provided such canopies do not project over more than ten (10) percent of the front and side street yard areas. There shall be no screening, lattice work, 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 (8) 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.
29. Permitted between the first Saturday after Thanksgiving and December 25, inclusive. Any trailers, tents or other temporary structures which are accessory to the sales operation shall be located on the buildable area of the lot.
30. Customer conveniences such as litter containers, bicycle racks, mail boxes, book depositories, and other similar conveniences may be placed in yard areas.

31. Fences shall not be erected in the required front or side street yards unless such fence is specifically required by Ordinance. Fences may be erected in the required rear, interior side yards or buildable area of the lot provided such fences do not exceed six (6) feet in height; however, there may be an additional wire fence above the six (6) feet, but not to exceed nine (9) feet overall.
32. Planter boxes, retainer walls, fountains and ponds may be placed in yard areas provided they are permanent parts of the overall landscaping development.
33. No sign or other advertising device shall be attached to lighting standards or fixtures. Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
34. Service station pump islands, including display of incidental petroleum products may be placed in required yards provided they are no closer than fifteen (15) feet from the future street right-of-way.
35. Signs may be placed in the required yards and other open spaces, provided they meet all requirements of this Division and any County ordinance or State statute regulating signs.
36. Travel trailers and recreational vehicles may be placed only in the rear yard, interior side yard or buildable area of the lot. No portion of any trailer shall be placed closer than five (5) feet from a property line and twenty-five (25) feet from a commercial building. See Sec. 23.10.085 for additional regulations.
37. The sale, lease and rental of merchandise which is specifically allowed in this zone may be displayed in the required yard areas provided no merchandise, in combination with display platforms, shall exceed six (6) feet in height when displayed within twenty-five (25) feet of a street right-of-way and no merchandise shall exceed ten (10) feet in height when displayed within fifty (50) feet of a street right-of-way. Such merchandise shall not project over required landscaped areas.

BP BUSINESS AND PROFESSIONAL OFFICE ZONE

23.10.020. PURPOSE. The purpose of this zone is to provide an area for business and professional office uses and compatible related uses. This zone is intended to promote a harmonious development of business and professional office areas with adjacent commercial or residential development.

23.10.021. PERMITTED USES. Buildings and structures may be erected, structurally altered or enlarged and land may be used within this district for business and professional offices, service and other uses as provided in the Commercial Use Tables, Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building and within the buildable area of the lot.

23.10.022. LOT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following areas and yards are maintained in connection with such buildings or uses:

- (a) Lot area. Each lot shall have an area of at least six thousand (6,000) square feet if both a public water system and public sewerage facilities are in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or one (1) acre if neither public water nor public sewerage facilities are in use.
- (b) Lot frontage and width: Each lot shall have at least sixty (60) feet of public street frontage and an average width of at least sixty (60) feet.
- (c) Lot depth. Each lot shall have a depth of at least one hundred (100) feet.
- (d) Front yard and side street yard. There shall be a front yard and side street yard of at least twenty-five (25) feet.
- (e) Rear yard. There shall be a rear yard of at least twenty-five (25) feet between any structure within this district and the boundary line of any commercial residential, residential, estate, recreation, or agricultural zone, otherwise a rear yard is not required.
- (f) Interior side yard. There shall be an interior side yard of at least twenty (20) feet between any structure within this zone and the boundary line of any commercial residential, residential, estate, recreation, or agricultural zone, otherwise an interior side yard is not required.

23.10.023. HEIGHT. Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet. For exceptions, see Sec. 23.14.041.

23.10.024. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least twenty-five (25) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required twenty-five (25) foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee.
- (b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining commercial residential, residential, estate, recreation, or agricultural zones. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one half (2½) feet wherever it is located within twenty-five (25) feet of a street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this zone and the adjoining commercial residential, residential, estate, recreation, or agricultural zone.
- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Article 4, Chapter 15 of this Division.
- (d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
- (e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Article 4, Chapter 15 of this Division.
- (f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty percent (30%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.

23.10.025. SIGNS. Except as otherwise provided in this Division, on-site signs and permitted advertising devices may be erected in this Zone subject to the following provisions:

- (a) **Area.** The total area of all exterior signs and advertising devices shall not exceed one (1) square foot per foot of building frontage facing a street, or one (1) square foot per two (2) feet of public street frontage of the premises, whichever is greater.
- (b) **Location.** All signs or advertising devices advertising an individual use, business or building shall be located flat against the building.
- (c) **Height.** No sign or advertising device shall project above the roof except a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (d) **Illumination.** There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (e) The provisions of this Section shall not restrict signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
- (f) Banners, string lights, pennant-flags and off-site exterior signs are not permitted in this Zone.

CC CONVENIENCE CENTER ZONE

CC CONVENIENCE CENTER ZONE

23.10.030. PURPOSE. The purpose of this zone is to provide an area for small retail service centers located internally within a residential area on a collector street as an integral part of the neighborhood which can supply the day-to-day needs of the surrounding residents. This zone is intended to promote the harmonious development of local commercial and service areas with adjacent residential development.

23.10.031. PERMITTED USES. Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building located within the buildable portion of the lot. The sale of used merchandise is not allowed.

23.10.032. ZONE REQUIREMENTS. A CC Convenience Center Zone shall not be created unless the following area and frontage are provided:

- (a) The minimum area shall be ten thousand (10,000) square feet.
- (b) The minimum public street frontage shall be one hundred fifty (150) feet.

23.10.033. LOT REQUIREMENTS: Buildings or structures may be erected or enlarged and uses permitted provided the following areas and yards are maintained in connection with such buildings or uses:

- (a) Lot area. Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.
- (b) Lot width. Individual lot frontage on a public street is not required; however, lots shall have sufficient width and depth to maintain the yard areas as required in this Article and adequate building area to serve the intended uses.
- (c) Front yard and side street yard. There shall be a front and side street yard of at least twenty-five (25) feet.
- (d) Rear yard and interior side yard. There shall be a rear yard and an interior side yard of at least twenty-five (25) feet between any structure within this zone and the boundary line of any adjacent commercial residential, residential, estate, recreation, or agricultural zoning district, otherwise a rear or interior side yard is not required.

23.10.034. HEIGHT. Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding twenty (20) feet. For exceptions, see Section 23.14.041.

23.10.035. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least twenty-five (25) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required twenty-five (25) foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee.
- (b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining commercial residential, residential, estate, recreation, or agricultural zones. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one-half (2½) feet wherever it is located within twenty-five (25) feet of a street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs, or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this district and the adjoining commercial residential, residential, estate, recreation, or agricultural zones.

- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Article 4, Chapter 15 of this Division.
- (d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
- (e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Article 4, Chapter 15 of this Division.

- (f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty percent (30%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.

23.10.036. SIGNS. Except as otherwise provided in this Division, on-site signs and permitted advertising devices may be erected subject to the following provisions:

- (a) **Area.** The total area of all exterior signs and advertising devices shall not exceed one (1) square foot per foot of building frontage facing a street, or one (1) square foot per two (2) feet of public street frontage of the premises, whichever is greater.
- (b) **Location.** All signs or advertising devices advertising an individual use, business or building shall be located flat against the building.
- (c) **Height.** No sign or advertising device shall project above the roof except a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.

- (d) **Illumination.** There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (e) This Section shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
- (f) Banners, string lights, pennant-flags and off-site exterior signs are not permitted in this zone.

SC SHOPPING CENTER ZONE

SC SHOPPING CENTER ZONE

23.10.040. PURPOSE. The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services, while promoting the unified grouping of retail and service uses with convenient off-street parking and loading areas. It is intended that the Shopping Center District be designed in such a manner as to be an integral part of the neighborhood, community and urban area in which it is located.

23.10.041. PERMITTED USES. Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot. The sale of used merchandise is permitted only as an incidental operation of new retail sales uses.

23.10.042. ZONE REQUIREMENTS. An SC Shopping Center Zone shall not be created unless the following area, depth, and frontage are provided:

- (a) The minimum area shall be five (5) acres.
- (b) The minimum public street frontage shall be five hundred (500) feet.
- (c) The minimum depth shall be three hundred (300) feet.

23.10.043. LOT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following areas and yards are maintained in connection with such buildings or uses:

- (a) Lot area. Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.
- (b) Lot width. Individual lot frontage on a public street is not required; however, lots shall have sufficient width and depth to maintain the yard areas as required in this Article and adequate building area to serve the intended uses.
- (c) Front yard and side street yard: There shall be a front and side street yard of at least fifty (50) feet between any structure within this zone
- (d) Rear yard and interior side yard: There shall be a rear yard and an interior side yard of at least twenty-five (25) feet between any structure within this zone and the boundary line of any adjacent commercial residential, residential, estate, recreation, or agricultural zone, otherwise a rear or interior side yard is not required.

23.10.044. HEIGHT. Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet. For exceptions, see Sec. 23.14.041.

23.10.045. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least four (4) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required four (4) foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee.

- (b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining commercial residential, residential, estate, recreation, or agricultural zones. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one half (2½) feet wherever it is located within twenty-five (25) feet of a street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this district and adjoining commercial residential, residential, estate, recreation, or agricultural zones.
- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Article 4, Chapter 15 of this Division.
- (d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
- (e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Article 4, Chapter 15 of this Division.
- (f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty percent (30%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provisions.

23.10.046. SIGNS. Except as otherwise provided in this Division, signs and permitted advertising devices may be erected subject to the following provisions:

- (a) Area. The total area of all exterior signs and advertising devices shall not exceed two (2) square feet per foot of building frontage facing a street, or one (1) square foot per foot of public street frontage of the premises, whichever is greater.
- (b) Computation of Area. Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted at seventy-five percent (75%) of the total background area. Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building, may be counted at fifty percent (50%) of the area within straight lines enclosing the copy.
- (c) Location. All signs or advertising devices advertising an individual use, business or building shall be attached to the building, except: one (1) pole, post or self-supporting sign may be erected for each three hundred (300) feet of public street frontage. Said pole, post or self-supporting signs shall be set back fifteen (15) feet from all public street rights-of-way and all residential and estate zones. Each pole, post or self-supporting sign shall be located not less than three hundred (300) feet from any other pole, post or self-supporting sign.
- (d) Height of Sign attached to a Building. No sign or advertising device attached to a building shall project above the roof of the building, except that a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (e) Height of Self-supporting Sign. No pole, post or self-supporting sign shall exceed thirty (30) feet in height. The height may be measured from the average level of the closest main roadway, provided the property adjoins a street or highway having a main elevated roadway or is separated from such a street or highway only by a frontage road.
- (f) Illumination. There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (g) This sub-item shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
- (h) Except as regulated by Table I, Section 23.10.012, banners, string lights, pennant-flags and off-site exterior signs are not permitted in this zone.

LC LIMITED COMMERCIAL ZONE

LC LIMITED COMMERCIAL ZONE

23.10.050. PURPOSE. The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zone be used in those locations along major streets and in commercial subdivisions where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development.

23.10.051. PERMITTED USES. Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot.

23.10.052. ZONE REQUIREMENTS. An LC Limited Commercial Zone shall not be created unless the following area, depth, and frontage are provided:

- (a) The minimum area shall be one (1) acre.
- (b) The minimum public street frontage shall be three hundred (300) feet.
- (c) The minimum depth shall be one hundred and fifty (150) feet.

23.10.053. LOT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following areas and yards are maintained in connection with such buildings or uses:

- (a) Lot area. Every lot shall have an area of at least one (1) acre if neither a public water supply or a public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water supply or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirements for individual lots.
- (b) Lot width. Individual lot frontage on a public street is not required; however, lots shall have sufficient width and depth to maintain yard areas as required in this Article and adequate building area to serve the intended uses.
- (c) Front yard and side street yard. There shall be a front and side street yard of at least fifty (50) feet between any structure within this zone and the public street right-of-way. Such yard depth may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter or landscaped areas required in Section 23.10.055 of this Article and shall be subject to all the provisions of that Section.
- (d) Rear yard and interior side yard. There shall be a rear yard and an interior side yard of at least twenty-five (25) feet between any structure within this zone and the boundary line of any adjacent commercial residential, residential, estate, recreation, or agricultural zone, otherwise a rear or interior yard is not required.

23.10.054. HEIGHT. Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet. For exceptions, see Section 23.14.041.

23.10.055. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least four (4) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required four (4) foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee.
- (b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining commercial residential, residential, estate, recreation, or agricultural zones. A six (6) foot high perimeter fence

of solid wood, masonry or chain link with slats shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one half (2½) feet wherever it is located within twenty-five (25) feet of a street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this zone and adjoining commercial residential, residential, estate, recreation, or agricultural zones.

- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Article 4, Chapter 15 of this Division.

23.10.056. SIGNS. Except as otherwise provided in this Division, signs and permitted advertising devices may be erected subject to the following provisions:

- (a) Area. The total area of all exterior signs and advertising devices shall not exceed two (2) square feet per foot of building frontage facing a street, or one (1) square foot per foot of public street frontage of the premises, whichever is greater.
 - (b) Computation of Area. Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted at seventy-five percent (75%) of the total background area. Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building, may be counted at fifty percent (50%) of the area within straight lines enclosing the copy.
 - (c) Location. All signs or advertising devices advertising an individual use, business or building shall be attached to the building, except: one (1) pole, post or self-supporting sign may be erected for each one hundred fifty (150) feet of public street frontage. Said pole, post or self-supporting signs shall be set back fifteen (15) feet from all public street rights-of-way and all estate and residential zones. Each pole, post or self-supporting sign shall be located not less than one hundred fifty (150) feet from any other pole, post or self-supporting sign.
 - (d) Height of Sign Attached to a Building. No sign or advertising device attached to a building shall project above the roof of the building, except that a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
 - (e) Height of Self-supporting Sign. No pole, post or self-supporting sign shall exceed thirty (30) feet in height. The height may be measured from the average level of the closest main roadway, provided the property adjoins a street or highway having a main elevated roadway or is separated from such a street or highway only by a frontage road.
 - (f) Illumination. There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
 - (g) This Section shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosed building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
 - (h) Except as regulated by Table I, Section 23.10.012, banners, string lights, pennant-flags and off-site exterior signs are not permitted in this zone.
- (d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
 - (e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Article 4, Chapter 15 of this Division.
 - (f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty percent (30%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.

GC GENERAL COMMERCIAL ZONE

GC GENERAL COMMERCIAL ZONE

23.10.060. PURPOSE. The purpose of this zone is to provide an area for the general commercial and heavier types of commercial uses which would not be appropriate in the more restrictive commercial districts. It is intended that this district be used in appropriate locations along major streets or in commercial subdivisions where the uses permitted would not adversely affect the surrounding properties.

23.10.061. PERMITTED USES. Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot.

23.10.062. ZONE REQUIREMENTS. A GC General Commercial Zone shall not be created unless the following area, depth, and frontage are provided:

- (a) The minimum area shall be one (1) acre.
- (b) The minimum public street frontage shall be three hundred (300) feet.
- (c) The minimum depth shall be one hundred and fifty (150) feet.

23.10.063. LOT REQUIREMENTS. Buildings and structures may be erected or enlarged and uses permitted provided the following areas and yards are maintained in connection with such buildings or uses:

- (a) Lot Area: Every lot shall have an area of at least one (1) acre if neither public water nor public sewerage facilities are in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.
- (b) Lot Width: Individual lot frontage on a public street is not required; however, lots shall have sufficient width and depth to maintain the yard areas as required in this Article and adequate building area to serve the intended uses.
- (c) Front yard and side street yard: There shall be a front and side street yard of at least fifty (50) feet between any structure within this zone and the public street right-of-way. Such yard depth may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter or landscaped areas required in Section 23.10.065 of this Article and shall be subject to all the provisions of that Section.
- (d) Rear yard and interior side yard: There shall be a rear yard and an interior side yard of at least twenty-five (25) feet between any structure within this zone and the boundary line of any adjacent commercial residential, residential, estate, recreation, or agricultural zone, otherwise a rear or interior side yard is not required.

23.10.064. HEIGHT. Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet. For exceptions, see Section 23.14.041.

23.10.065. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least four (4) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required four (4) feet above, unless this requirement is waived by the Director of the Department of Public Works or his designee.
- (b) A planter or landscaped area at least six (6) feet

wide shall be provided adjacent to the interior boundary lines of all adjoining commercial residential, residential, estate, recreation, or agricultural zoning zones. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along such boundary lines. Said perimeter fence shall be reduced in height to two and one half (2½) feet wherever it is located within twenty-five (25) feet of a street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this zone and adjoining commercial residential, residential, estate or agricultural districts.

- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Article 4, Chapter 15 of this Division.

23.10.066. SIGNS. Except as otherwise provided in this Division, signs and permitted advertising devices may be erected subject to the following provisions:

- (a) **Area:** The total area of all exterior signs and advertising devices shall not exceed two (2) square feet per foot of building frontage facing a street, or one (1) square foot per foot of public street frontage of the premises, whichever is greater.
- (b) **Computation of Area:** Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted at seventy-five (75%) percent of the total background area. Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building, may be counted at fifty percent (50%) of the area within straight lines enclosing the copy.
- (c) **Location:** All signs or advertising devices advertising an individual use, business or building shall be attached to the building, except: One (1) pole, post or self-supporting sign may be erected for each one hundred (100) feet of public street frontage. Said pole, post or self-supporting signs shall be set back five (5) feet from all public street rights-of-way and all estate and residential zones. Each pole, post or self-supporting sign shall be located not less than one hundred (100) feet from any other pole, post or self-supporting sign.
- (d) **Height of Sign Attached to a Building:** No sign or advertising device attached to a building shall project above the roof of the building, except a sign oriented

- (d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
- (e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Article 4, Chapter 15 of this Division.
- (f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty percent (30%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.

- in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (e) **Height of Self-supporting Sign:** Pole, post or self-supporting signs shall not exceed thirty (30) feet in height. The height may be measured from the average level of the closest main roadway, provided the property adjoins a street or highway having a main elevated roadway, or is separated from such street or highway only by a frontage road.
- (f) **Illumination:** There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from the adjacent property or a public street.
- (g) This Section shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
- (h) Banners, string lights and pennant-flags are not permitted in this zone.

AC AUTO COMMERCIAL ZONE

AC AUTO COMMERCIAL ZONE

23.10.070. PURPOSE. The purpose of this zone is to provide an area for automotive sales and services and compatible related uses. This zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to the communities which they serve.

23.10.071. PERMITTED USES: Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter.

23.10.072. ZONE REQUIREMENTS: An AC Auto Commercial Zone shall not be created unless the following area, depth, and frontage are provided:

- (a) The minimum area shall be one (1) acre.
- (b) The minimum public street frontage shall be three hundred (300) feet.
- (c) The minimum depth shall be one hundred and fifty (150) feet.

23.10.073. LOT REQUIREMENTS: Buildings or structures may be erected or enlarged and uses permitted provided the following areas and yards are maintained in connection with such buildings or uses:

- (a) **Lot Area:** Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot requirement for individual lots.
- (b) **Lot Width:** Individual lot frontage on a public street is not required; however, lots shall have sufficient width and depth to maintain the yard areas as required in this Article and adequate building area to serve the intended uses.
- (c) **Front yard and Side Street Yard:** There shall be a front and side street yard of at least fifty (50) feet between any structure within this zone and the public street right-of-way. Such yard depth may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter landscaped areas required in Section 23.10.075 of this Article and shall be subject to all the provisions of that Section.
- (d) **Rear Yard and Interior Side Yard:** There shall be a rear yard and an interior side yard of at least twenty-five (25) feet between any structure within this zone and the boundary line of any adjacent commercial residential, residential, estate, recreation, or agricultural zoning zone, otherwise a rear or interior sideyard is not required.

23.10.074. HEIGHT. Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet. For exceptions see Section 23.14.041.

23.10.075. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least four (4) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required four (4) foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee.
- (b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining commercial residential, residential, estate, recreation, or agricultural zoning districts. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one half (2½) feet wherever it is located within twenty-five (25) feet of a

street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this zone and adjoining commercial residential, residential, estate, recreation, or agricultural zones.

- (c) Additional planters or landscaped areas shall be provided in parking areas as specified in Article 4, Chapter 15 of this Division.
- (d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.

23.10.076. SIGNS. Except as otherwise provided in this Division, signs and permitted advertising devices may be erected subject to the following provisions:

- (a) **Area:** The total area of all exterior signs and advertising devices shall not exceed two (2) square feet per foot of building frontage facing a street, or one (1) square foot of public street frontage of the premises, whichever is greater.
- (b) **Computation of Area:** Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted at seventy-five percent (75%) of the total background area. Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building, may be counted at fifty percent (50%) of the area within straight lines enclosing the copy.
- (c) **Location:** All signs or advertising devices advertising an individual use, business or building shall be attached to the building, except: One (1) pole, post or self-supporting sign may be erected for each one hundred (100) feet of public street frontage. Said pole, post or self-supporting signs shall be set back five (5) feet from all public street rights-of-way and all residential and estate zones. Each pole, post or self-supporting sign shall be located not less than one hundred (100) feet from any other pole, post or self-supporting sign.
- (d) **Height of Sign Attached to a Building:** No sign or advertising device attached to a building shall project above the roof of the building, except a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (e) **Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Article 4, Chapter 15 of this Division.**
- (f) **Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty percent (30%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.**
- (e) **Height of Self-supporting Sign:** Pole, post or self-supporting signs shall not exceed thirty (30) feet in height. The height shall be measured from the average level of the closest main roadway, provided the property adjoins a street or highway having a main elevated roadway, or is separated from such street or highway only by a frontage road.
- (f) **Illumination:** There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (g) **This Section shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.**
- (h) **Except as regulated by Table I, Section 23.10.012, banners, string lights, pennant-flags and off-site exterior signs are not permitted in this zone.**

TC HIGHWAY TRAVEL COMMERCIAL ZONE

TC HIGHWAY TRAVEL COMMERCIAL ZONE

23.10.080. PURPOSE. The purpose of this zone is to provide for an area to serve the highway traveler and highway user with uses and services normally associated with tourists and vacationers. It is intended that this zone promote the unified grouping of these uses at locations adjacent to or where access to major through highways or terminal facilities is convenient.

23.10.081. PERMITTED USES. Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot.

23.10.082. ZONE REQUIREMENTS: A TC Highway Travel Commercial Zone shall not be created unless the following area, depth, and frontage are provided:

- (a) The minimum area shall be one (1) acre.
- (b) The minimum public street frontage shall be three hundred (300) feet.
- (c) The minimum depth shall be one hundred and fifty (150) feet.

23.10.083. LOT REQUIREMENTS: Buildings or structures may be erected or enlarged and uses permitted provided the following areas and yards are maintained as provided in this Article.

23.10.084. LOT AREA – GENERAL. Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use. If both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.

23.10.085. LOT AND INTERIOR DESIGN STANDARDS – TRAVEL TRAILER PARK.

- (a) The number of travel trailer and recreation vehicle sites shall not exceed twenty-two (22) per net acre of the park.
- (b) Each park shall have not less than sixty (60) feet of frontage on a public street which has a right of way width of at least sixty (60) feet.
- (c) Entrance and exit driveways shall have a width of not less than forty (40) feet and shall be located at least one hundred fifty (150) feet from any intersection of public streets.
- (d) Every site for each travel trailer and recreational vehicle shall be clearly defined and marked at each corner.
- (e) Every site for each travel trailer and recreational vehicle shall have a width of not less than twenty (20) feet and a depth of not less than forty-five (45) feet.
- (f) Any driveway or portion of a driveway which does not provide for continuous circulation shall not exceed six hundred (600) feet in length.
- (g) No travel trailer and no recreational vehicle site shall have direct frontage on any public street.

Travel Trailer = 5' TR 25' Comm. BLDG. - See
23.10.013 TABLE II & 23.10.014 SPECIAL
CONDITIONS, UNDER 36.

23.10.086. LOT AREA – MOTELS, HOTELS. For motels and hotels there shall be a net lot area of:

- (a) Twenty thousand (20,000) square feet for the first sixteen (16) units plus one thousand (1,000) square feet for each additional unit provided both public water and public sewerage facilities are in use, or
- (b) Thirty thousand (30,000) square feet for the first sixteen (16) units plus two thousand (2,000) square feet for each additional unit if either a public water or public sewerage facility is in use, or
- (c) One (1) acre for the first sixteen (16) units plus three thousand (3,000) square feet for each additional unit if neither a public water nor public sewerage facility is in use.

23.10.087. LOT WIDTH AND FRONTAGE. Except as otherwise provided in this Division, individual lot frontage on a public street is not required, however, lots shall have sufficient width and depth to maintain the yard areas as required in this section and adequate building area to serve the intended uses.

23.10.088. FRONT YARD AND SIDE STREET YARD. There shall be a front and side street yard of at least fifty (50) feet between any structure within this district and the public street right-of-way. Such yard depth may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter or landscaped areas required in Section 23.09.091 of this Article and shall be subject to all the provisions of that subsection.

23.10.089. REAR YARD AND INTERIOR SIDE YARD. There shall be a rear yard and an interior side yard of at least twenty-five (25) feet for any residential use or between any structure within this district and the boundary line of any commercial residential, residential, estate, recreation, or agricultural zoning zone, otherwise a rear or interior side yard is not required.

23.10.090. HEIGHT. Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet. For exception see Section 23.14.041.

23.09.091. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following zone development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least four (4) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required four (4) foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee.
- (b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining commercial residential, residential, estate or agricultural zoning districts. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one half (2½) feet wherever it is located within twenty-five (25) feet of a street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs or climbing plants which shall be designed in combination with the required perimeter fence in such a manner as to form a visual screen between this district and the adjoining commercial residential, residential, estate, recreation, or agricultural districts.
- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Article 4, Chapter 15 of this Division.
- (d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.
- (e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Article 4, Chapter 15 of this Division.
- (f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty percent (30%) of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.

23.10.092. SIGNS. Except as otherwise provided in this Division on-site signs and permitted advertising devices may be erected subject to the following provisions:

- (a) Area: The total area of all exterior signs and advertising devices shall not exceed two (2) square feet per foot of building frontage facing a street, or one (1) square foot per foot of public street frontage of the premises, whichever is greater.
- (b) Computation of Area: Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted as 75% of the total background area. Sign copy

which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building, may be counted at 50% of the area within straight lines enclosing the copy.

- (c) **Location:** All signs or advertising devices advertising an individual use, business or building shall be attached to the building, except: One (1) pole, post or self-supporting sign may be erected for each one hundred (100) feet of public street frontage. Said pole, post or self-supporting signs shall be set back five (5) feet from all public street rights-of-way and all residential and estate zones. Each pole, post and self-supporting sign shall be located not less than one hundred (100) feet from any other pole, post or self-supporting sign.
- (d) **Height of Sign Attached to a Building:** No sign or advertising device attached to a building shall project above the roof of the building, except a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (e) **Height of Self-supporting Sign:** Pole, post or self-supporting signs shall not exceed thirty (30) feet in height. The height may be measured from the average level of the closest main roadway, provided the property adjoins a street or highway having a main elevated roadway, or is separated from such street or highway only by a frontage road.
- (f) **Illumination:** There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (g) This Section shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
- (h) Banners, string lights, pennant-flags, and off-site signs are not permitted in this zone.

CHAPTER 11 – INTERIM ZONES
ARTICLE 1 – GENERAL PURPOSES

23.11.000. PURPOSE. The interim zones set forth in this Chapter are designed to promote and protect the public health, safety and general welfare in the same general manner as the other zones described in this Division. The zones in this Chapter, however, are considered as interim zones, and it is the intent of the Board of Supervisors to rezone each parcel of property to one of the other zones described in this Division.

23.11.011. APPLICATIONS FOR ZONE CHANGES. The Secretary of the Planning Commission shall not accept an application to change property to the C-1, C-2 or "F" Zones without prior approval of the Sacramento County Planning Commission.

GENERAL PURPOSES OF INTERIM ZONES

C-1 LIMITED COMMERCIAL ZONE

C-1 LIMITED COMMERCIAL ZONE

23.11.010. PROHIBITION. No building, structure, vehicle, or land in the C-1 Zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity of within the County of Sacramento as a whole.

23.11.011. PERMITTED USES. The following commercial uses shall be permitted in the C-1 Zone:

- | | |
|---|---|
| (a) Retail stores (except those chiefly devoted to the sale of used or second-hand goods, wares, or other merchandise). | (j) Pool and billiard halls, bowling alleys. |
| (b) Restaurants, cafes, bars and cocktail lounges (excluding those having floor shows). | (k) Speedometer, auto-electrical and carburetor shop. |
| (c) Bank and Office building. | (l) Parking lots. |
| (d) Bakeries whose entire products are mainly sold on the premises at retail only. | (m) Service stations (gasoline) with lubrication and minor automobile repairs if done in an enclosed building. |
| (e) Shirt laundry, laundry depot, dry cleaning depots, and self-service laundries and dry cleaners. | (n) Shoe repair shop. |
| (f) Clothes pressing and cleaning, using synthetic cleaner or 140-F solvent. | (o) Barber and beauty shop. |
| (g) Frozen food locker and ice distributing stations. | (p) Tailor. |
| (h) Medical and dental laboratories. | (q) Theatre, other than a drive-in open air theatre. |
| (i) Printing, lithographing, publishing, blueprinting and photostating shop. | (r) Funeral establishment provided the lot is located at least one hundred (100) feet from any lot in a residential or estate zone. |
| | (s) Residential care homes not exceed six (6) persons including the members of the resident family. |

23.11.012. RELATED USES. The following related uses shall be permitted in the C-1 Zone:

- | | |
|--|--|
| (a) One (1) single family detached dwelling on each lot. | (l) Accessory buildings appurtenant to any permitted uses which are incidental to and subordinate to a principal use of the premises. The accessory building shall be located on the buildable portion of the lot. |
| (b) Two family dwellings. | (m) Accessory uses customarily incidental to and subordinate to a principal use of the premises. |
| (c) Bungalow Courts. | (n) Foster Homes. |
| (d) Apartment houses. | (o) Day Care Homes for children. |
| (e) Row dwellings. | (p) Public and private schools, kindergarten through high school, provided there shall be a lot area of not less than five hundred (500) square feet per student. |
| (f) Boarding houses, lodging houses. | (q) Churches, including parsonage, rectory or similar building used for the dwelling of clergy, providing all buildings shall be located on the same lot which shall have an area of not less than one (1) acre. |
| (g) Fraternity, sorority houses. | (r) Public and private colleges and universities providing there shall be a lot area of not less than five hundred (500) square feet per student. |
| (h) Rest homes. | |
| (i) Lodge and fraternal halls. | |
| (j) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities owned and operated by a governmental agency. | |
| (k) Home occupations as defined in Section 23.18.303. | |

23.11.013. PERMITTED USES WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned and operated by a nonprofit corporation or similar entity provided the lot area is not less than three (3) acres.
- (b) Publicly owned and operated libraries, art galleries, and museums and similar government owned and operated cultural facilities.
- (c) Child Care Center.
- (d) Hospitals.
- (e) Convalescent hospitals.
- (f) Federal, State and County buildings.
- (g) Buildings owned or operated by local agencies except as otherwise provided in this Division.
- (h) Customer dancing as an incidental use in restaurants, cafes, bars and cocktail lounges where the total seating capacity does not exceed one hundred (100) persons.
- (i) Business college or trade school operated as a commercial enterprise.
- (j) New car sales agency, including servicing and minor repairs, and the sale of used cars when their re-possession and sale is incidental to the sale of a new car.
- (k) Apartment hotels.
- (l) Rental of utility trucks and trailers. The Zoning Board of Adjustment shall specify the boundaries of the area where rental trucks and trailers may be stored and any conditions of operation that the Zoning Board of Adjustment deems necessary.

23.11.014. PERMITTED USES WITH APPROVAL OF BOARD OF SUPERVISORS. The following uses are permitted subject to approval of a conditional use permit by the Zoning Board of Adjustment and the Board of Supervisors.

- (a) Carnivals.
- (b) Amusement rides.
- (c) Circuses.

23.11.015. SIGNS. On-site signs shall be permitted in the C-1 Zone as follows:

- (a) Home occupation signs not to exceed four (4) feet square.
- (b) The total area of the exterior signs and advertising devices shall not exceed two (2) square feet per foot of street frontage of the building(s) on the premises or one square foot per foot of public street frontage of the premises, whichever is greater.
- (c) Any sign attached to a building shall not exceed the height of the building and no sign shall project above the roof line or parapet wall of the adjoining portion of the building so as to be seen from adjacent non-commercial or industrial districts. However, a sign attached to a building may be erected to a maximum height of thirty (30) feet in any case, providing that any portion projecting above the roof line or the parapet wall of the building which faces an adjacent residential district is not illuminated and the sign is stationary.
- (d) Not more than one pole, post or self-supporting sign may be erected on any parcel on any one street. The height of any such sign shall not exceed thirty (30) feet.
- (e) All exterior signs, not attached flat against a main wall of a building shall set back at least ten (10) feet from all public street rights-of-way.
- (f) All exterior signs shall set back at least five (5) feet from interior lot lines that are also the boundary lines of residential zoning districts.
- (g) The maximum height of any self-supporting off-site sign shall not exceed thirty (30) feet.
- (h) This section shall not restrict the amount of signs erected out-of-doors within court yard and mall spaces (below the height of the enclosing buildings) within the buildable portion of the lot in commercial complexes where the signs are not visible from a residential district.

23.11.016. DISPLAY OF MERCHANDISE IN THE OPEN. Unless specifically listed herein all merchandise for sale shall be displayed within a completely enclosed building or shall be displayed within the buildable area of the lot or parcel. Only those uses specifically listed are permitted to be displayed within the required front yard area or side street yard area.

- (a) Permitted Uses: New cars, trucks, patio, pool and yard furniture, and equipment normally used out-of-doors.
- (b) There shall be no display of merchandise within the first six (6) feet of the front yard and side street yard area closest to the street. Said six (6) foot area shall be kept free from intrusion by overhanging merchandise. There shall be developed and maintained a green landscaped buffer area within said six (6) foot area which shall consist of a planter not less than six (6) feet in total width surrounded by a curbing not less than six (6) inches in height and thickness. An irrigation system shall be installed and the planter area shall be landscaped in low ground cover, low screening shrubs, and minimum planting and be properly maintained.
- (c) No merchandise shall be displayed to exceed a height of six (6) feet within any front yard or side street yard areas. There shall be no display of flags, string lights, or streamers within the required front yard or side street yard areas. The only display permitted above the six (6) foot height limit are authorized identification signs and the standard electrical fixtures which are used to illuminate parking and display areas.
- (d) The display of merchandise shall be subject to the provisions of this Code relating to intersection visibility.

23.11.017. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories, not to exceed forty (40) feet.
- (b) The height of signs shall be regulated by the provisions of Sec. 23.11.015 in this Article.
- (c) Exceptions. See Sec. 23.14.041.

23.11.018. FRONT YARD. There shall be a front yard adjoining all public street and highway rights-of-way on each lot or parcel of not less than fifty (50) feet except as provided herein:

- (a) Where 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 right-of-way line than the above requirement; the average front yard depth of the existing business buildings may be used to determine the required minimum front yard depth of the proposed building.
- (b) 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. Such canopies shall be 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 frontage and at least twelve and one-half (12½) feet in any case. There shall be no screening, lattice work, 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 the 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 23.11.015.

23.11.019. REAR YARD. RESIDENTIAL USES. Except as provided in this Section there shall be a rear yard for all residential uses of not less than twenty-five (25) feet.

- (a) For lots having a depth of less than one hundred twenty-five (125) feet, there shall be a rear yard of not less than twenty percent (20%) of the average yard depth to a minimum of ten (10) feet for one story buildings and fifteen (15) feet for two and three story buildings.
- (b) On a corner lot the rear yard may be provided opposite the side street yard instead of at the narrow end of the lot provided the combined area of the substituted rear yard and the interior side yard are not less than the area which would be required for the combined area of a normal rear yard and interior side yard.
- (c) The resulting interior side yard at the narrow end of the lot shall be not less than otherwise required for an interior side yard.
- (c) On an interior lot the minimum depth of the required rear yard may be reduced to ten (10) feet for a one-story building and to a minimum of fifteen (15) feet for a two or three story building if an equivalent or greater area is provided for the side yards so that the combined total area of the rear and side yards is equal to or greater than the minimum area which is otherwise required for the rear and side yards.

23.11.020. REAR YARD – COMMERCIAL USES. Rear yards for commercial uses shall be provided as follows:

- (a) 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.
- (b) 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 more than twenty percent (20%) of the depth of the lot.
- (c) Where the rear of a lot in the "C-1" Zone abuts a lot in a commercial or industrial zone, or where an alley divides a "C-1" Zone, or where an alley forms the boundary between a "C-1" Zone and a commercial or industrial zone, no rear yard shall be required.
- (d) 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.

23.11.021. SIDE YARD – RESIDENTIAL USES. Except for apartments, apartment hotels and hotels constructed above commercial uses, side yards for residential buildings shall be provided as follows:

- (a) One Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than five (5) feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than ten (10) feet.
- (b) Two (2) Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than 7½ feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than fifteen (15) feet.
- (c) Three (3) Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than twelve and one-half (12½) feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than twenty-five (25) feet.
- (d) Side Yard Driveway. Where a driveway is located within a side yard, the side yard width shall not be less than seventeen and one-half (17½) feet.

23.11.022. SIDE YARD – COMMERCIAL USES. There shall be a side yard on each side of a main building of not less than five (5) feet except a side yard shall not be required for commercial structures which abut an adjoining lot in a C-O, commercial or industrial zone as defined in this Division.

23.11.023. SIDE STREET YARDS. On corner lots there shall be a yard depth on both street frontages of not less than fifty (50) feet except where the rear of the lot abuts the side of a lot in a Residential Zone in which case the depth of the side street yard may conform to the front yard depth required in the adjoining Residential Zone.

23.11.024. COURTS. See Sec. 23.14.016 for regulations.

23.11.025. LOT AREA. The minimum area for each lot shall be as follows:

- (a) Six thousand (6,000) square feet if both a public water supply and public sewerage facility are in use.
- (b) Ten thousand (10,000) square feet if either a public water supply or a public sewerage facility is in use.
- (c) One acre if neither a public water supply or public sewerage facility is in use.

23.11.026. 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 a 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.

C-2 GENERAL COMMERCIAL ZONE

23.11.030. PROHIBITION. No building, structure, vehicle, or land in the C-2 Zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.11.031. PERMITTED USES. The following general commercial uses shall be permitted in the C-2 Zone:

- (a) Retail Stores, including the sale of second-hand goods, if conducted entirely within an enclosed building.
- (b) Advertising signs or structures and billboards provided 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. 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.
- (c) Amusement enterprises conducted entirely within a completely enclosed building.
- (d) Automobile and trailer sales area, provided that any repair of automobiles or trailers shall be conducted within a completely enclosed building.
- (e) Automobile repair shop and public garage, if all operations are conducted entirely within a completely enclosed building.
- (f) Business College or Private School operated as a commercial enterprise.
- (g) Cabinet Shop, excluding mill and sash work.
- (h) Cleaning and Dyeing Plant.
- (i) Funeral establishments, if the main building is located fifty (50) feet or more from any lot in a residential zone.
- (j) Hotels.
- (k) Laundry.
- (l) Lodge and fraternity halls.
- (m) Nursery (flower and plant) provided that all nursery equipment and supplies not generally offered for sale as merchandise for garden use shall be kept or maintained within an enclosed building or in an area enclosed by a solid fence, not less than six (6) feet in height. The fence, buildings and the display of anything other than living plant materials shall be located within the buildable portion of the lot.
- (n) Parcel delivery stations or warehouses.
- (o) Plumbing or sheet metal shops, if conducted entirely within a completely enclosed building.
- (p) Sign painting shop.
- (q) Storage building for household goods.
- (r) Contractors storage, if conducted entirely within a completely enclosed building.
- (s) Tire Shop.
- (t) Upholstery Shop.
- (u) Restaurants, cafes, bars and cocktail lounges.
- (v) Bank and Office building.
- (w) Bakeries whose entire products are mainly sold on the premises at retail only.
- (x) Shirt laundry, laundry depot, dry cleaning depots, and self-service laundries and dry cleaners.
- (y) Clothes pressing and cleaning, using synthetic cleaner or 140-F solvent.
- (z) Frozen food locker and ice distributing stations.
- (aa) Medical and dental laboratories.
- (bb) Printing, lithographing, publishing, blueprinting and photostating shop.
- (cc) Pool and billiard halls, bowling alleys.

C-2 GENERAL COMMERCIAL ZONE

- (dd) Speedometer, auto-electrical and carburetor shop.
- (ee) Parking lots.
- (ff) Service stations (gasoline) with lubrication and minor automobile repairs if done in an enclosed building
- (gg) Shoe repair shop.
- (hh) Barber and beauty shop.
- (ii) Tailor.
- (jj) Theatre, other than a drive-in open air theatre.

23.11.032. PERMITTED USES – NON-COMMERCIAL.

- (a) Apartment houses.
- (b) Apartment hotels.
- (c) Hotels.
- (d) Boarding houses, lodging houses.
- (e) Fraternity houses, sorority houses.
- (f) Lodge and Fraternal Halls.
- (g) Churches.
- (h) Home Occupations.
- (i) Parks, playgrounds, community centers, tennis clubs and similar facilities owned and operated by a governmental agency.
- (j) Accessory buildings appurtenant to any permitted uses which are incidental to and subordinate to a principal use of the premises. The accessory building shall be located in the buildable portion of the lot.
- (k) Public and private schools provided there shall be a lot area of not less than five hundred (500) square feet per student.
- (l) Publicly owned and operated libraries, art galleries, and museums and similar government owned and operated cultural facilities.
- (m) Residential care homes not to exceed six (6) persons including the members of the resident family.

23.11.033. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned and operated by a nonprofit corporation or similar entity provided the lot area is not less than three (3) acres.
- (b) Hospitals.
- (c) Convalescent hospitals.
- (d) Federal, State and County buildings.
- (e) Buildings owned or operated by local agencies except as otherwise provided in this Division.
- (f) Commercial hatcheries.
- (g) Retail lumber yards and building materials sales yards, excluding bulk rock, sand and gravel.
- (h) Veterinary or animal hospital, the boarding of dogs and cats as an incidental use excluding dog kennels.
- (i) Mobilehome parks subject to the standards of Sections 23.08.094 and 23.08.095 and such further conditions and limitations as may be specified by the Zoning Board of Adjustment.
- (j) Travel trailer parks subject to the standards of Sec. 23.10.085 and such further conditions and limitations as may be specified by the Zoning Board of Adjustment.
- (k) Motel.

23.11.034. USES PERMITTED WITH APPROVAL OF BOARD OF SUPERVISORS. The following uses are permitted subject to approval of a conditional use permit by the Zoning Board of Adjustment and the Board of Supervisors.

- (a) Creamery, provided that there is no manufacture of condensed milk for canning or resale; no manufacture of casein or powdered milk; ninety-five percent (95%) of all milk received shall be by tank truck or other bulk method; and that the area occupied by the creamery not exceed five (5) acres.
- (b) Open air amusement enterprises such as drive-in theaters, dance halls, bowling alleys, driving ranges, shooting galleries, provided the use shall not be located within five hundred (500) feet of a residential or rural estate zone.

23.11.035. SIMILAR USES. The Board of Adjustment may permit and similarly regulate uses other than those specifically listed in this Article providing the Board determines that the uses are substantially similar to other uses permitted within the C-2 Zone.

23.11.036. DISPLAY OF MERCHANDISE IN THE OPEN. Unless specifically listed herein all merchandise for sale, trade or lease shall be displayed within a completely enclosed building or shall be displayed within the buildable area of the lot or parcel. Only those uses specifically listed below are permitted to be displayed within the required front yard area or side street yard area.

- (a) Permitted Uses: New and used cars, trucks, trailers, boats, and patio, pool and yard furniture, and equipment normally used out-of-doors.
- (b) There shall be no display of merchandise within the first six (6) feet of the front yard and side street yard area closest to the street. Said six (6) foot area shall be kept free from intrusion by overhanging merchandise. There shall be developed and maintained a green landscaped buffer area within said six (6) foot area which shall consist of a planter not less than six (6) feet in total width surrounded by a curbing not less than six (6) inches in height and thickness. An irrigation system shall be installed and the planter area shall be landscaped in low ground cover, low screening shrubs and minimum planting and be properly maintained to the satisfaction of the Parks and Recreation Department.
- (c) No merchandise shall be displayed to exceed a height of six (6) feet within any front yard or side street yard areas. There shall be no display of flags, string lights, or streamers within the required front yard or side street yard areas. The only displays permitted above the six (6) foot height limit are authorized identification signs and the standard electrical fixtures which are used to illuminate parking and display area.
- (d) The display of merchandise shall be subject to the provisions of this code relating to intersection visibility.

23.11.037. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this Zone shall have a height greater than three (3) stories, not to exceed forty (40) feet.
- (b) Exceptions. See Sec. 23.14.041.

23.11.038. FRONT YARD. There shall be a front yard adjoining all public street and highway rights-of-way on each lot or parcel of not less than fifty (50) feet except as provided herein:

- (a) Where fifty percent (50%) or more of the street frontage in any "C-2" General Commercial Zone between two intersecting streets is built up with business buildings closer to the street or highway right-of-way line than the above requirement; the average front yard depth of the existing business buildings may be used to determine the required minimum front yard depth of the proposed building.
- (b) 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. Such canopies shall be 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 frontage and at least twelve and one-half (12½) feet in any case. There shall be no screening, lattice work, 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 the 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 23.11.031.

23.11.039. REAR YARD. Residential Uses. Except as provided in this Section there shall be a rear yard for all residential uses of not less than twenty-five (25) feet.

- (a) For lots having a depth of less than one hundred twenty-five (125) feet, there shall be a rear yard of not less than twenty-percent (20%) of the average yard depth to a minimum of ten (10) feet for one story buildings and fifteen (15) feet for two and three story buildings.
- (b) On a corner lot the rear yard may be provided opposite the side street yard instead of at the narrow end of lot provided the combined area of the substituted rear yard and the interior side yard are not less than area which would be required for the combined area of a normal rear yard and interior side yard. The resulting interior side yard at the narrow end of the lot shall be not less than otherwise required for an interior side yard.
- (c) On an interior lot the minimum depth of the required rear yard may be reduced to ten (10) feet for a one story building and to a minimum of fifteen (15) feet for a two or three story building if an equivalent or greater area is provided for side yards so that the combined total area of rear and side yards is equal to a greater than the minimum area which is otherwise required for the rear and side yards.

23.11.040. REAR YARD – COMMERCIAL USES. Rear yards for commercial uses shall be provided as follows:

- (a) Where the rear of a lot in the "C-2" 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.
- (b) Where there is an alley between the rear of a lot in the "C-2" 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 more than twenty percent (20%) of the depth of the lot.
- (c) Where the rear of a lot in the "C-2" Zone abuts a lot in a commercial or industrial zone, or where an alley divides a "C-2" Zone, or where an alley forms the boundary between the "C-2" Zone and a commercial or industrial zone, no rear yard shall be required.
- (d) However, where there is need for a driveway, utility easement, or other access to the rear of a lot in a "C-2" 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.

23.11.041. SIDE YARD – RESIDENTIAL USES. Except for apartments, apartment hotels and hotels constructed above a commercial use, side yards for residential buildings shall be provided as follows:

- (a) One Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than five (5) feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than ten (10) feet.
- (b) Two (2) Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than seven and one-half (7½) feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than fifteen (15) feet.
- (c) Three (3) Story Buildings. Buildings having no primary entrance to the yard shall provide a side yard of not less than twelve and one-half (12½) feet. Buildings having one (1) or more primary entrances to the side yard shall provide a side yard of not less than twenty-five (25) feet.
- (d) Side Yard Driveway. Where a driveway is located within a side yard, the side yard width shall not be less than seventeen and one-half (17½) feet.

23.11.042. SIDE YARD – COMMERCIAL USES. There shall be a side yard on each side of a main building of not less than five (5) feet except a side yard shall not be required for commercial structures which abut an adjoining lot in a C-O, commercial or industrial zone as defined in this Division.

23.11.043. SIDE STREET YARDS. On corner lots there shall be a yard depth on both street frontages of not less than fifty (50) feet except where the rear of the lot abuts the side of a lot in any Residential Zone in which case the depth of the side street yard may conform to the front yard depth required in the adjoining Residential Zone.

23.11.044. COURTS. See Sec. 23.14.016 for regulations.

23.11.045. LOT AREA. The minimum area for each lot shall be as follows:

- (a) Six thousand (6,000) square feet if both a public water supply and public sewerage facility are in use.
- (b) Ten thousand (10,000) square feet if either a public water supply or a public sewerage facility is in use.
- (c) One acre if neither a public water supply or public sewerage facility is in use.

23.11.046. 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.

F FLOOD ZONE

F FLOOD ZONE

23.11.050. PURPOSE. The Board of Supervisors in adopting the regulations for the F Flood Zone recognizes that:

- (a) The promotion of the orderly development and beneficial use of lands subject to recurrent flooding is necessary if the potential property damage which results from improper development is to be minimized.
- (b) There is a need to protect current and future occupants of land subject to flooding from the physical damage of flooding.
- (c) The health, general welfare and safety of the public of the County as a whole requires that lands subject to flooding be strictly regulated as to the uses permitted on the land and the amount of open space which separate buildings and structures.
- (d) Inundation frequently causes extensive property damage.
- (e) Strict regulation of flood lands is necessary to protect prospective buyers of lands from deception as to the utility of the lands within the Flood Zones.

23.11.051. PROHIBITION. No building, structure, vehicle or land in the F Flood Zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged or stored except as herein specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County as a whole. Any use set forth in this Article which required approval of the Board of Reclamation or the U.S. Corps of Engineers, or both, shall not be permitted until approval for such use is first obtained from the responsible agency or agencies. Every dwelling, dock, boathouse, or other structure proposed to be located on the surface or above the surface of any river, slough, stream, or lake shall first secure a permit as provided in Sec. 23.11.053.

23.11.052. PERMITTED USES. The following uses shall be permitted in the F Zone:

- (a) Agricultural uses except hog farms which use garbage as feed, and feedlots or similar feeding yards.
- (b) Single family dwellings.
- (c) Private stables as an accessory use to a single family dwelling as regulated in Section 23.14.014.
- (d) Public parks, public playgrounds.
- (e) Community Centers.
- (f) Publicly operated boat launching and boat landing facilities.
- (g) Accessory uses customarily incidental to and subordinate to a principal use on the premises.
- (h) Accessory buildings appurtenant to any permitted use which are incidental and subordinate to a principal use of the premises. The accessory buildings shall be located in the buildable portion of the lot.

23.11.053. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional Use Permit by the Zoning Board of Adjustment:

- (a) Dwellings, docks, boathouses, or other structures located on the surface or above the surface of any river, slough, stream, or lake.
- (b) Privately owned boating club facilities.
- (c) Privately owned boat launching and boat landing facilities.
- (d) Bait or tackle shops.
- (e) Oil, gas and salt wells.
- (f) Gravel processing plants.
- (g) Concrete processing plants.
- (h) Bituminous batch plants.
- (i) Gold dredging operations.
- (j) Gravel harvesting operations.

23.11.054. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this Zone shall have a height greater than two and one-half (2½) stories, not to exceed thirty-five (35) feet.
- (b) The Zoning Board of Adjustment may permit a height greater than the maximum set forth in

this Article for gravel plants, gold dredging facilities, bituminous batch plants and concrete processing plants.

- (c) Exceptions. See Section 23.14.041.

23.11.055. YARDS. No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained:

- (a) Front Yard. There shall be a front yard of not less than twenty (20) feet.
- (b) Rear Yard. There shall be a rear yard of not less than thirty-five (35) feet.

- (c) Side Yard. There shall be a side yard on each side of all buildings of not less than twenty (20) feet.
- (d) Side Street Yard. On corner lots there shall be a side street yard having a depth of not less than twenty (20) feet.

23.11.056. LOT AREA. The minimum area for each lot shall be as follows:

- (a) Twenty thousand (20,000) square feet if either a public water supply or public sewerage facility is in use.

- (b) One acre if neither a public water supply nor public sewerage facility is in use.

23.11.057. LOT WIDTH. Every lot shall have a minimum width of seventy-five (75) feet.

23.11.058. PUBLIC STREET FRONTAGE. Every lot shall have a minimum public street frontage of seventy-five (75) feet.

23.11.059. RESTRICTION ON APPLICATION. The Secretary of the Planning Commission shall not accept a petition to change property to the F Flood Classification without prior written approval of the Board of Supervisors.

CHAPTER 12 – INDUSTRIAL ZONES
ARTICLE 1 – GENERAL PURPOSES

23.12.000. PURPOSE. The industrial zones established by this Division are designed to promote and protect the public health, safety and the general welfare of the residents of the County of Sacramento. These general goals include, among others, the following specific purposes:

- (a) To provide sufficient space in appropriate locations to meet the County's present and future needs for all types of industrial and related activities, with due allowance for the need of a choice of sites.
- (b) To provide, as far as possible, that such space will be available for use for industrial and related activities, and to protect residential, agricultural and other non-industrial uses by separating them from industrial activities and by prohibiting the use of such space for residential or other non-industrial activities.
- (c) To encourage industrial development which is free from danger of fire explosions, toxic and noxious matter, offensive noise, vibration, smoke, dust, heat, glare and other objectionable influences, by permitting such development in areas where this Division restricts the emission of such objectionable influences.
- (d) To protect adjacent residential, commercial and agricultural areas and to protect the labor force in other establishments engaged in less offensive industrial activities by restricting industrial activities which produce objectionable influences to those limited areas of the County which are appropriate therefor.
- (e) To protect industrial and related development against congestion, as provided in this Division by limiting the bulk of buildings and other structures in relation to the land around them, and to one another, and by providing off-street parking and loading facilities associated with such activities.
- (f) To promote the most desirable use of land and development in accord with the General Plan of the County to promote the stability of industrial and related activity, to strengthen the economic base of the County, by conserving the value of land suited for industrial activities, and to protect the County's tax revenues.
- (g) To further encourage industrial activity, and thereby enhance the economic base of Sacramento County by limiting the intrusion of non-industrial or unrelated activities into areas set aside by this Division for industrial purposes.

GENERAL PURPOSES OF INDUSTRIAL ZONES

M-1 LIGHT INDUSTRIAL ZONE

M-1 LIGHT INDUSTRIAL ZONE

23.12.010. PURPOSE. The M-1 Light Industrial Zone, is intended to provide for the:

- (a) Development of industrial uses which include fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone; and
- (b) For the development of land uses related to or compatible with the permitted industrial uses.

23.12.011. PROHIBITION. No building, structure, vehicle, or land shall be used in the M-1 Industrial Zone, nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.12.012. PERMITTED USES. The following uses shall be permitted in the M-1 Zone provided the uses are conducted entirely within a building, tank or other enclosed structure. Delivery vehicles incidental to the uses may be stored indoors or out-of-doors in the rear yard or the buildable area of the lot.

- (a) Automotive
 - 1. Painting
 - 2. Automotive reconditioning
 - 3. Truck repairing and overhauling
 - 4. Upholstering
- (b) Book binding.
- (c) Bottling plants.
- (d) Ceramic products using only previously pulverized clay and fired in kilns only using electricity or gas.
- (e) Commercial grain elevators.
- (f) Garment manufacturing.
- (g) Machinery and shop uses (excluding punch presses over twenty (20) tons, drop hammers, and automatic screw machines).
 - 1. Blacksmith shops.
 - 2. Cabinet or carpenter shops.
 - 3. Electric motor rebuilding.
 - 4. Machine shops
 - 5. Sheet metal shops
 - 6. Welding shops
 - 7. Manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared metals.
 - 8. Plumbing Shops.
- (h) Manufacturing, compounding, processing, packaging, or treatment of such products as:
 - 1. Bakery goods.
 - 2. Candy.
 - 3. Cosmetics.
 - 4. Dairy products.
 - 5. Drugs.
 - 6. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast, and the rendering of fats and oils) if connected with an adequate sewer system.

- | | |
|---|--|
| 7. Fruit and vegetable (packing only). | 18. Shells |
| 8. Honey extraction plant. | 19. Textiles |
| 9. Perfume | 20. Tobacco |
| 10. Toiletries. | 21. Wood |
| (i) Manufacturing, compounding, assembly or treatment of articles or merchandise from the follow-previously prepared materials: | 22. Yarns |
| 1. Bone | (j) Manufacturing and maintenance of electric or neon signs. |
| 2. Canvas | (k) Planing Mills |
| 3. Cellophane | (l) Printing shops, lithographing, publishing. |
| 4. Cloth | (m) Rubber and metal stamps, musical instruments, toys, and novelties. |
| 5. Cork | (n) Wholesaling and warehousing. |
| 6. Feathers | (o) Creameries. |
| 7. Felt | (p) Carpet and rug cleaning plants. |
| 8. Fibre | (q) Industrial laundries, cleaning and dyeing plants. |
| 9. Fur | (r) Tire retreading, recapping, rebuilding. |
| 10. Hair | (s) Rubber, fabrication or products made from finished rubber. |
| 11. Horn | (t) Assembly of small electrical and electronic equipment. |
| 12. Glass | (u) Assembly of plastic items made from finished plastic. |
| 13. Leather | (v) Veterinary hospitals, kennels. |
| 14. Paper, no milling. | (w) Storage and distribution of bottled gas. |
| 15. Precious or semi-precious stones or metals. | (x) Amusement enterprises. |
| 16. Plaster | |
| 17. Plastic | |

23.12.013. PERMITTED USES. The following uses shall be permitted in the M-1 Zone provided the uses are conducted entirely within a building or enclosed structure or within an area enclosed on all sides by a solid fence or wall at least six (6) feet in height. There may be an additional three (3) feet of wire fencing above the six (6) feet solid fence or wall, but not to exceed nine (9) feet over-all.

- | | |
|---|---|
| (a) Building materials sales yard including the sales of rock, sand, gravel, and mixed, small batch concrete in quantities of two (2) cubic yards or less as an incidental part of the main business provided that only one concrete mixer with a capacity of two (2) cubic yards or less may be located on the premises. | (f) Trucking yard terminal. |
| (b) Contractors storage yard. | (g) Military surplus equipment and goods. |
| (c) Draying and freight yard. | (h) Public utility service yard or electrical receiving or transforming station. |
| (d) Feed and fuel yard. | (i) Small boat building. |
| (e) Machinery rental yard. | (j) Retail lumber yard including mill and sash work provided all mill and sash work is conducted within a building. |
| | (k) Parking yard for damaged vehicles. |

23.12.014. PERMITTED USES. The following uses shall be permitted in the M-1 Zone provided the uses are located not less than five hundred (500) feet from the boundary line of a residential, estate, or Planned Development Zone, and provided further that a conditional use permit is obtained from the Zoning Board of Adjustment subject to approval by the Board of Supervisors.

- (a) Drive-in theaters.
- (b) Dance halls.
- (c) Driving ranges.
- (d) Shooting galleries.

23.12.015. AIRPORTS.

- (a) Public use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento
- (b) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration subject to the issuance of a conditional use permit by the Zoning Board of Adjustment.

23.12.016. USES PERMITTED WITH USE PERMIT: The following related uses are permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment:

- (a) Living quarters for watchman or custodian for industrially used property.
- (b) The retail sales of rock, sand, gravel and related ornamental landscaping materials, providing all such materials shall be stored in bins located in the buildable area of the lot.
- (c) The mixing of small batch concrete and the retail sales of mixed, small batch concrete in quantities of two (2) cubic yards or less, provided that only one concrete mixer of a capacity of two cubic yards or less is located on the premises.
- (d) Auto repair garage, machine repair and overhaul.
- (e) Auto tire shop.
- (f) Auto inspection station.
- (g) Beverage bottling works.
- (h) Blacksmith shop.
- (i) Billboard.
- (j) Cafe.
- (k) Butcher, wholesale (excluding slaughter house).
- (l) The non-residential uses listed in Sec. 23.10.012, Table I, subject to securing a use permit from the Zoning Board of Adjustment.
- (m) Circus.
- (n) Delivery service.
- (o) Disinfecting or fumigating service.
- (p) Egg processing facilities.
- (q) Funeral establishment.
- (r) Frozen food locker — cold storage plant.
- (s) Furniture cleaning, refinishing or reupholstering.
- (t) Gardening and landscaping; service yard and work shop.
- (u) Janitor service.
- (v) Kennels, boarding or trimming.
- (w) Ice manufacturing plant.
- (x) Pest control service.
- (y) Federal, State, County and other governmental agency operated buildings, utilities and ground (excluding public and private schools).
- (z) Taxi cab service and storage facilities.
- (aa) Trade school.
- (bb) Trailer sales, rent and service.
- (cc) Tree service.
- (dd) Truck sales or rental.
- (ee) Lightweight non-ferrous metal casting foundry.
- (ff) The non-residential uses listed in Sec. 23.10.012, Table 1.

23.12.017. HEIGHT REGULATIONS.

- (a) No building or structure erected on property in this Zone shall have a height greater than one hundred (100) feet.
- (b) Exceptions. Appurtenances necessary to the operation of any permitted use may exceed the height regulation if approved by the Zoning Board of Adjustment. For further exceptions, see Sec. 23.14.041.

23.12.018. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the M-1 Zone, nor shall any use be conducted in the M-1 Zone unless the following yards are provided and maintained.

- (a) **Front and Side Street Yards.** There shall be a front and side street yard of at least fifty (50) feet between any structure or use within this District and the public street right-of-way. Such yard may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision an equivalent square feet of planter or landscaped area is provided in the corresponding front or side street yard. The remaining portions of either the front or side street yard may be used for off-street parking.
- (b) **Rear Yard.** A rear yard shall not be required except where a lot in the M-1 Zone abuts a lot in the "A-1-A", "A-1-B", "A-2", "R-1-A", "R-1-B", "R-2", "R-2A", "R-3", "B-P", "C-C", "C-O", "R-E-1", "R-E-2", "R-E-3", or "O" Zone in which case there shall be a rear yard of not less than fifteen (15) feet.
- (c) **Side Yard.** A side yard shall not be required unless the side of a lot in the M-1 Zone abuts on a lot in an "A-1-A", "A-1-B", "A-2", "R-1-A", "R-1-B", "R-2", "R-2A", "R-3", "B-P", "C-C", "C-O", "R-E-1", "R-E-2", "R-E-3", or "O" Zone in which case there shall be a side yard on that side of the lot of not less than ten (10) feet.

23.12.019. LOT AREA. Every lot or parcel shall have a minimum net area of:

- (a) Six thousand (6,000) square feet if both a public water supply and public sewerage facilities are available and in use.
- (b) Ten thousand (10,000) square feet if either a public water supply or public sewerage facility is available and in use.
- (c) One (1) acre if neither a public water supply or public sewerage facility is in use.

23.12.020. 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.

23.12.021. SIGNS. Except as otherwise provided in this Division, signs and permitted advertising devices may be erected subject to the following provisions:

- (a) **Area.** The total area of all exterior signs and advertising devices shall not exceed three (3) square feet per foot of building frontage facing a street, or one and one-half (1½) square foot per foot of public street frontage of the premises, whichever is greater.
- (b) **Computation of Area.** Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted as seventy-five percent (75%) of the total background area.
- (c) **Location.** All signs or advertising devices advertising an individual use, business or building shall be attached to the building, except: One (1) pole, post or self-supporting sign may be erected for each one hundred (100) feet of public Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building may be counted at fifty percent (50%) of the area within straight lines enclosing the copy.

street frontage. Said pole, post or self-supporting signs shall be set back five (5) feet from all public street rights-of-way and all estate and residential zones.

- (d) **Height of Sign Attached to a Building:** No sign or advertising device attached to a building shall project above the roof of the building, except a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (e) **Height of Self-supporting Sign:** Pole, post or self-supporting signs shall not exceed thirty (30) feet in height. The height may be measured from the average level of the closest main roadway, provided the property adjoins a street or highway having a main elevated roadway or is separated from such street or highway only by a frontage road.

- (f) **Illumination:** There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from the adjacent property or a public street.
- (g) This Section shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
- (h) Banners, string lights and pennant-flags are not permitted in this zone.

M-2 HEAVY INDUSTRIAL ZONE

M-2 HEAVY INDUSTRIAL ZONE

23.12.030. PROHIBITION. No building, structure, vehicle or land shall be used in the M-2, Heavy Industrial Zone, nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

23.12.031. MANUFACTURING AND FABRICATION USES.

(a) The following uses are permitted:

1. Alcohol, industrial or grain manufacture.
2. Ammonia, bleaching powder or chlorine manufacture.
3. Asphalt manufacture or refining.
4. Automotive painting, repairing, overhauling, upholstering and wrecking provided all activities are conducted within an enclosed building.
5. Blast furnace or coke oven.
6. Boiler Works.
7. Brick, adobe, tile, terra cotta, or concrete products.
8. Chemical manufacture, excluding those enumerated in Section 23.12.031.(b).
9. Concrete or cement products manufacture.
10. Ice manufacture and cold storage.
11. Iron or steel foundry or fabrication plant and heavyweight casting.
12. Lamp black manufacture.
13. Ore reduction.
14. Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture.
15. Paper and pulp manufacture.
16. Planing and saw mills.
17. Plastic manufacture.
18. Potash works.
19. Quarry or stone mills.
20. Railroad repair shops.
21. Rolling Mills.
22. Soap manufacture.

23. Sodium compound manufacture.
24. Tar distillation or tar products manufacture.
25. Garment manufacture.
26. Machinery and shop uses including: blacksmith shops, cabinet or carpenter shops, electric motor rebuilding, machine shops, sheet metal shops, and welding shops.
27. Electric or neon sign manufacture.
28. Boat building.
29. Billboard (outdoor poster advertising).
30. Linoleum and oilcloth manufacture.

(b) The following uses are permitted provided the uses are located not less than five hundred (500) feet from a more restricted zone, and provided further that a conditional use permit is obtained from the Zoning Board of Adjustment, subject to approval of the Board of Supervisors:

1. Acid manufacture.
2. Cement, lime, gypsum, or plaster of paris manufacture.
3. Drop forge industries manufacturing forges with power hammers.
4. Explosives manufacture or storage.
5. Fertilizer manufacture.
6. Gas manufacture.
7. Glue manufacture.
8. Petroleum refining.
9. Smelting of tin, copper, zinc, or iron ore.
10. Aircraft engine testing.
11. Rocket testing facilities.
12. Acetylene Gas Manufacture.

23.12.032. PROCESSING AND ASSEMBLY USES.

(a) The following are permitted uses:

1. Wool pulling or scouring.
2. Petroleum products manufacture.
3. Book binding.
4. Bottling plants.
5. Printing shops, lithographing, publishing.
6. Creameries.

7. Carpet and rug cleaning plants.

8. Laundries, cleaning and dyeing plants.
9. Tire retreading, recapping, rebuilding provided all tire carcasses are stored behind a six (6) foot solid fence.
10. Assembly of small electrical and electronic equipment.
11. Assembly of plastic items from finished plastic.

23.12.033. STORAGE AND WAREHOUSE USES.

(a) The following are permitted uses:

1. Petroleum Storage.
2. Storage and distribution of bottled gas.
3. Wholesaling and warehousing.
4. Commercial grain elevators.

23.12.034. INDUSTRIAL YARD USES.

(a) The following uses are permitted.

1. Contractors storage yard.
2. Draying and freight yard.
3. Feed and fuel yard.
4. Machinery rental yard.
5. Truck terminal yard.
6. Freight classification yard.
7. Lumber yard.
8. Brick yard.
9. Public utility service yard.
10. Stock yard or feeding pens.

(b) The following uses are permitted provided the uses are located not less than five hundred (500) feet from a more restricted zone, and the yard area is enclosed by a solid fence not less than six (6) feet nor more than eight (8) feet high and that none of the material or equipment is stored higher than the fence and provided further that a conditional use permit is obtained from the Zoning Board of Adjustment subject to approval by the Board of Supervisors.

1. Automobile wrecking yard.
2. Machinery wrecking yard.
3. Used building materials yard.
4. Junk yard.

23.12.035. ANIMAL AND FIBER PROCESSING USES.

(a) The following are permitted uses:

1. Fish smoking, curing or canning.
2. Olive processing plants.
3. Canneries.

4. Manufacture, compounding or processing of such foods as bakery goods, candy, dairy products, and meat products.
5. Honey extraction plant.

(b) The following uses are permitted provided the uses are located not less than five hundred (500) feet from a more restricted zone and provided further that a conditional use permit is obtained from the Zoning Board of Adjustment subject to approval of the Board of Supervisors.

1. Winery or brandy distillery.
2. Manufacture of sauerkraut, vinegar, yeast.
3. Distillation of bones.

4. Fat rendering, except as an incidental use.
5. Dead animal reduction.
6. Garbage or offal reduction.
7. Animal slaughter.
8. Tannery or the curing or storing of raw hides.

23.12.036. AMUSEMENTS: The following uses shall be permitted provided the uses are located not less than five hundred (500) feet from the boundary line of a residential, estate or planned development zone, and provided further that a conditional use permit is obtained from the Zoning Board of Adjustment subject to approval of the Board of Supervisors:

- | | |
|------------------------|---------------------------------|
| (a) Drive-in theaters. | (d) Shooting galleries, ranges. |
| (b) Dance halls. | (e) Stadiums. |
| (c) Driving ranges. | (f) Race tracks. |

23.12.037. MINING AND EXCAVATING USES. The following uses shall be permitted provided a conditional use permit is obtained from the Zoning Board of Adjustment subject to approval of the Board of Supervisors:

- | | |
|--|------------------------|
| (a) Rock, sand or gravel distribution. | (c) Gold dredging. |
| (b) Sand or gravel excavation or crushing. | (d) Mining operations. |

23.12.038. GOVERNMENTAL USES AND AIRPORTS.

- | | |
|---|--|
| (a) The following are permitted uses: | (b) The following uses are permitted subject to issuance of a conditional use permit from the Zoning Board of Adjustment. |
| 1. Federal building, grounds. | 1. Local agency (as defined in Government Code Section 53090) buildings and grounds. |
| 2. State building, grounds. | 2. School district non-classroom facilities. |
| 3. County building, grounds. | 3. Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento |
| 4. City building, grounds. | |
| 5. Public use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration provided such uses conform to the General Plan of the County of Sacramento | |

23.12.039. RELATED USES. The following shall be permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- | | |
|---|--|
| (a) Cafe. | (f) Furniture cleaning, refinishing, reupholstering. |
| (b) Circus, side show. | (g) Gardening and landscaping; service yard and work shop. |
| (c) Disinfecting or fumigating service. | (h) Janitor service. |
| (d) Egg processing facilities. | (i) Trailer sales, rent, service. |
| (e) Frozen food locker, cold storage plant. | (j) Truck sales, rental. |

23.12.039.1. ARTICLE 2 USES: The uses permitted and as regulated in Article 2 of this Chapter are permitted in this zone.

23.12.040. SIMILAR USES: The Board of Supervisors may permit and similarly regulate other uses than those specifically listed in this Article providing the Board determines that the uses are substantially similar to other uses permitted within the zone.

23.12.041. HEIGHT REGULATIONS:

- (a) No building or structure erected on property in this zone shall have a height greater than one hundred fifty (150) feet.
- (b) Exceptions. Appurtenances necessary to the operation of any permitted use may exceed the height regulation if approved by the Zoning Board of Adjustment. For further exceptions see Sec. 23.14.041.

23.12.042. YARDS: No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the M-2 Zone unless the following yards are provided and maintained.

- (a) **Front and Side Street Yards.** There shall be a front and side street yard of at least fifty (50) feet between any structure within this District and the public street right-of-way. Such yard may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. The remaining portions of either the front or side street yard may be used for off-street parking.
- (b) **Rear Yard.** A rear yard shall not be required except where a lot in the M-1 Zone abuts a lot in the "A-1-A", "A-1-B", "A-2", "R-1-A", "R-1-B", "R-2", "R-2A", "R-3", "B-P", "C-C", "C-O", "R-E-1", "R-E-2", "R-E-3", or "O" Zone in which case there shall be a rear yard of not less than twenty (20) feet.
- (c) **Side Yard.** A side yard shall not be required unless the side of a lot in the M-1 Zone abuts a lot in an "A-1-A", "A-1-B", "A-2", "R-1-A", "R-1-B", "R-2", "R-2A", "R-3", "B-P", "C-C", "C-O", "R-E-1", "R-E-2", "R-E-3", or "O" Zone in which case there shall be a side yard on that side of the lot of not less than ten (10) feet.

23.12.043. LOT AREA: Every lot or parcel shall have a minimum net area of:

- (a) Twenty thousand (20,000) square feet if either a public water supply or public sewerage facility or both are available and in use.
- (b) One (1) acre if neither a public water supply nor public sewerage facility is in use.

23.12.044. 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.

23.12.045. SIGNS: Except as otherwise provided in this Division, signs and permitted advertising devices may be erected subject to the following provisions:

- (a) **Area:** The total area of all exterior signs and advertising devices shall not exceed three (3) square feet per foot of building frontage facing a street, or one and one-half (1½) square foot per foot of public street frontage of the premises, whichever is greater.
- (b) **Computation of Area:** Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted at seventy-five percent (75%) of the total background area. Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building may be counted at fifty percent (50%) of the area within straight lines enclosing the copy.
- (c) **Location:** All signs or advertising devices advertising an individual use, business or building shall be attached to the building, except: One (1) pole, post or self-supporting sign may be erected for each one hundred (100) feet of public street frontage. Said pole, post or self-supporting signs shall be set back (5) feet from all public street rights-of-way and all estate and residential zones.
- (d) **Height of Sign Attached to a Building:** No sign or advertising device attached to a building shall project above the roof of the building, except a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (e) **Height of Self-supporting Sign:** Pole, post or self-supporting signs shall not exceed thirty (30) feet in height. The height may be measured from the average level of the closest main roadway, provided the property adjoins a street highway having a main elevated roadway or is separated from such a street or highway only by a frontage road.
- (f) **Illumination:** There shall be no flashing, moving, or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from the adjacent property or a public street.
- (g) **This Section shall not restrict the amount of signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.**
- (h) **Banners, string lights and pennant-flags are not permitted in this zone.**

CHAPTER 13 – COMBINING ZONES
ARTICLE 1 – (F) FLOOD (COMBINING ZONE)

23.13.000. GENERAL PURPOSES OF THE (F) FLOOD (COMBINING ZONE). The (F) (Combining Zone) as shown on the Comprehensive Zoning Plans is intended to comprise all land covered by rivers, creeks, and streams and land subject to flooding within the unincorporated area of the County. The Board of Supervisors in adopting the regulations in this Article recognize that:

- (a) The promotion of the orderly development and beneficial use of lands subject to recurrent flooding is necessary if the potential property damage which results from improper development is to be minimized.
- (b) There is a need to protect current and future occupants of land subject to flooding from the physical damage of flooding.
- (c) The health, general welfare and safety of the public of the County as a whole requires that
- (d) lands subject to flooding be strictly regulated as to the uses permitted on the land and the amount of open space which separate buildings and structures.
- (e) Inundation frequently causes extensive property damage.
- (f) Strict regulation of flood lands is necessary to protect prospective buyers of lands from deception as to the utility of the lands within the Flood Zones.

23.13.001. PROHIBITION: No building, structure, vehicle or land in any zone with which the (F) Flood Zone is combined shall be used nor shall any building structure or vehicle be erected, altered, moved, enlarged or stored except as hereinafter specifically provided in this Article and the Article setting forth the regulations for the zone which is combined with the (F) Flood Zone, and except as otherwise provided in this Division. No area shall be used in any manner so as to create problems inimical to the public health, safety or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County as a whole. Any use which requires approval of the Board of Reclamation or the U.S. Army Corp of Engineers, or both, shall not be permitted until approval for such use is first obtained from the responsible agency or agencies.

23.13.002. PERMITTED USES:

- (a) Any use permitted in the zone with which the (f) Flood Zone is combined including permitted and conditional uses subject to the regulations of the basic zone, except as otherwise provided in this Section.
- (b) Agricultural uses except dwellings, hog farms which use garbage feed and feedlots or similar feeding yards.
- (c) Dwellings, docks, boathouses or similar structures located on the surface or above the surface of any river, slough, stream, or lake, provided a use permit is first obtained from the Zoning Board of Adjustment.

23.13.003. HEIGHT REGULATIONS:

- (a) No building or structure erected on or moved onto property in this zone shall have a height which exceeds two (2) stories or which exceeds thirty (30) feet or the height restrictions of the basic zone if lower.
- (b) Exceptions. See Section 23.14.041.

(F) FLOOD (COMBINING ZONE)

23.13.004. ELEVATIONS: No building or structure designed for human habitation shall hereafter be erected, altered, moved or enlarged with a first floor elevation lower than required by the Sacramento County Water Agency Drainage Ordinance.

23.13.005. YARDS: No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards are provided and maintained:

- (a) Front Yard. There shall be a front yard depth as required by the basic zone but not less than twenty (20) feet in any case. less than twice that required by the basic zone, but not less than twenty (20) feet in any case.
- (b) Rear Yard. There shall be a rear yard depth as required by the basic zone but not less than twenty (20) feet in any case.
- (c) Side Yards. There shall be a side yard on each side of the main building having a width not
- (d) Side Street Yard. On corner lots there shall be a side street yard as required by the basic zone, but not less than twenty (20) feet in any case.
- (e) Court Yard. See Section 23.14.016.

23.13.006. AREA: Each lot or parcel shall have a minimum area as required by the basic zone but in no case shall the net lot area be less than 20,000 square feet. If neither a public water supply or a public sewerage facility is in use the net lot area for each lot or parcel shall be not less than one (1) acre.

23.13.007. LOT WIDTH: Each lot or parcel shall have a minimum average lot width as required by the basic zone but in no case shall the average lot width be less than seventy-five (75) feet.

(PD) PLANNED DEVELOPMENT (COMBINING ZONE)

23.13.020. PURPOSE: To encourage a creative and more efficient approach to the use of the land; to maximize choice in the type of environment available to the people in the unincorporated area of Sacramento County; to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such rearrangement is desirable and feasible.

23.13.021. INTENT OF THE (PD) COMBINING ZONE: To carry out the purpose as set forth above by providing the means for greater creativity and flexibility in environment design than is provided under the strict application of the zoning and subdivision ordinances while at the same time preserving the public interest, health, safety, welfare and property values. Various land uses may be combined in a Planned Development Zone including combinations of residential, commercial, industrial, utility, institutional, educational, cultural, recreational, and other uses provided the combination of uses results in a balanced and stable environment. A (PD) Zone may be combined with any other zoning classification except an Exclusive Agricultural Zone.

23.13.022. CRITERIA:

- (a) **Size.** A planned development, or unit thereof, shall be of sufficient size, composition and arrangement that its construction, marketing, and operation is feasible as a complete unit independent of any subsequent unit.
- (b) **Permitted Uses:** All uses which are authorized in the basic zone(s) with which the (PD) Zone is combined including uses which are authorized only with a use permit, provided the uses are approved and made part of the Development Plan as provided in this Section. In residential developments the applicant must show that accessory commercial uses are intended to serve principally the residents of the development.
- (c) **Land Use Intensity:** The planned development shall be at a land use intensity which conforms to the General Plan of Sacramento County and complements existing permitted uses in the neighborhood. If the planned development proposed indicates a greater intensity of land use than is permitted by existing zoning regulations, the applicant shall show that the design of the project merits such a change in zoning and will not:
1. Create traffic congestion in the streets which adjoin or are near the planned development;
 2. Create a burden on parks, schools, and other public facilities and utilities which serve or are proposed to serve the planned development;
 3. Have an undue and adverse impact on the reasonable enjoyment of neighboring property.
- An increase in land use intensity shall be compensated for by additional amenities to be achieved by the
- amount, location and proposed use of open space and the location, design and type of development.
- (d) **Design Standards:** The Board of Supervisors after a recommendation by the Planning Commission may permit deviations from the standards in the basic zones with which the (PD) Zone is combined provided the developer demonstrates by his design proposal, that the objectives of the General Plan, the Subdivision Ordinance and this Ordinance will be achieved.
- (e) **Common Open Space:** The Planning Commission may adopt regulations to govern the amount, use and location of open space. After development, the common open space may be conveyed to a public agency or private association. The Planning Commission, prior to any conveyance of common open space, shall approve all agreements and instruments relating to use, maintenance and ownership thereof. The Planning Commission may also require the dedication of development rights or scenic easements to assure that common open space will be maintained. The Planning Commission may further require that instruments of conveyance or covenants or deed restrictions of associations provide that in the event that the common open space is not maintained in a condition consistent with the approved development plan, the County may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association. If the common open space is dedicated, conveyed or designed for use by the general public and so used, any assessment of maintenance costs shall be made by benefit areas which are not necessarily restricted to the subject (PD) zone.

(PD) PLANNED DEVELOPMENT (COMBINING ZONE)

23.13.023. PRELIMINARY PLAN:

- (a) Purpose. The purpose of the preliminary plan is to require the developer to demonstrate the feasibility and general design concept of a proposed development to the Planning Department or Planning Commission.
- (b) Procedure. The initial step to be taken by the developer is to submit a preliminary plan to the Planning Department. The plan shall include:
 - 1. Maps or drawings which may be schematic in form.
 - 2. Proposed land uses; the approximate number of dwelling units; acres and population density for each area of land; existing uses of surrounding property;
 - 3. Proposed circulation system, indicating both public and private streets;
 - 4. Public uses including schools, parks, recreation areas, and other open spaces;
 - 5. The use and general description of each different type of structure;
 - 6. Nature of the applicant's interest in the land proposed to be developed;
 - 7. Written explanation of the nature of the proposed development and the deviations from regulations otherwise applicable to the property.
 - 8. Proposed sequence and schedule of development.
- (c) Action by the Planning Department and the Planning Commission. Within 30 days after submission the Planning Department shall review said preliminary development plan and meet with the applicant for the purpose of presenting its comments. The Planning Department shall either grant approval in principle of the plan as submitted, grant approval in principle subject to specified modifications which shall be included in any application for a (PD) District or deny approval of the plan stating reasons for denial. The Planning Department or the applicant may request the Planning Commission review the preliminary plan and approve, approve with modification, or disapprove the plan as submitted.

23.13.024. PROPOSED DEVELOPMENT PLAN AND REQUEST FOR (PD) ZONE: Within one year after approval of the preliminary plan an application may be filed with the Secretary of the Planning Commission for a (PD) Zone. The petitioner shall include with the application for zone change his proposed development plan for all or a portion of the property included within the preliminary plan, which shall include: All information required for the preliminary plan and the following:

- (a) Maps showing existing topography, tree cover, buildings, streets, and other existing physical features;
- (b) Detailed breakdown of the proposed land use showing: lot lines, location of buildings, parking areas, common grounds, recreation improvements and structures and open spaces around buildings and structures.
- (c) Elevation drawings of typical proposed structures and improvements for each proposed use except detached single family dwellings.
- (d) At least one perspective drawing or model which will demonstrate the architectural character of the project.
- (e) Proposed agreements, deed restrictions, bylaws and Articles of Incorporation which relate to the preservation or maintenance of open space and associations created to preserve and maintain said open space.
- (f) A schedule and sequence of development for all of the property included in the preliminary development plan even though the applicant elects to include only a portion of the property in the proposed tentative development plan.

23.13.025. ACTION BY THE PLANNING COMMISSION ON THE PROPOSED DEVELOPMENT PLAN AND REQUEST FOR (PD) ZONE:

- (a) The Planning Commission shall hold a public hearing on the proposed plan and request for change in zoning as prescribed in Section 23.18.063. The Commission may approve, disapprove, or conditionally approve the proposed plan and request for (PD) Zoning.
- (b) The Planning Commission shall not approve the proposed plan nor recommend (PD) zoning unless there is evidence that:
 - 1. The proposed development will carry out the intent of the General Plan;
 - 2. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
 - 3. The proposed development is compatible with existing and proposed land uses in the surrounding area;

- 4. Any exceptions to the standard requirements of the Basic Zoning Ordinance are justified by the design of the development. In the case of residential areas the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces;
 - 5. There is adequate assurance that all public improvements will be installed at the scheduled times as required by the Public Works Department;
 - 6. There is adequate assurance that the development schedule will be met;
 - 7. The existing or proposed utility services are adequate for the uses and population densities proposed.
- (c) The County Counsel shall prepare a draft of the proposed ordinance prior to the hearing before the Board of Supervisors.

23.13.026. ACTION BY THE BOARD OF SUPERVISORS:

- (a) The Board of Supervisors shall hold a public hearing on the proposed plan and Planning Commission's recommendations for (PD) Zoning in the same manner as other applications for zone changes. The Board may approve, disapprove or approve with modification the proposed development plan and request for (PD) Zoning. The Board shall not approve the proposed plan or request for a (PD) Zone unless the evidence supporting the Planning Commission's recommendations is presented to the Board.
 - (b) Approval of the proposed development plan shall be by amendment to the Basic Zoning Ordinance. The amendment shall include all of the information which comprises the approved development plan. The Comprehensive Zoning Plan shall indicate the property is in a (PD) Zone by the Symbol (PD) in combination with other zone symbols. The Board may delegate to the Planning Commission or the Zoning Administrator the authority to approve insubstantial revisions to an approved plan.
 - (c) The Board shall also designate and include as part of the ordinance what additional information is required before construction is authorized. Typical information required includes, but is not limited to:
 - 1. Preliminary building plans, including floor plans and exterior elevations required to obtain a building permit;
 - 2. Landscaping plans;
 - 3. Engineering plans and reports as required by law or regulations;
 - 4. Bonds, deposits of money or securities required as part of the tentative development plan.
- All other revisions shall be made pursuant to the procedure for an amendment to the Basic Zoning Ordinance.

23.13.027. ACTION BY PLANNING DEPARTMENT ON FINAL PLAN: The Planning Department shall have 30 days to review the drawings, landscaping plans and other information specified in the ordinance and shall approve same if the information substantially conforms to the approved development plan. The Planning Department shall advise the Department of Public Works of the receipt of the drawings and specifications relating to the development.

23.13.028. BUILDING PERMITS: No building permit shall be issued for the development or any part thereof until the Planning Staff has completed the review as provided above.

23.13.029. SUBDIVISION MAPS, COVENANTS: Any part of the approved development plan for which a subdivision map is required and any covenants or restriction required as part of the approved development plan shall be recorded by the County Recorder.

23.13.030. ANNUAL REVIEW: If construction of the project has not commenced within one year after the adoption of the (PD) Zone or as otherwise provided in the approved development plan, the Planning Commission shall review the project to determine if an amendment to the ordinance should be initiated to rezone the property to another zoning classification.

CHAPTER 14 – GENERAL ZONE REGULATIONS
ARTICLE 1 – USE REGULATIONS

23.14.000. APPLICATION: The use regulations specified in the various zones in this Division shall be subject to the general use regulations and exceptions in this Article.

23.14.001. SALE OF CHRISTMAS TREES: Christmas trees may be sold as a temporary use in the BP, CC, SC, LC, AC, TC, C-1, C-2, M-1, and M-2 zones subject to obtaining a business license. Christmas trees may be sold as a temporary use in other than commercial or industrial zones upon securing a conditional use permit for such use from the Zoning Administrator. The Zoning Administrator shall specify the period of sale of the trees and the period permitted to clear the lot of all unsold trees, rubble and other evidence of the temporary use.

23.14.002. ACCESSORY USES, BUILDINGS: No accessory building shall be constructed nor shall any accessory use be conducted on any property in any residential or estate zone until the main building is constructed or until a use permit is obtained from the Zoning Board of Adjustment.

23.14.003. TRUCK, TRAILER PARKING: No motor vehicle used for commercial, industrial, or agricultural purposes and rated more than one (1) ton capacity and no trailer used for commercial, industrial or agricultural purposes shall be parked or stored in any residential zone except when loading, unloading, or rendering service, provided however, that a truck used for agricultural purposes may be parked or stored in the buildable area or rear yard of a residentially zoned parcel or lot on which there is not less than five (5) acres devoted to agricultural use.

23.14.004. PROMOTIONAL DISPLAYS AND SALES: Promotional displays and activities including, but not limited to, amusement rides, street dances, concerts, live entertainment, and promotional out-of-door sales may be conducted in the commercial and industrial zones for the purpose of promoting a use regularly and lawfully in operation on the premises. The activities shall be conducted only within the buildable portion of the lot or parcel and subject to first obtaining a permit for such use from the Zoning Administrator.

23.14.005. FARM DWELLINGS: In any zone a farm dwelling is permitted on a parcel of land on which there is not less than twenty (20) acres devoted to agricultural uses.

23.14.006. TEMPORARY USES: The Zoning Administrator may authorize the temporary use of property in any zone for a period not to exceed ten (10) days for an exposition, concert, carnival, amusement ride or for the sale of old clothes and second hand merchandise and other similar activities. The temporary use, if other than in the commercial and industrial zones, shall be under the supervision of a public agency or an organization, school or church which qualifies for an exempt fee license pursuant to the business license ordinance.

23.14.010. UTILITIES: Public utility distribution lines to serve individual lots shall be permitted in all zones. The routes of proposed transmission lines other than lines to service individual lots shall be submitted to the Planning Commission for approval prior to the acquisition of rights of way therefor.

23.14.011. TEMPORARY REAL ESTATE OFFICES: A temporary real estate office established to handle sales of lots or homes or both may be authorized in any zone provided a use permit is first obtained from the Zoning Administrator.

23.14.012. TEMPORARY CONSTRUCTION BUILDINGS: Temporary buildings for commerce or industry incidental to residential development, and temporary structures, or trailers, or both, for the housing of tools, equipment, building assembly operations and supervisory offices in connection with major construction projects may be authorized by the Chief Building Inspector in any zone.

23.14.012.5. TEMPORARY BUILDINGS FOR HUNTING CLUBS: In those agricultural and recreation zones where hunting and gun clubs are permitted the Chief Building Inspector may authorize an occupancy permit for the use of an independent or self-contained mobilehome, travel trailer or recreational vehicle for the purpose of a club house. Each such permit shall be reviewed annually.

23.14.012.6. TEMPORARY DWELLING: In any zone where a dwelling is permitted the Chief Building Inspector may authorize an occupancy permit for the use of a mobilehome, travel trailer or recreational vehicle for a period of not over six (6) months while a permanent residence is being constructed. No such occupancy permit shall be authorized unless a building permit has been issued for the permanent residence. If construction has progressed beyond the foundation but has not been completed due to sickness, weather or unforeseen difficulties of securing labor or materials or both, the Chief Building Inspector may authorize an extension of the occupancy permit for not more than an additional six (6) months.

23.14.013. PARKING OF NON-REGISTERED VEHICLES: Automotive vehicles or trailers of any kind or type without current registration shall not be parked or stored in the front yard or side street yard of any lot in the residential, estate, recreation, or general agricultural zones.

23.14.014. PRIVATE STABLES, CORRALS: Private stables and corrals shall be located on lots or parcels not closer 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.

23.14.015. RECREATIONAL USES: Golf, swimming, tennis, riding, hunting, and similar outdoor recreational uses may be authorized in any zone in addition to those zones which expressly or conditionally permit such uses provided a conditional use permit is obtained from the Zoning Board of Adjustment and approved by the Board of Supervisors.

23.14.016. COURTYARD, MINIMUM WIDTH: Except as otherwise provided in this Division, the minimum width of a courtyard between buildings or wings of a building or the width of an enclosed courtyard shall be:

- (a) Not less than the sum of the side yards required for each building, building wing or building face, and
- (b) Not less than the height of the building, building wing or building face, whichever is greater.

23.14.017. UTILITY AND PUBLIC SERVICE USES: The Board of Adjustment may after public hearings as provided in Article 1 of Chapter 18 permit a public utility or public service use, including electric substations and communications equipment buildings, as a conditional use in any zone if the Board determines that the use is necessary for the public health, convenience, safety or public welfare.

23.14.018. PARK SERVICE BUILDINGS: Recreation, refreshment, amusement and service buildings and structures are permitted in public parks and playgrounds when under the supervision of public authorities.

23.14.019. CHURCH STANDARDS:

- (a) Any church located on a lot in or adjacent to a lot in an "R", "A", "F", "(F)", "O", or "CO" Zone shall landscape not less than the first twenty-five (25) feet of each street yard except for necessary driveways and crosswalks.
- (b) Churches shall be located on public streets as follows:
 - 1. For churches with less than five hundred (500) seats in the main assembly room, the minimum street width is fifty-four (54) feet.
 - 2. For churches with five hundred (500) or more seats in the main assembly room the minimum street width is eighty (80) feet or the church grounds shall have direct vehicular access by more than one public street.
- (c) The net lot area shall not be less than two hundred (200) square feet per seat in the main assembly room.

23.14.020. MAIN ENTRANCE TO BUILDINGS: The main entrance of any building which is open to the public including but not limited to office buildings, apartments, hotels, motels, retail establishments, hospitals and churches shall have the main entrance at a height equal to or greater than the curb level opposite the main entrance of the building.

23.14.021. MOBILEHOME OR TRAVEL TRAILER PERMITTED AS ACCESSORY DWELLING: A mobilehome or travel trailer may be used as an accessory dwelling where there is need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling on the lot subject to issuance of a use permit by the Zoning Board of Adjustment and subject expressly as follows:

- (a) The mobilehome or travel trailer is to serve only as an accessory dwelling and may be occupied only by a person or persons related by blood or marriage to an occupant of the principal dwelling on the property in one or more of the following categories: parent, child, grandparent, grandchild, sibling, aunt, uncle, cousin-germane.
- (b) A person occupying the mobilehome or travel trailer shall be physically or mentally handicapped to the extent that he requires the immediate supervision and care of an occupant of the principal dwelling on the property. Proof of physical or mental handicap may be required.
- (c) The mobilehome or travel trailer shall be removed from the premises within thirty (30) days after the expiration of the permit or the discontinuance of the permitted use if earlier.
- (d) The Board, Commission or administrator issuing the permit may impose additional conditions deemed necessary to protect the purpose and integrity of the zone in which a mobilehome is located and to protect the general welfare of the community.

23.14.022. USE OF MOBILEHOMES AND TRAVEL TRAILERS FOR HUNTING CLUBS: In those agricultural and recreational zones where hunting and gun clubs are permitted, the Chief Building Inspector may authorize the use of an independent or self-contained mobilehome or travel trailer for the purpose of a club house. Each such authorization shall be reviewed annually and an annual permit to occupy be secured as prescribed in Sec. 23.14.027.

23.14.023. USE OF MOBILEHOMES AND TRAVEL TRAILERS AT CONSTRUCTION SITES: Mobilehomes or travel trailers may be authorized for temporary use by the Chief Building Inspector in any zone for the housing of tools, equipment, or building assembly operations in connection with major construction projects, or for providing public utility services during an emergency. Mobilehomes and travel trailers may be used as temporary offices provided the approval of the Board of Supervisors is first secured and an annual permit to occupy is secured as prescribed by Sec. 23.14.027.

23.14.024. USE OF MOBILEHOMES AND TRAVEL TRAILERS AS TEMPORARY OFFICES: Mobilehomes or travel trailers may be authorized in any zone for temporary offices by the Chief Building Inspector providing a permit to occupy shall be secured as provided by Section 23.14.027. The use for offices beyond the period of one (1) year shall be approved by the Board of Supervisors of Sacramento County. *See*

23.14.025. USE OF MOBILEHOMES AND TRAVEL TRAILERS FOR NIGHT WATCHMAN: A mobilehome or travel trailer may be authorized in any zone by the Chief Building Inspector to house a night watchman providing a permit to occupy shall be secured as prescribed in Section 23.14.027. The use of a mobilehome or travel trailer for a night watchman beyond the period of one (1) year shall be approved by the Board of Supervisors of Sacramento County.

23.14.026. MOBILEHOME OR TRAVEL TRAILER, HEALTH DEPARTMENT APPROVAL: No mobilehome or travel trailer shall be occupied for residential purposes until the mobilehome or travel trailer and the surrounding premises shall have been inspected and approved by the Health Department for compliance with appropriate health laws and ordinances.

23.14.027. MOBILEHOMES AND TRAVEL TRAILERS, DEPARTMENT OF PUBLIC WORKS REGULATIONS: In addition to the approval of the Health Department as required by Section 23.14.026, the Department of Public Works is authorized to establish reasonable regulations relating to the occupancy of the mobilehomes and travel trailers including, but not limited to requiring annual occupancy permits for all mobilehomes, travel trailers, campers, and motor homes used for dwelling units and located outside either licensed mobilehome parks or mobilehome subdivisions. The required fees shall be \$25.00 per year for all campers, travel trailers or motor homes and for a mobilehome shall be \$35.00. Said regulations shall be filed with the Clerk of the Board of Supervisors.

23.14.028. SOCIAL RECEPTION CENTERS: Social Reception Centers are permitted in any zoning district provided a Use Permit is first obtained from the Zoning Board of Adjustment and approved by the Board of Supervisors after a public hearing thereon.

HEIGHT REGULATIONS

23.14.040. APPLICATION: The height regulations specified for the various zones in this Division shall be subject to the height regulations and exceptions in this Article.

23.14.041. EXCEPTION: Towers, gables, penthouses, scenery lofts, cupolas, water tanks, church steeples, carillon towers, radio television antennas and similar structures 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 located, provided that no exception shall cover at any level more than fifteen per cent (15%) of the area of the lot, nor have an area at the base greater than sixteen hundred (1600) square feet.

23.14.042. EXCEPTION: In a zone with a height limit of greater than thirty (30) feet but less than seventy-five (75) feet, public buildings, hotels, apartment houses, schools, churches, hospitals, and other similar institutional buildings permitted in such zone may be erected to a height not to exceed seventy-five (75) feet, providing that the front, rear, and side yards shall be increased one (1) foot for each one (1) foot of height that such building exceeds the height limit hereinbefore established for such district.

23.14.043. ACCESSORY BUILDINGS: In the residential and estate zones 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.

23.14.044. TREES & NATURAL GROWTH: In any zone no tree or other object of natural growth shall be allowed to grow and no building or appurtenance thereon, tower or other structure shall be erected or maintained to exceed the height limits developed for aircraft approach and take-off areas which are designated on the Comprehensive Zoning plans which are part of this Division.

23.14.045. COMMERCIAL ZONES EXCEPTION: In the commercial zones the number of stories and the height limits for commercial buildings, hotels and apartment buildings may be increased to a maximum of one hundred fifty (150) feet provided that the building setback from the centerline of all streets a distance at least equal to the height of the building. For any residential portion of a hotel or apartment house, all required yards and courts shall be increased one (1) foot of depth for each foot that such building exceeds forty (40) feet in height. In any case the floor area to lot area ratio shall not exceed 2½:1.

23.14.046. INTERPRETATION: In any zone in which the height provisions for buildings or structures are specified not to exceed a given number of stories or height in feet, the provision shall be interpreted so that both the limitation as to the number of stories and the limitation of the height in feet apply.

AREA AND YARD REGULATIONS

AREA AND YARD REGULATIONS

23.14.060. APPLICATION: The area, yard, public street frontage, and other regulations specified in this Division in the various zones shall be subject to the regulations in this Article.

23.14.061. CORNICES, SILLS, EAVES, CANOPIES: Cornices, sills, eaves, canopies, awnings and similar features may encroach into any required court or yard area a distance not to exceed twenty-four (24) inches. (See also Chapter 15.5 of this Division for specific regulations as to certain mechanical equipment.)

23.14.062. ACCESSORY BUILDINGS: In the Residential, Estate, General Agricultural, Exclusive Agricultural and Permanent Agricultural Zones, not more than thirty percent (30%) of the rear yard may be occupied by accessory buildings. For the purpose of this Section, all enclosed or roofed space shall be counted as space occupied by accessory buildings.

23.14.063. LOTS ABUTTING TWO OR MORE STREETS: In case of a lot abutting upon two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards or any of the streets.

23.14.064. REAR YARD EXCEPTION: No rear yard shall be required where the rear of a lot zoned for commercial use abuts upon a lot zoned for commercial or industrial uses.

23.14.065. FIRE ESCAPES, STAIRWAYS, BALCONIES, CHIMNEYS: Fire escapes, outside stairways and balconies projecting into a yard, court or place not more than thirty-six (36) inches and the ordinary projections of chimneys and flues may be permitted by the Chief Building Inspector where the same are so placed as not to obstruct the light and ventilation.

23.14.066. THROUGH LOTS: Where a through lot has a depth of one hundred 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.

23.14.067. SETBACK MEASUREMENT: The setback of all buildings and structures and the setback of outdoor merchandise displayed in the front or side street yards shall be determined by the exterior boundaries of the streets and highways and their proposed widenings and extensions as indicated on the Master Street and Highway Plan adopted by the General Plan for Sacramento County. The width of any street or highway which does not appear in the Master Streets and Highways Plan shall be determined from the standards for street widths and improvements set forth in Title 22 of the Sacramento County Code, the "Subdivision Ordinance of the County of Sacramento."

23.14.068. LOT AREA MEASUREMENT: The area of any lot or parcel located within the existing or proposed public street right-of-way shall not be counted as part of any lot area.

23.14.069. LOT AREA REDUCTION: Where a lot area or a yard width or depth has been reduced by not more than fifteen percent (15%) as a result of acquisition or dedication for a highway, road, drain or other public purpose, including any dedication as a result of a rezoning, variance or conditional use permit the lot, area, or yard so reduced may be used in the same manner as if the acquisition or dedication had not taken place.

23.14.070. LOCATION OF ACCESSORY BUILDINGS: Except as otherwise provided in this Division, attached accessory buildings shall not be located:

- DELETED
- (a) Within six (6) feet of the main building.
 - (b) Within fifty (50) feet of the front property line.
 - (c) Within six (6) feet of the side property lines of the front half of the lot.
 - (d) Within three (3) feet of the side property lines of the rear half of the lot.
 - (e) Within three (3) feet of the rear property line.

CHAPTER 15 – OFF STREET PARKING
ARTICLE 1 – GENERAL PROVISIONS

23.15.000. PURPOSE: The purpose of this chapter is to require off-street parking spaces and loading spaces for all land uses in the unincorporated area of the County of Sacramento sufficient in number to accommodate all vehicles which will be congregated at a given location at a given point of time by drivers and passengers who use or occupy the facility for which the parking space is provided; to the end that on-street parking will be diminished, traffic and pedestrian safety increased, property values stabilized and the general welfare promoted.

23.15.001. DEFINITIONS: For the purpose of this Chapter certain terms and words are defined as set forth in this Article.

23.15.002. PARKING AREA, OFF-STREET: An area, building or space, exclusive of street or alley rights-of-way, used for the parking of automobiles.

23.15.003. PARKING AREA, PUBLIC: An off-street parking area publicly or privately owned available for public use whether free, for compensation or as an accommodation for clients or customers.

23.15.004. PARKING SPACE: Space in the open, within a structure on private property or in a public parking area designed for the parking of one automobile.

23.15.005. NET FLOOR AREA: The total floor area excluding public areas such as hallways, stairs, lobbies and storage or service areas.

23.15.006. GROSS FLOOR AREA: The total floor area including public areas such as hallways, lobbies, wash rooms, related storage areas, and service rooms or areas but excluding unfinished dead storage and mechanical areas.

23.15.007. SEATS OR SEATING CAPACITY: Shall refer to the actual seating capacity of an area based upon the number of seats or one seat per 18 inches or bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

23.15.008. SHOPPING CENTER: A group of contiguous retail stores, service facilities and related uses utilizing common facilities such as parking, landscaping, signing and loading areas. This group does not have to be in a single ownership.

23.15.009. UNIFORM BUILDING CODE: The Uniform Building Code currently in use and adopted by Sacramento County.

23.15.010. UNCOVERED SALES AREA: The space used for merchandise display or storage as allowed under the current zoning regulations, outside of a building on the property.

23.15.011. PLACE OF PUBLIC ASSEMBLY: A location, auditorium hall or similar facility publicly or privately owned, developed for the principal purpose of accommodating groups of persons for meetings, exhibitions, shows and other public interest events.

23.15.012. PLANTER OR LANDSCAPED AREA: An area devoted to soft, live landscaping such as lawn, ground cover, trees or shrubs. This area shall be at least the minimum width specified, excluding any perimeter curbing that may be necessary or desired.

23.15.013. BUILDING PERMIT: Plans submitted for a building permit to construct a building which has public parking areas shall include the design of the required parking area drawn to scale. Such plans shall include all parking spaces and maneuvering areas, curb cuts, landscaping and other improve-

ments. The building permit shall not be issued until such parking plans have been approved by the Director of the Department of Public Works or his designee and no final completion inspection approved until the parking spaces and required landscaping are installed.

23.15.014. CHANGE OF OCCUPANCY: For a change of occupancy where the parking demand is increased and where no new construction requiring a building permit is anticipated, but a new business license is required, the Director of the Department of Public Works or his designee shall review the parking requirements of the proposed use. No new business license shall be issued until the Department of Public Works has approved the parking plan. Two copies of such plan drawn to scale shall be submitted to the Director of the Department of Public Works or his designee for approval. The plan shall show the whole property in question and shall show the means of ingress and egress, location of the building, parking spaces, landscaping, barrier curbs, irrigation system, lights and any other proposed facilities. If the plan conforms to the intent and provisions of this section, the Director of the Department of Public Works or his designee shall approve both copies, keeping one copy on file and returning the other copy to the Tax Collector for issuance of any business license.

23.15.015. SPECIAL REVIEW: Where unusual conditions warrant, such as the multiple use of a parking area by uses having peak parking demands which occur at different times or by other conditions which reduce the parking demand of a particular use from that anticipated by this section, appropriate reductions in the required parking area may be granted by the Subdivision Committee. Where unique design characteristics warrant, appropriate modifications of the Improvement Requirements may be granted by the Subdivision Committee.

23.15.016. SUBSEQUENT DEVELOPMENT: No building or use shall be enlarged, expanded or changed without having the parking plan reviewed and approved by the Director of the Department of Public Works or his designee.

23.15.017. EXISTING FACILITIES: Any building or use whose parking facilities become substandard by the adoption of this section, but were lawful prior thereto, shall be considered a nonconforming use. Such nonconforming use may continue but any enlargement or expansion shall provide the required number of parking spaces or parking area as designated by this section. Any change of occupancy or use in an existing building or lot which requires more parking space shall provide the additional parking area required in this section.

(ORD. SCZ 73-31) **23.15.018. PRIVATE DRIVEWAY:** A private drive or alley which provides access from an off-street parking area to a public street.

PARKING REQUIREMENTS

23.15.020. GENERAL: Accessible off-street parking areas shall be provided and maintained as set forth in this chapter to provide minimum parking and maneuvering room for motor vehicles and for pedestrian safety based on the anticipated occupancy of a given building, structure or area of land or water. Where there is a combination of principal uses in any one facility, the sum of the parking requirements of these uses shall be provided unless otherwise indicated. If the calculation of parking needs results in the requirement for a fraction of a parking space, such a parking space need not be provided unless the fraction exceeds fifty (50) percent. This chapter shall not be construed to prohibit the installation and maintenance of more parking spaces than the minimums required.

(ORD SZC 73-31) **23.15.021.** Single, two family and attached dwellings shall provide at least two (2) parking spaces for each dwelling unit. (See Sec. 23.15.083 for additional requirements.)

23.15.022. Multiple Family Buildings, flats, bungalow courts, and apartment houses shall provide one and one-half (1½) parking spaces per dwelling unit or at least one parking space per each six hundred (600) square feet or gross floor area whichever is greater.

23.15.023. Rooming houses, lodging houses, residence clubs, and similar structures containing sleeping rooms shall provide at least one (1) parking space for every two (2) occupants based upon the maximum occupant load of the sleeping or dining areas, whichever is greater, as determined from the Uniform Building Code.

23.15.024. Fraternity or sorority houses and dormitories or clubs located within one-half mile walking distance of the property line of the institution they serve shall provide at least one (1) parking space for every four (4) occupants based upon the maximum occupant load of the sleeping or dining areas, whichever is greater, as determined from the Uniform Building Code. Such facilities located farther than one-half mile walking distance from the property line of the related college or institution shall provide at least one (1) parking space for every two (2) occupants based upon the maximum occupant load of the sleeping or dining areas, whichever is greater, as determined from the Uniform Building Code.

23.15.025. Motels, hotels and auto courts shall provide at least one (1) parking space for each sleeping room, suite of rooms or housekeeping unit. Where other principal uses are located on the premises such as restaurants, bars and meeting rooms, the principal use requiring the greatest amount of parking shall provide 100% of the required parking spaces and the other uses shall provide in addition at least 70% of the parking spaces which would be required if these uses were by themselves.

23.15.026. Trailer and mobilehome parks shall provide at least two (2) auto parking spaces for each travel trailer and mobilehome space.

23.15.027. Hospitals shall provide at least two (2) parking spaces for each bed licensed by the State. Any out-patient facilities shall provide additional parking as required for a medical office.

23.15.028. Convalescent homes, nursing homes, and sanitariums shall provide at least one (1) parking space for every four (4) beds licensed by the County or State.

23.15.029. Orphanages, children's homes, homes for the aged and rest homes shall provide at least one (1) parking space for every ten (10) beds licensed by the County or State.

23.15.030. Day care child care centers shall provide at least one (1) parking space for each employee plus one (1) ten by twenty foot (10' x 20') passenger loading space for every five (5) children licensed by the County or State.

PARKING REQUIREMENTS.

23.15.031. Elementary schools shall provide at least one (1) parking space for each employee plus off-street loading space for at least two school buses.

23.15.032. Junior high school shall provide at least one (1) parking space for every three (3) seats in the main auditorium or assembly hall.

23.15.033. High schools shall provide the greater of the following:

- | | |
|--|--|
| <p>(a) At least one (1) parking space for each employee and one (1) parking space for every three (3) students in the 11th and 12th grades, or</p> | <p>(b) At least one (1) parking space for every three (3) seats in the main auditorium or stadium.</p> |
|--|--|

23.15.034. Colleges shall provide the greater of the following:

- | | |
|--|--|
| <p>(a) At least one (1) parking space for each employee and one (1) parking space for every two (2) students, or</p> | <p>(b) At least one parking (1) space for every three (3) seats in the main auditorium or stadium.</p> |
|--|--|

23.15.035. Churches and other places of worship, mortuaries or funeral homes shall provide at least one (1) parking space for every three (3) seats in the main chapel or assembly room.

23.15.036. Stadiums, ball parks and other outdoor sports areas with fixed seating shall provide at least one (1) parking space for every four (4) seats.

23.15.037. Golf courses shall provide at least ten (10) parking spaces for each hole. Additional parking spaces are not required for the following accessory uses: driving ranges, putting greens, shower and locker rooms and maintenance shops or buildings.

23.15.038. Driving ranges or shooting ranges shall provide at least one and one-half (1½) parking spaces for each tee or shooter station.

23.15.039. Miniature golf or pitch and putt courses shall provide at least one and one-quarter (1¼) parking spaces for each hole.

23.15.040. Tennis or other court games shall provide at least two (2) parking spaces for each court.

23.15.041. Bowling centers shall provide at least six (6) parking spaces for each lane. Other principal uses within the bowling center such as restaurants, pool halls, cocktail lounges and other uses shall provide additional parking spaces as required.

23.15.042. Pool, card and billiard rooms shall provide at least two (2) parking spaces for each table.

23.15.043. Theatres, auditoriums and similar places of public assembly with fixed seating shall provide at least one (1) parking space for every three (3) seats.

23.15.044. Dance halls, auditoriums, exhibition halls and similar places of public assembly where there is space for set-up seating or where there is no fixed seating shall provide at least one (1) parking space for every thirty (30) square feet of net floor area in the assembly hall(s).

23.15.045. Public parks over ten (10) acres in size shall provide at least five percent of the total area for off-street parking facilities.

23.15.046. Swimming pools other than those used as accessory uses with residential and commercial-residential uses shall provide at least one (1) parking space for every one hundred (100) square feet of pool area.

23.15.047. Skating rinks shall provide at least one (1) parking space for every one hundred (100) square feet of skating area.

23.15.048. Marinas shall provide at least one (1) parking space for each boat berth plus one boat trailer space for every twenty-five (25) boat berths.

23.15.049. Swimming and tennis clubs, cabana clubs, public neighborhood pools and similar recreational clubs or facilities shall provide at least the number of parking spaces or amount of parking area required by the use requiring the greatest parking area plus 50% of the parking required by the sum of other uses.

23.15.050. Medical and dental offices shall provide at least one (1) parking space for every two hundred (200) square feet of office or laboratory floor area and one (1) parking space for every thirty (30) square feet of waiting room floor area.

23.15.051. Banks and other offices shall provide at least one (1) parking space for every two hundred (200) square feet of gross floor area.

23.15.052. Barber and beauty shops, wig salons and similar uses shall provide at least two (2) parking spaces for each employee or one (1) parking space for every one hundred fifty (150) square feet of gross floor area whichever is greater.

23.15.053. Physical fitness centers, health studios, steam baths, and similar uses shall provide at least one (1) parking space for every two (2) occupants based upon the maximum occupant load as determined under the Uniform Building Code.

23.15.054. General retail sales including department and discount stores not located in a shopping center shall provide at least three (3) square feet of parking area for each one (1) square foot of gross floor area.

23.15.055. Commercial uses such as retail stores displaying and selling principally furniture, floor coverings, pianos and organs, and large appliances shall provide at least one (1) parking space for every five hundred (500) square feet of gross floor area.

23.15.056. Restaurants and bars, including those with dancing, shall provide at least one (1) parking space for every three (3) seats based upon the capacity of the fixed and movable seating area as determined under the Uniform Building Code.

23.15.057. Uncovered sales areas such as new or used automobile, boat or trailer sales, lumber or building material yards, plant nurseries or similar uses shall provide a minimum of five (5) customer parking spaces for the first five thousand (5,000) square feet of uncovered sales area and one (1) customer parking space for each additional one thousand (1,000) square feet of uncovered sales area to a required maximum of twenty (20) customer parking spaces. In addition there shall be one (1) parking space for each employee.

23.15.058. Shops repairing household appliances and equipment shall provide at least one (1) parking space for every two hundred (200) square feet of gross floor area plus one parking space for each employee.

23.15.059. Warehouses and storage buildings shall provide at least one (1) parking space for each employee plus one (1) parking space for each company operated vehicle, or one (1) parking space for every two thousand (2,000) square feet of gross floor area, whichever is greater.

23.15.060. Shopping Centers. For the first twenty-five thousand (25,000) square feet of gross floor area a shopping center shall provide at least two and one-half (2½) square feet of parking area for each one (1) square foot of gross floor area. For the next three hundred and twenty-five thousand (325,000) square feet of gross floor area a shopping center shall provide at least three (3) square feet of parking area for each one (1) square foot of gross floor area. A shopping center shall provide at least two and one-half (2½) square feet of parking area for each one (1) square foot of gross floor area in excess of three hundred and fifty thousand (350,000) square feet of gross floor area.

23.15.061. Manufacturing or repair plants maintaining more than one (1) shift of workers shall provide two (2) parking spaces for every three (3) employees on each of the two (2) larger shifts plus one (1) parking space for each company operated vehicle.

23.15.062. Manufacturing plants, machine shops and contractors and industrial facilities shall provide the greater of the following:

- (a) One (1) parking space for each employee and each company operated vehicle.
- (b) One (1) parking space for every five hundred (500) square feet of gross floor area and each company operated vehicle.

23.15.063. Communication equipment buildings and utility service yards shall provide one (1) parking space for every two (2) employees on the premises at any one time including overlaps in shifts.

23.15.064. Crematories, mausoleums, columbariums, and funeral establishments shall provide one (1) parking space for every two seats in the main assembly room plus one (1) parking space for each regular employee and one (1) parking space for each vehicle operated on the grounds by the proprietary institution.

23.15.065. For uses not listed in this Article, off-street parking shall be provided as follows:

- (a) Residential or Commercial residential uses shall provide at least one (1) parking space for each dwelling unit or sleeping unit.
- (b) Institutional uses shall provide at least one (1) parking space for every three (3) occupants based upon the maximum occupant load of the institution of any one time as determined from the Uniform Building Code.
- (c) Recreational uses shall provide at least one (1) parking space for every three (3) patrons or occupants who would be on the premises at any one time based upon the maximum occupant load as determined by the Uniform Building Code.
- (d) Office personal service, and commercial uses shall provide at least one (1) parking space for every two (2) occupants based upon the maximum load as determined by the Uniform Building Code.
- (e) Industrial uses shall provide the number of parking spaces determined to be necessary by the Director of the Department of Public Works or his designee based upon the anticipated maximum occupant load.

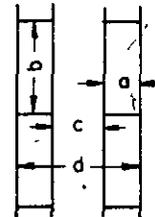
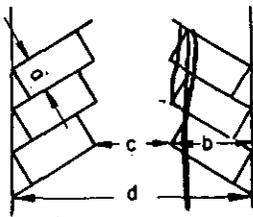
PARKING SIZE AND LOCATION

PARKING SIZE AND LOCATION

23.15.080. OFF-STREET PARKING SPACES: Except as otherwise provided in this Chapter, every use shall provide the required parking spaces in a paved public parking area or building on the same property. The owners of adjoining buildings or lots may provide parking space in common if the total parking spaces provided is equal to the sum of the individual parking needs. All parking areas shall be designed so that the parking spaces are permanently maintained and have suitable maneuvering space and access to and from a public street or alley. A standard of three hundred and fifty (350) square feet shall be utilized for each parking space. The dimensions of each parking space shall be determined from the following charts:

ANGLE PARKING					PARALLEL PARKING				
Angle	Stall Width a	Stall To Curb b	Aisle c	Two Rows + Aisle d	Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d	
90°	9'-0"	19'-0"	25'-0"***	63'-0"	9'-0"	24'-0"	12'-0"*	30'	
	9'-6"	19'-0"	24'-8"***	62'-6"	9'-6"	24'-0"	12'-0"*	31'	
	10'-0"	19'-0"	24'-0"***	62'-0"	10'-0"	24'-0"	12'-0"*	32'	
60°	9'-0"	21'-0"	19'-0"***	61'-0"	*one-way	Ten percent (10%) of the required parking spaces or area may be devoted to compact car parking spaces. These spaces shall be at least seven (7) feet in width and fourteen (14) feet in length.			
	9'-6"	21'-3"	18'-6"***	61'-0"					
	10'-0"	21'-6"	18'-0"***	61'-0"					
45°	9'-0"	19'-10"	16'-4"***	56'-0"					
	9'-6"	20'-2"	15'-2"***	55'-6"					
	10'-0"	20'-6"	14'-0"***	55'-0"					

**Two-way aisle
 * One-way aisle



Ten percent (10%) of the required parking spaces or area may be devoted to compact car parking spaces. These spaces shall be at least seven (7) feet in width and fourteen (14) feet in length.

23.15.081. SINGLE AND TWO FAMILY DEVELOPMENT. Parking spaces shall be provided only within the buildable portion of the lot except that a maximum of two (2) parking spaces may be provided within the required front yard on the driveway of the property. The required parking spaces may be provided within a garage, under a carport, or on an open dust-free surface or any combination of these. Each parking space shall be at least ten (10) feet in width and twenty (20) feet in length. When a carport or garage for vehicles opens onto the side street yard, a driveway length of at least twenty-five (25) feet shall be provided for the temporary parking of vehicles free and clear of the street right-of-way. (See also Sec. 23.15.021.)

23.15.082. PLACES OF PUBLIC ASSEMBLY: The parking for places of public assembly requiring more than fifty (50) parking spaces may be located on the premises, within six hundred (600) feet of the premises, or a combination of both.

IMPROVEMENT REQUIREMENTS FOR PUBLIC PARKING AREAS

23.15.090. DRAINAGE FACILITIES: Drainage facilities shall be provided in all public parking areas adequate to handle the drainage requirements of the subject property, to alleviate the creation of flooding and drainage problems for the subject property or any surrounding properties.

23.15.091. PAVING REQUIREMENTS: Paving shall be provided for all public parking and loading areas in accordance with specifications of the Department of Public Works to eliminate dust and maintain a passable surface at all times for the parking and loading areas.

23.15.092. FENCES: A solid fence not less than four (4) feet high nor more than six (6) feet high shall be provided and maintained along the edge(s) of any public parking areas adjacent to properties zoned for commercial residential, residential or agricultural uses to protect these properties from the interruption and nuisances of the automobiles using the parking area. On that portion of any parking area located between the building line and the street where such a fence would interfere with visibility, the fence shall conform to the regulations of Chapter 12.12 of Title 12 of this Code.

23.15.093. BUMPER CURBS, WHEEL STOPS: To insure the proper maintenance and utilization of these facilities, public parking areas shall be designed so that a parked vehicle does not overhang required sidewalks, planters or landscaped areas. A permanent curb, bumper, wheel stop or similar device shall be installed which shall be adequate to protect the required sidewalks, planters and landscaped areas from vehicular overhang and to protect any structure from vehicular damage. If such protection is provided by means of a method designed to stop the wheel rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two (2) feet from the edges of the required sidewalks, planter or landscaped areas and from any building. The Director of the Department of Public Works or his designee may require other barrier curbs or wheel stops as deemed necessary to protect areas within or adjacent to the parking area from vehicular encroachment.

23.15.094. PLANTERS, LANDSCAPING: A planter or landscaped area at least four (4) feet wide shall be provided adjacent to all street rights-of-way. In addition any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required four (4) foot area above, unless this requirement is waived by the Director of the Department of Public Works or his designee. Where a public parking area has a capacity of more than ten (10) parking spaces it shall provide landscaped areas, in addition to the required parking area and planter or landscaped area, equal to at least five percent (5%) of the total parking area. Within the planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained. Not more than thirty percent (30%) of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete or other impervious materials. Such landscaped area or planter shall be provided to create the visual and physical separation necessary to reduce the traffic hazards between the pedestrians and vehicles.

23.15.095. MARKING OF PARKING SPACES: Parking spaces shall be marked or maintained on the pavement and any other directional markings or signs shall be installed as permitted or required by the Director of the Department of Public Works or his designee to insure the proper utilization of space, adequate traffic flow and general safety.

23.15.096. LIGHTING: Lighting, if provided, shall be directed away from residential areas and public streets so as not to produce a glare as seen from such areas in order to insure the general safety of other vehicular traffic and the privacy and well-being of the residential areas.

23.15.097. ACCESS TO PARKING AREAS: Access to public parking areas and curb cuts for drive-ways shall be approved by the Director of the Department of Public Works or his designee to insure an efficient and safe traffic flow into the parking areas and along the public streets.

23.15.098. BACK OUT PARKING: Public Parking Areas for commercial, industrial and multiple family residential uses, not including duplexes and single family residences, shall be designed so that vehicles are not permitted to back out of the parking area onto a public street.

23.15.099. EMPLOYEE PARKING: Parking spaces for all commercial business and industrial uses designated for employees shall be identified by the employer as “employee parking”.

DESIGN OF PUBLIC PARKING AREAS

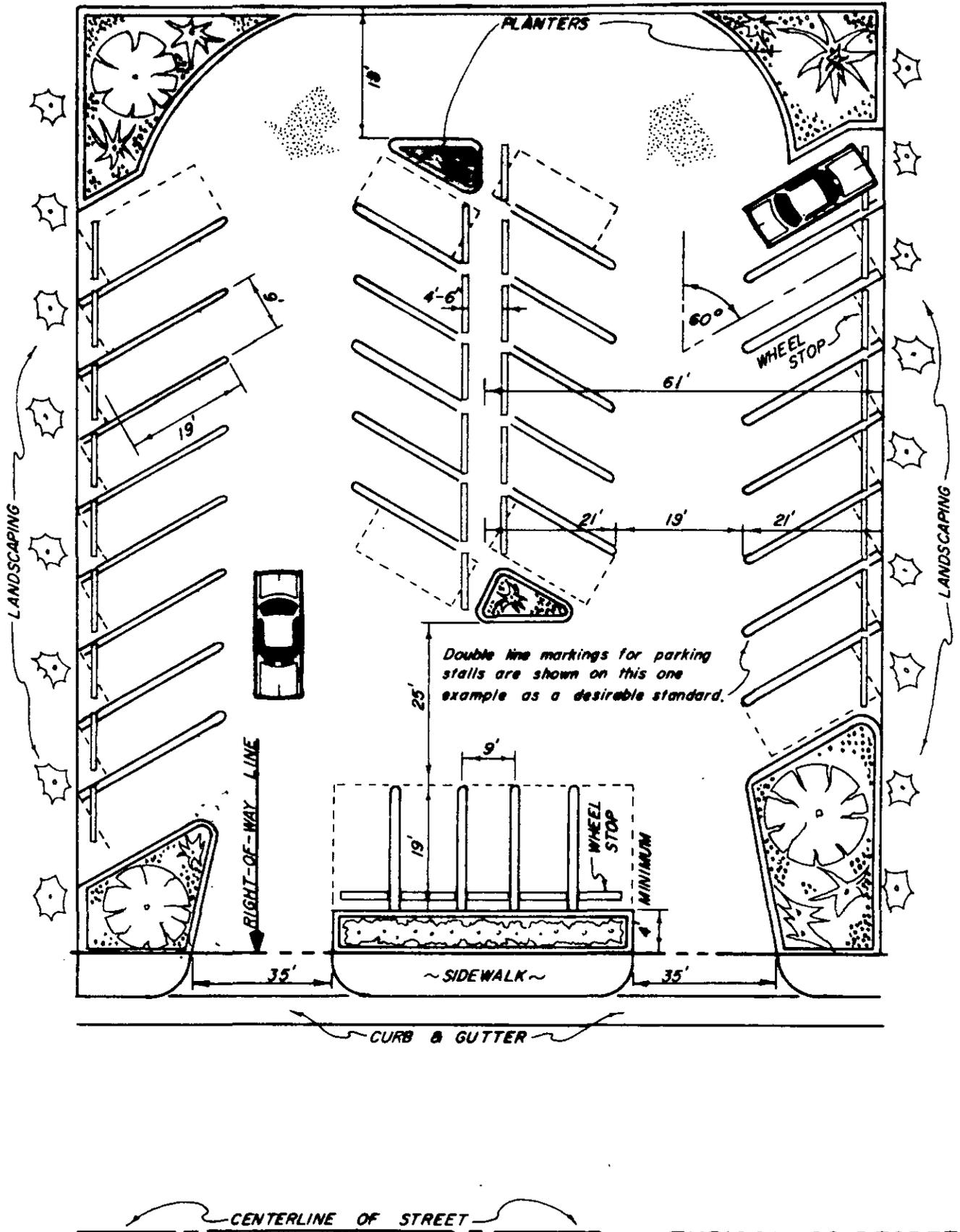
23.15.100. Plate I is intended to serve as a guide to the design of public parking areas using sixty degree (60°) angle stalls.

23.15.101. Plate II is intended to serve as a guide to the design of public parking areas using forty-five degree (45°) angle stalls.

23.15.102. Plate III is intended to serve as a guide to the design of public parking areas using ninety degree (90°) angle stalls.

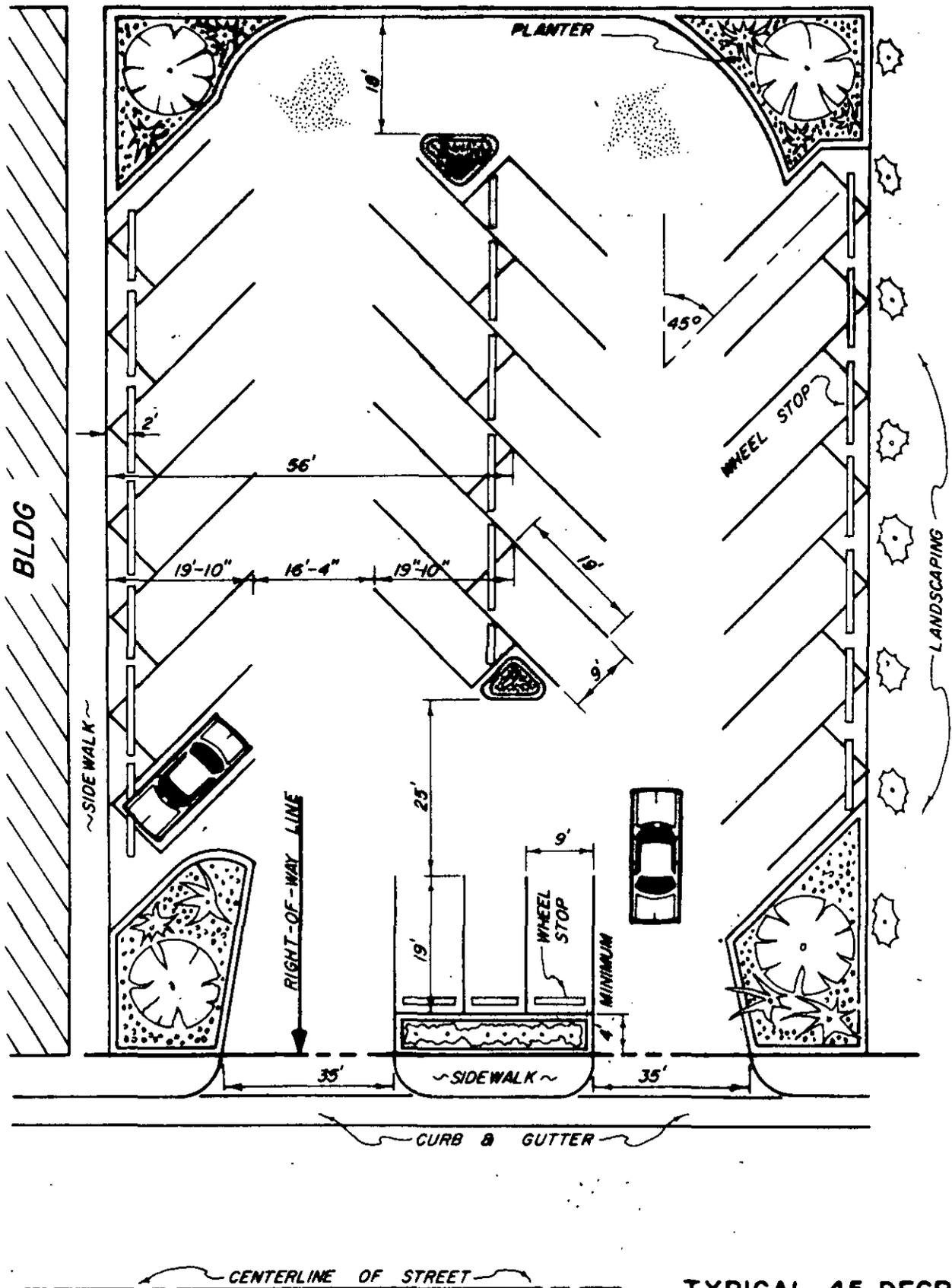
DESIGN OF PUBLIC PARKING AREAS

PLATE I
GUIDE TO DESIGN 60 DEGREE ANGLE PARKING



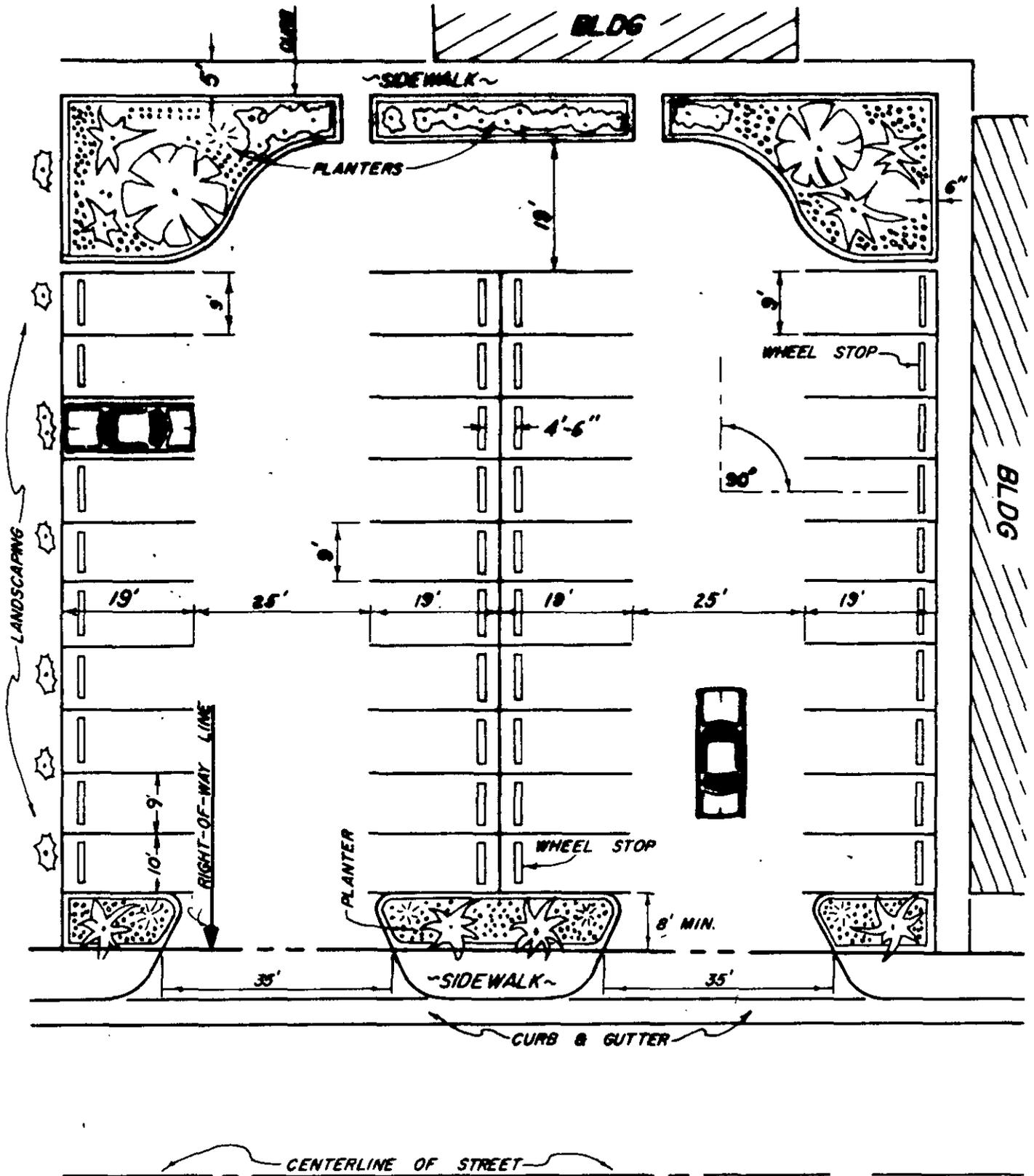
TYPICAL 60 DEGREE ANGLE PARKING

PLATE II
GUIDE TO DESIGN 45 DEGREE ANGLE PARKING



TYPICAL 45 DEGREE
ANGLE PARKING

PLATE III
GUIDE TO DESIGN 90 DEGREE ANGLE PARKING



TYPICAL 90 DEGREE ANGLE PARKING

TRUCK LOADING AND UNLOADING AREAS

23.15.110. QUANTITY RECEIVERS, SHIPPERS: All retail and wholesale stores, warehouses, supply houses, buildings devoted to manufacturing trade, hotels, hospitals or other buildings where large amounts of goods are received or shipped shall provide loading and unloading space adequate to handle the volume and frequency of truck traffic to the building or shopping center. The minimum number of spaces shall be determined in accordance with the estimated volume of truck traffic and loading requirements. Each required loading space shall be not less than ten (10) feet wide, thirty-five (35) feet long and fourteen (14) feet high.

23.15.111. TABLE OF SPACES REQUIRED: In any case, the minimum number of loading and unloading spaces indicated in the following table shall be provided:

Gross Floor Area (square feet)	Loading-Unloading Spaces (number)
7,499 or less	0
7,500-14,999	1
15,000-24,999	2
25,000-39,999	3
40,000-59,999	4
60,000-79,999	5
80,000-100,000	6
For each additional 100,000	1

23.15.112. NEW AND USED CAR AGENCIES. New and used car agencies shall provide one (1) loading and unloading space fifteen (15) feet wide and fifty (50) feet long for each ten thousand (10,000) square feet of uncovered sales area up to a maximum of four spaces for delivery rigs.

TRUCK LOADING AND UNLOADING AREAS

MECHANICAL EQUIPMENT

ARTICLE I

23.15.501. PURPOSE: In order to promote the public health, safety and general welfare, it is the object and purpose of this code to control the physical placement of mechanical equipment and the discharge of air and emission of noise from such mechanical equipment.

23.15.502. DEFINITIONS: For the purposes of this Chapter, certain terms shall be defined as follows:

- (a) Air Exhaust — any gaseous matter discharged by mechanical equipment.
- (b) Ambient Noise Level — the collective noise produced by all sources other than the mechanical equipment being measured.
- (c) Mechanical Equipment — air conditioners, condensers, cooling towers, stationary pumps, stationary compressors, and other similar types of apparatus or any combination thereof.

ARTICLE 2

23.15.503. PLACEMENT: Mechanical equipment may encroach into any required court or yard area in any zoning district a distance not to exceed three (3) feet. Deflectors or vanes used to deflect air exhaust may encroach into any required court or yard area in any zoning district.

ARTICLE 3

23.15.504. DISCHARGE OF AIR:

- (a) Mechanical equipment exceeding either one and one-half (1½) tons rated capacity or one and one-half (1½) horsepower electric motor rating shall not direct air exhaust toward any property line within fifteen (15) feet of the subject equipment.
- (b) Mechanical equipment of one and one-half (1½) tons rated capacity or less and one and one-half (1½) horsepower electric motor rating or less shall not direct air exhaust toward any property line within three (3) feet of the subject equipment.
- (c) For the purposes of Section 23.15.504.(a) and (b) above, the rated tonnage is to be determined by the Airconditioning and Refrigeration Institute standards or an accepted equivalent.

ARTICLE 4

23.15.505. EMISSION OF NOISE: Sound produced by mechanical equipment in any zoning district shall not exceed sixty-five (65) dB(A) when measured in an adjacent A-1-A, A-1-B, RE-1, RE-2, RE-3, R-1-A, R-1-B, R-2, R-2A, R-3, RM-1, or RM-2 zoning district.

- (a) If the ambient noise level is over sixty-five (65) dB(A) the ambient noise level may be exceeded by not more than two (2) dB(A).
- (b) All decibel readings shall be made on the "A" weighted network of a general purpose sound level meter which meets or exceeds the USA Standards Institute S1.4-1961 specifications for General Purpose Sound Level Meters. Testing shall be conducted in the manner prescribed by the manufacturer of said sound level meter. All sound level readings shall be taken one (1) foot outside of the line of the property on which the subject equipment is located and shall be taken at a height of three (3) to five (5) feet above ground level.

ARTICLE 5

23.15.506. EXISTING EQUIPMENT: Mechanical equipment installed prior to the effective date of this section shall be subject to the provisions of this Section by January 1, 1977 except that existing equipment shall not be subject to those provisions contained in Sections 23.14.503 and 23.15.504. It shall be the responsibility of the owner of said equipment to make any alterations or repairs necessary to said equipment.

ARTICLE 6

23.15.507. PERMITS: Prior to the installation of any mechanical equipment, any required permit shall be obtained from the Office of the Building Inspector.

ARTICLE 7

23.15.508. COMPLAINTS: Upon receipt of a complaint from the owner, resident, lessee, or renter of any property adjacent to the mechanical equipment toward which the complaint is directed, the Building Inspector or his designated agent shall investigate the subject equipment to determine its compliance with the provisions of this Code. If such an investigation reveals noncompliance with this Division, the owner of the subject equipment shall cause said equipment to comply with this Code within ninety (90) days of receipt of a written notice of noncompliance from the Office of the Building Inspector or cease operation of the subject equipment.

CHAPTER 16 – SIGN REGULATIONS
ARTICLE 1 – GENERAL PROVISIONS

23.16.000. REAL ESTATE SIGNS: Real estate signs advertising the particular property on which the sign is located are authorized in all zones provided:

- (a) The sign is not illuminated.
- (b) The text is limited to advertising the property, its use, owner or tenant; the sale or lease of the property and agents representing the owner or tenant.
- (c) Not more than one (1) such sign is placed on the property except that property bounded by more than one (1) street is authorized one (1) sign facing each adjoining street.
- (d) The signs are setback from each street right-of-way not less than one half (½) of the required yard depth.
- (e) The sign does not exceed eight (8) square feet in area except that signs in the RE, R-1A, R-1B, R-2 and A-1A Zones shall not exceed four (4) square feet in area.

23.16.001. SIGNS IDENTIFYING ARCHITECTS, LANDSCAPE ARCHITECTS, CONTRACTORS OR BUILDERS: Where a building is under construction temporary signs are authorized in all Zones identifying the architect, landscape architect, contractor, or builder provided:

- (a) The sign is not illuminated.
- (b) The sign does not exceed four (4) square feet in area.
- (c) The sign is set back from each street right-of-way not less than one-half (½) of the required yard depth.
- (d) The sign is removed at the time of final inspection of the job.

23.16.002. POLITICAL, RELIGIOUS AND CIVIC CAMPAIGN SIGNS: Such signs are authorized in any zone for a period not to exceed ninety (90) days provided that such signs are removed within ten (10) days following the conclusion of the campaign. Said signs shall not be displayed in the Scenic Corridors as specified in Article 2 of this Chapter. The official designated by the Board of Supervisors to administer this Division may adopt rules and regulations to regulate such signs.

23.16.003. SUBDIVISION SIGNS:

- (a) Subdivision signs are authorized in any zone subject to first obtaining a conditional use permit from the Zoning Administrator. Said signs shall not be authorized in the Scenic Corridors as specified in Article 2 of this Chapter. The Planning Commission may establish standard conditions to be imposed by the Zoning Administrator in hearing and deciding on applications for such use permits.
- (b) Security in the amount of five hundred dollars (\$500.00) shall be provided to the Division of Building Inspection of the Sacramento County Department of Public Works to insure the proper maintenance and

proper removal of such sign or signs. A separate security shall be required for each recorded subdivision. As used in this section, "security" shall mean either an instrument of credit or firm letter of commitment from one or more financial institutions subject to regulation by the state or federal government pledging that said amount is guaranteed for payment and that the funds designated by the instrument shall become trust funds for the purposes set forth in the instrument, or by a cash deposit posted with the Division of Building Inspection of the Sacramento County Department of Public Works.

23.16.004. HOME OCCUPATION SIGNS: In all zones in which a home occupation use is permitted one sign is authorized for each permitted home occupation provided the sign is not illuminated or spot lighted, is attached flat against the main dwelling, and does not exceed four (4) square feet in area.

23.16.005. AGRICULTURAL SIGN: An agricultural sign identifying the owner of the property and the agricultural products produced on the premises is authorized in all agricultural zones provided the parcel on which the sign is located contains an area of at least five (5) acres. The sign shall not exceed twenty-four (24) square feet in area not six (6) feet in height.

23.16.006. CHURCH SIGNS: Identification signs for churches are permitted provided:

- (a) The sign is located on the lot on which the church is located.
- (b) In the residential, estate and general agricultural zones the sign shall have an area not larger than twenty-four (24) feet and shall not exceed six (6) feet in height above the ground.
- (c) When the sign is composed of letters applied to the building without a distinctive background, the area of the sign may be measured by the height of the letters times the length of each line of letters, otherwise the area of the sign shall be measured to the outside perimeter of the sign including the area of any voids within a simple bounding perimeter.
- (d) The sign shall set back not less than twenty-five (25) feet from the street right-of-way.

23.16.007. EXEMPT SIGNS: The following signs are exempt from the provisions of this Division:

- (a) Approved highway directional signs.
- (b) Railroad signal signs.
- (c) Signs prohibiting trespassing, hunting.
- (d) Warning signs required by law or erected by public agencies.
- (e) Utility company signs identifying cables, conduits, danger, and so forth.
- (f) Public notices and announcements authorized by courts and public officials.
- (g) Signs on buses, trucks, taxis.
- (h) Bench signs.
- (i) Historical signs.
- (j) Signs painted on windows of store fronts advertising products or services therein.

23.16.008. The following signs are prohibited:

- (a) Moving signs: signs with flashing lighting.
- (b) Statuary real or simulated as part of the sign design.
- (c) Any sign displaying any obscene, indecent or immoral matter or untruthful matter.
- (d) Signs which are prohibited by the obstruction of corners regulations, Title 12, Chapter 12.12 of this Code.
- (e) Signs which include the words 'Stop, Look, Listen', or any other word, phase, symbol, lights, motion, sound, fumes, mist, or other effluent or character in such manner as to interfere with, mislead or confuse traffic.
- (f) Portable signs.

23.16.009. COMMUNITY INTEREST SIGNS: Community interest signs identifying fraternal, benevolent, social services and religious organizations, and setting forth time, place, and location of meetings within the community are permitted in any zoning district, provided:

- (a) Such signs are supported on a single standard or combined into a single sign.
- (b) The overall area of such signs as a group does not exceed 100 square feet, and the area of the sign devoted to any one of such organizations does not exceed 20 square feet.
- (c) No more than four locations for such signs will be permitted within any town or community or unincorporated area constituting a distinct place with a name and common interests.
- (d) The minimum setback for such signs from the nearest right-of-way line of a street shall be 25 feet in a R-1A, R-1B, R-2, R-2A, R-3, RM-1, or RM-2 zone or within 100 feet of any said zones; otherwise, said minimum setback shall be 10 feet.
- (e) A Use Permit is first obtained from the Zoning Board of Adjustment. Notwithstanding any other provision of the Basic Zoning Ordinance, no fee shall be required for the filing of the application for the Use Permit required by this subparagraph.

SCENIC CORRIDOR REGULATIONS

23.16.009. GENERAL PROVISION: No sign or other advertising display shall be placed or maintained within or adjacent to the Scenic Corridors for state freeways, county roads or county routes except as provided in this article.

23.16.010. ON-SITE SIGNS – ALL ZONES: The following On-Site Signs as defined in this Division may be placed or maintained within a scenic corridor in any zone subject to the regulations of the zone such as size, location, number, height and illumination. This Section shall not be construed to authorize any sign not otherwise permitted by the zone regulations.

- (a) "No Trespassing" and similar warning signs.
- (b) Home occupation sign.
- (c) Subdivision signs.
- (d) Real Estate signs.
- (e) Signs identifying architects, contractors or builders.

23.16.011. ON-SITE AGRICULTURAL SIGNS: In agricultural zones with a minimum lot acreage greater than two acres, not more than two (2) on-site signs may be placed in the scenic corridor advertising the name of the owner or tenant or the agricultural products produced on the premises provided that no sign exceeds sixteen (16) square feet in area nor twenty (20) feet in height.

23.16.012. ON-SITE SIGNS IN THE COMMERCIAL AND INDUSTRIAL ZONES: On-site signs may be erected and maintained on property located within the commercial and industrial zones in a scenic corridor subject to the regulations of this Section. Where the regulations of the commercial or industrial zones are more restrictive than the regulations of this Article the regulations of the zone shall apply.

- (a) **Sign Area.** The total area of all signs shall not exceed two (2) square feet per foot of building frontage facing the local access public street or one (1) square foot per foot of local access public street frontage of the premises, whichever is greater. Street frontage shall exclude all State and County freeways.
- (b) **Signs attached to buildings.** Any sign attached to a building shall not exceed the height of the building nor shall the sign project above the roof line or parapet wall of the building.
- (c) **Self-supporting sign.** One (1) pole, post or self-supporting sign may be erected provided said sign shall not exceed thirty (30) feet in height, and shall be set back at least fifteen (15) feet from all public street rights-of-way and all interior lot lines.
- (d) **Signs within court yards and malls.** The number of signs erected within court yards or mall spaces shall not be restricted provided the signs are located within a commercial complex in the buildable area of the lot and not visible from residential districts.
- (e) **Sign Orientation.** Signs shall not be oriented to scenic corridors except that such a sign may be oriented to the point of primary vehicular access to the property upon which said on-site sign is located even though said sign be incidentally oriented to a scenic corridor.
- (f) **Sign Illumination.** There shall be no flashing, moving or animated illumination. Lighting of signs shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property.

23.16.013. OFF-SITE SIGNS: Off-site signs are not permitted in the scenic corridors except with-in an approved directional sign group (see Section 23.16.014).

<

23.16.014. DIRECTIONAL SIGN GROUPS:

- (a) The Sacramento County Planning Commission shall designate the locations for off-site directional sign groups required to inform the public of commercial, industrial, recreational, and other facilities provided such sign groups shall not interfere with official traffic signs or unduly detract from the natural scenic beauty.
- (b) Before any sign is placed in a directional sign group location, a use permit shall be secured from the Zoning Board of Adjustment which Board shall specify the size, placement, design, landscaping and parking requirements for the group. No sign shall exceed thirty-two (32) square feet of area, twenty (20) feet of height or devote more than twenty percent (20%) of the sign area to brand name advertising.

23.16.015. SIGNS ON PROPERTY ADJACENT TO SCENIC CORRIDORS: Signs shall not be placed or maintained on property adjacent to scenic corridors if such signs are designed to be viewed primarily by persons traveling along such corridors.

23.16.016. BOUNDARIES OF SCENIC CORRIDORS: The locations and boundaries of the Scenic corridors are shown on the various Comprehensive Zoning Plans which are part of this Division.

23.16.017. FREEWAYS DESIGNATED AS SCENIC CORRIDORS: The provisions of this Article shall apply to the following freeways and to all additional State freeways located in the unincorporated area of the County upon the opening of the freeway to public travel:

- (a) Scenic Corridor for Interstate Freeway Route I-80.
- (b) Scenic Corridor for the South Sacramento Freeway, Route U.S. 99 and 50.
- (c) Scenic Corridor for the El Dorado Freeway, Route U.S. 50.
- (d) Scenic Corridor for Interstate 880 bypass freeway.
- (e) Scenic Corridor for Interstate Freeway Route I-5.

23.16.018. COUNTY ROADS DESIGNATED AS SCENIC CORRIDORS: The provisions of this Article shall apply to the following County roads:

- (a) Scenic Corridor for State Sign Route 160.
- (b) Scenic Corridor for the Garden Highway.
- (c) Scenic Corridor for the Isleton Road.
- (d) Scenic Corridor for the River Road.
- (e) Scenic Corridor for the Greenback Lane extension freeway.
- (f) Scenic Corridor for the Watt Avenue Freeway from Folsom Boulevard on the south to eight hundred seventy (870) feet south of Fair Oaks Boulevard on the north.

23.16.019. COUNTY ROUTES DESIGNATED AS SCENIC CORRIDORS: The provisions of this Article shall apply to the following County Routes:

- (a) Scenic Corridor for the Sacramento River.
- (b) Scenic Corridor for the American River.
- (c) Scenic Corridor for the streams, sloughs, and channels in the Delta area.

EXPRESSWAY CORRIDOR REGULATIONS

23.16.020. PURPOSE: The purpose of this Article is to preserve and promote aesthetic values and amenities in development within the expressway corridor; reduce conflict of commercial advertising activities with progress of through traffic; and control new development to promote a better relationship of adjoining uses to the expressway and to each other.

23.16.021. DEFINITIONS: For the purposes of this Article, certain terms and words are defined as follows:

- (a) **Expressway:** Expressway shall mean:
 - 1. Alta-Arden Expressway from centerline of Ethan Way on the west to the centerline of Watt Avenue on the east.
- (b) **Expressway Corridor:** means a strip of land adjacent to an expressway, the boundary of which is 400 feet on each side of the centerline or 300 feet from the expressway right-of-way line, whichever is greater.

23.16.022. OFF-SITE SIGNS: Off-site signs shall not be permitted within the expressway corridor.

23.16.023. SIGN REGULATIONS: On-site signs shall be allowed in all zoning districts within the expressway corridor subject to the regulations of the zoning classification applicable to the property, and subject to the following regulations:

- (a) All signs on any property having access to any public street or highway other than the expressway shall be oriented as to be viewed primarily from such other street or highway. Signs shall be deemed to be oriented so as to be viewed primarily from a street or highway if:
 - 1. In the case of a single-faced sign, such sign is located parallel to the street.
 - 2. In the case of a double-faced sign, such sign is located perpendicular to the street.
- (b) All signs on any property having access only from the expressway which are oriented so as to be viewed primarily from the expressway shall be wall-mounted, single-faced signs attached to the building or, if there is no building, a pole, post or self-supported sign structure within the buildable area of the subject property not more than 16 feet high.
- (c) No moving signs nor flashing, moving or animated illumination of signs shall be allowed within the expressway corridor. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity, and the source of light shall not be visible from adjacent property or a public street.
- (d) For the purpose of determining allowable sign area in any zone within the expressway corridor, "frontage" shall be limited to streets to which the property has direct access.
- (e) No free-standing, pole, post or post-mounted signs other than directional signs permitted in Sec. 23.16.034 shall be located within twenty-five (25) feet of the expressway right-of-way line.
- (f) In no case shall the overall size of the advertising display visible from the expressway exceed one-half ($\frac{1}{2}$) square foot per foot of public street frontage serving the property.

23.16.024. DIRECTIONAL SIGNS: Private directional signs, indicating ingress and egress shall be permitted in any zone within the expressway corridor, provided:

- (a) There is not more than one such sign for each exit or entry.
- (b) The area of each sign does not exceed three (3) square feet. Such signs shall be unlighted or interior illuminated.

CHAPTER 17 – NONCONFORMING LOTS, USES, STRUCTURES AND SIGNS
ARTICLE 1 – GENERAL PROVISIONS

23.17.000. INTENT: Within the zones established by this Division or amendments that may later be adopted there exist lots, structures, and uses of land and structures, which were lawful before this Division was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Division or future amendment. The Board of Supervisors declares that nonconforming uses and structures are incompatible with permitted uses in the zones involved and shall not be enlarged, expanded or extended. Further, nonconforming uses are to be eliminated as soon as possible and that such nonconforming uses not be used as grounds for adding other structures or uses prohibited by this Division.

23.17.001. ISSUANCE OF BUILDING PERMIT: To avoid undue hardship, nothing in this Division shall be deemed to require a change in the plans, construction, or designated use of any building for which a valid, unrevoked building permit has been issued by the Department of Public Works. In all cases construction or the designated use of buildings shall begin no later than sixty (60) days after the building permit has been first issued.

23.17.002. CONFORMING USES: Regardless of any other provision of this Division the following shall without further action be deemed conforming uses:

- (a) Any use for which a use permit or use variance has been granted pursuant to any ordinance of the County subject to any conditions imposed at the time of said grant.
- (b) Any use for which a conditional use permit has been granted as provided by this Division.

23.17.003. EFFECT OF PRINCIPAL ZONING ORDINANCES: The passage and adoption of this Division shall not be construed to make conforming a use of land, building or structure which was non-conforming as determined by the regulations of the Basic Zoning Ordinance of Sacramento County, Ordinance No. 534, as amended.

NONCONFORMING LOTS OF RECORD

NONCONFORMING LOTS OF RECORD

23.17.010. RESIDENTIAL LOTS, AREA: In any residential zone, as defined in this Division, a single family dwelling may be erected on an interior lot with an area of less than 5200 square feet and a corner lot of less than 6200 feet subject to the following conditions:

- (a) Said lot was recorded prior to July 11, 1956.
- (b) All yard requirements of the zone in which the lot is located are met.
- (c) Public water supply and public sewerage facilities are in use.

23.17.011. RESIDENTIAL LOTS, PUBLIC STREET FRONTAGE: In any residential zone, as defined in this Division, a single family dwelling may be erected on an interior lot which has less than 52 feet of width or street frontage or on a corner lot with less than 62 feet of street frontage or width subject to the following conditions:

- (a) Said lot was recorded prior to July 11, 1956.
- (b) All yard and area requirements of the zone in which lot is located are met.
- (c) Public water supply and public sewerage facilities are in use.

23.17.012. F FLOOD ZONE: In the F Flood Zone a single family dwelling may be erected on a lot with an area of less than twenty thousand (20,000) square feet subject to the following conditions:

- (a) Said lot was recorded prior to July 11, 1956.
- (b) All yard requirements for the F Flood Zone are met.
- (c) Public water supply and public sewerage facilities are in use.

23.17.014. C-1 AND C-2 COMMERCIAL ZONES: In the C-1 Limited Commercial and C-2 General Commercial Zones a side street yard may be less than fifty (50) feet in depth subject to the following conditions:

- (a) Said lot is less than ninety (90) feet in width.
- (b) The lot was recorded as a separate parcel of property prior to July 11, 1956.
- (c) The lot abuts on a lot which is in the C-1, C-2, M-1 or M-2 zone.
- (d) The side street yard depth shall not be less than twenty-five (25) feet.

23.17.015. EXCLUSIVE AGRICULTURAL ZONES: In any exclusive or permanent agricultural zone, as defined in this Division, a single family dwelling may be erected on a single lot which was recorded prior to effective date of an ordinance placing the lot in an exclusive agricultural zone notwithstanding other provisions of this Division provided all yard requirements of the zone in which the lot is located are met. Accessory buildings, private stables and corrals, and residence in accessory buildings shall be regulated as provided in Chapter 7, Article 2.

NONCONFORMING USES OF LAND

NONCONFORMING USES OF LAND

23.17.020. CONTINUATION: Except as provided in Section 23.17.021 of this Article the non-conforming use of land may be continued, provided however:

- (a) Such use shall not be expanded or extended in any way either on the same or adjoining land;
- (b) Such use shall not be changed, except to a use which conforms to the regulations of the zone in which such land is located;
- (c) If such use is discontinued for a period of twelve (12) months or more it shall not thereafter be re-established.

23.17.021. LIMITATION: The nonconforming use of land shall be discontinued within five (5) years from the effective date of this Division or within five (5) years from the date the use becomes nonconforming in each of the following cases:

- (a) Where no buildings are employed in connection with such use;
- (b) Where the only buildings employed are accessory or incidental to the principal use of the land and the replacement cost thereof does not exceed \$1,000.00.
- (c) Where such use is maintained in connection with a conforming building.

23.17.022. LACK OF REQUIRED OFFSTREET PARKING SPACE: Where the automobile parking space maintained on a lot in connection with a building or structure at the time this Division became effective is insufficient to meet the requirements of Chapter 15, or where no parking space has been provided, said building or structure shall not be altered or enlarged to create additional dwelling units, seating capacity, floor area or guest rooms, as the case may be unless additional automobile parking space is supplied and maintained to meet the requirements of Chapter 15 for such additional dwelling units, seating capacity, floor area or guest rooms.

23.17.023. CONTINUED OCCUPANCY OF MOBILEHOMES AND TRAVEL TRAILERS: Persons who have been authorized to occupy mobilehomes or travel trailers on property in the unincorporated area of Sacramento County pursuant to Chapter 20.04 of the Sacramento County Code or other County Code or Ordinance and who on September 22, 1971, lawfully occupied said mobilehome or travel trailer shall be permitted to continue said occupancy at the same location of the property on which the mobilehome or travel trailer is located provided they secure the annual occupancy permit prescribed in Section 23.14.027.

23.17.024. KENNELS AND VETERINARY HOSPITALS AS PERMITTED USES: Dog kennels and veterinary hospitals lawfully in place in the A-1-A zone on the effective date of this division shall be considered a "permitted use" of property within said zone. As a "permitted use", the use shall be subject to all regulations applicable to such "permitted use" within said zone.

NONCONFORMING BUILDINGS

23.17.030. REPAIR AND MAINTENANCE: A nonconforming building or structure may be maintained or repaired subject however that for any period of twelve (12) consecutive months such repair and maintenance shall not exceed twenty-five (25) percent of the current replacement cost of the nonconforming building or structure.

23.17.031. ENLARGEMENTS: A building or structure nonconforming as to use, lot area, or yard width or depth regulations, may not be added to or enlarged unless such nonconforming building or structure and the additions and enlargements thereto and the use thereof are all made to conform to the regulations of the zone in which it is located.

23.17.032. RELOCATION: A nonconforming building shall not be moved to any other lot or to any other portion of the lot on which it is presently located unless as a result of the move the building shall conform to the regulation of the zone in which it will be located after the move.

23.17.033. RESTORATION: A nonconforming building or structure which is damaged or partially destroyed by any reason to the extent of not more than fifty (50) percent of its value at that time, may be restored and the occupancy or use of such building, structure or part thereof, which existed at the time of such partial destruction, may be continued or resumed, provided the total cost of such restoration does not exceed fifty (50) percent of the value of the building or structure at the time of such damage and that such restoration is started within a period of one (1) year and is diligently prosecuted to completion. In the event such damage or destruction exceeds fifty (50) percent of the value of such nonconforming building or structure, no repairs or reconstruction shall be made unless every portion of such building or structure is made to conform to all regulations for new buildings in the zone in which it is located. The value shall be determined by the administrative official as prescribed in title 16 of this code.

NONCONFORMING USE OF BUILDINGS

23.17.040. CONTINUATION: The nonconforming use of a conforming building or structure may be continued except as otherwise provided in this Article.

23.17.041. LIMITATION: In any zone the nonconforming use of a main building shall be discontinued within five (5) years from the effective date of this Division or five (5) years from the date the use first became nonconforming, whichever date is later.

23.17.042. EXTENSION OF USE: Any such use may be extended throughout the building provided no structural alterations except those required by law are made therein. If no structural alterations are made the nonconforming use of a building may be changed to another nonconforming use, which, in the opinion of the Planning Commission, is of the same or of a more restrictive nature.

23.17.043. VACANCY: A structure, or portion thereof, nonconforming as to use, which is, or hereafter becomes vacant and remains unoccupied for a continuous period of not less than twelve (12) months shall not thereafter be occupied except by a use which conforms to the use regulations of the zone in which it is located.

NONCONFORMING USE OF BUILDINGS

NONCONFORMING SIGNS

23.17.050. APPLICATION: Nonconforming signs shall be regulated by the provisions of this Article.

23.17.051. EXTENT OF REGULATION: The provisions of this Article shall apply to all zones and scenic corridors established at the effective date of this Division or thereafter established by amendment.

23.17.052. CONTINUATION: Except as otherwise provided in this Article any sign lawfully in use on the effective date of this Division may continue to be used for a period of five (5) years. Any sign which become nonconforming because of an amendment to this Division may continue for a period of five (5) years from the effective date of such amendment.

23.17.053. ALTERATION AND MAINTENANCE OF NONCONFORMING SIGNS: Nonconforming signs shall be kept in good repair and visual appearance during the five year period the sign may be used. Structural alterations or modifications of any nonconforming sign is prohibited.

23.17.054. REMOVAL OR MODIFICATION AS A CONDITION OF REZONING: The Board of Supervisors may as a condition of rezoning require any nonconforming sign to be removed or altered so as to comply with the provisions of the new zone classification.

23.17.055. WIND SIGNS: Any lawfully existing wind sign in any zone or Scenic Corridor shall be removed within one year from the effective date of this Division.

NONCONFORMING SIGNS

CHAPTER 18 – ADMINISTRATION, ENFORCEMENT AND INTERPRETATION
ARTICLE 1 – VARIANCE AND CONDITIONAL USE PERMITS

23.18.001. GENERAL.

- (a) **VARIANCES:** Except as provided in this Article, Variances from the terms of this Division may be granted when the appropriate authority as provided in this Article determines that special circumstances deprives property of privileges enjoyed by other property in the vicinity and in the same zone and that the variance does not consist of a grant of a special privilege inconsistent with the limitations imposed on other properties in the vicinity and in the same zone.
- (b) **CONDITIONAL USE PERMITS.** Use Permits, revocable, conditional, or valid for a term may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this Division. Because of their unusual characteristics, conditional uses require special consideration so that they may be located and developed properly with respect to the objectives of the Zoning Code and with respect to their effect on surrounding properties.

23.18.002. APPROPRIATE AUTHORITY: The words "appropriate authority" in this Article mean the Zoning Administrator, the Zoning Board of Adjustment, the Board of Appeals, the Planning Commission or the Board of Supervisors, whichever, as specified in this Article, is empowered to grant a variance or conditional use permit.

23.18.003. APPLICATION: Application for a variance or conditional use permit shall be made in writing by the property owner or his agent to the Secretary of the Planning Commission on a form prescribed by the Secretary. The application shall include the following data:

- (a) A map drawn to scale showing the property for which the permit is requested and the property lines for the properties within five hundred (500) feet of the exterior boundary lines of the subject property.
- (b) A clear indication of the names of all streets and of the Assessor's Parcel Numbers of each parcel shown on said map.
- (c) The names and mailing addresses as listed on the latest assessment roll of the owners of the property shown on the map.
- (d) An indication of the precise interest of the applicant in the property.
- (e) The legal description of the subject property.
- (f) The Assessor's Parcel number and the street address of the subject property.
- (g) The proposed use.
- (h) Such other information as the Secretary of the Planning Commission may require.

23.18.004. PUBLIC HEARING: A public hearing shall be held by the appropriate authority after filing of an application, and not less than seven (7) days prior thereto the Secretary shall give notice thereof by mail, postage prepaid, to all property owners shown on the list of property owners furnished by the applicant. The notice shall include the name of the applicant, owner, agent, if any, address, parcel number, zoning classification of the property, proposed use, and date, hour and place of hearing.

23.18.005. AUTHORITY TO GRANT VARIANCES:

- (a) **THE BOARD OF ADJUSTMENT.** The Zoning Board of Adjustment shall hear and decide all applications for variances except as otherwise specified in this Article.
- (b) **PLANNING COMMISSION.** The Planning Commission shall hear and decide applications for variances only when said applications are in conjunction with applications for a change of zone classification.
- (c) **ZONING ADMINISTRATOR.** The Zoning Administrator may hear and decide variances for a reduction or increase, as the case may be, in the requirements for yard, court, open space, lot width, lot area, off street parking and loading, lot coverage, building size and bulk, building and structure height, public street frontage, and floor to area ratio provided the reduction or

increase shall not exceed fifty percent (50%) of the requirements specified in the Zone Classification. The Zoning Administrator may grant variances as to the location of the required open spaces on the lot where the resulting development would not adversely affect adjacent property and where the total open space on the lot will equal or exceed that which would otherwise be required. The Zoning Administrator, in his discretion, may schedule any application for a variance for a public hearing before the Zoning Board of Adjustment.

(d) **ZONING ADMINISTRATOR.** The Zoning Administrator may hear and decide applications for variances from the public street frontage requirements for a single family house or duplex on a separate lot where he finds that an adequate local street plan can reasonably be developed to serve the subject area and that the appropriate development of the property cannot reasonably provide normal frontage on a public street at the present time. In granting a variance from public street frontage requirements, the Zoning Administrator shall, among other conditions of the variance, require that:

1. A standard street improvement agreement be recorded as may be specified by the Director of the Department of Public Works.
2. Concurring approval be received from Public Health Department if either a public water supply or sewage disposal facilities are not available.
3. The necessary provision for street rights-of-way and improvements will be in fact provided by the land owners. For this purpose surety may be required to guarantee compliance with the conditions of the variance.

23.18.006. AUTHORITY TO GRANT CONDITIONAL USE PERMITS: The Zoning Administrator and the Zoning Board of Adjustment, as specified in this Division, shall have the power to hear and decide applications for conditional use permits. The Planning Commission shall hear and decide applications for conditional use permits when said applications are filed in conjunction with a petition for change in zone classification for the property.

23.18.007. FAMILY AND GROUP CARE FACILITIES: Except as otherwise provided in this Division in the residential and agricultural zones, the appropriate authority may hear and decide on applications for use permits for day care and for residential care for more than six (6) persons but not to exceed fifteen (15) persons including members of the resident family in a facility licensed or certified by the State of California or the County of Sacramento for group, foster or family care for children and for adults whether or not the persons cared for are mentally or otherwise handicapped.

23.18.008. CONDITIONS: The appropriate authority may designate such conditions in connection with variances and conditional use permits as it deems necessary to protect the purposes of this Division. Such conditions may include, but are not limited to:

- | | |
|---|--|
| (a) Dedications of rights-of-way. | (e) Regulation of the nature, hours of operation, extent of use. |
| (b) Improvements of vehicle accesses to the subject property to County standards. | (f) Regulation as to the transferability of the use. |
| (c) Regulation of the placement of the use or building on the subject property. | (g) Regulation of landscaping for the protection of adjoining and nearby properties. |
| (d) Regulation of height, number of stories. | (h) Term of the variance or conditional use. |

The appropriate authority may require guarantees in the form of bonds, cash deposits or other evidence of good faith so as to secure compliance with imposed conditions.

23.18.009. ACTION BY APPROPRIATE AUTHORITY: Conditional Use Permits. To grant a conditional use permit, the appropriate authority shall find and record in writing with the Secretary of the Planning Commission that the establishment, maintenance or operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

23.18.010. ACTION BY APPROPRIATE AUTHORITY: Variances. The appropriate authority may grant a variance when it has determined that:

- (a) The applicant has shown that because of special circumstances applicable to the subject property, including size, shape, topography, location, or surrounding, or because of the location of Heritage or Land Mark Trees as defined and regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Division is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications;
- (b) The appropriate authority has found that the grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone, in which the subject property is situated.
- (c) The appropriate authority shall not grant a variance which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property for which the variance is requested.

23.18.010.5. AUTHORITY TO GRANT VARIANCE: The Board of Supervisors is aware that from time to time persons in possession of property desire to use property for purposes which are not specifically provided for in this ordinance. In order to carry out the intent of this ordinance and to promote the general welfare of the community, the Board of Supervisors authorizes the granting authority to grant use permits for uses which are not provided for in the zoning classification subject to the following:

- (a) A finding by the granting authority that the use is substantially similar in characteristics to a use or uses within the zoning classification applicable to the property.
- (b) A finding by the granting authority that the use would be appropriate in the zoning classification applicable to the property as a permitted or conditional use.
- (c) A finding that the proposed use with appropriate conditions will not be detrimental to the health, safety, peace and morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or other general welfare of the county.

23.18.011. NOTICE OF GRANT: Upon the grant of a variance or conditional use permit, the Secretary of the Planning Commission shall prepare and deliver to the applicant a written statement thereof stating the fact of the grant and any conditions attached thereto. A copy shall be delivered also to the Chief Building Inspector and the other concerned County officials. No decision of the appropriate authority shall become final upon an application for a variance or conditional use permit, nor shall a permit or license of any kind be issued by any County office, until the time in which an appeal may be filed has elapsed without an appeal having been filed.

23.18.012. VARIANCE TERM: Any variance granted involving the erection, alteration or enlargement of a building or structure for which a building permit is required shall be null and void after the expiration of one year from the date of issuance or upon the expiration date of a valid building permit obtained after grant of the variance, whichever date is last to occur. For good cause the Zoning Administrator may extend the variance term for a period not to exceed six (6) months. All other variances are valid for an indefinite period unless a specified term was a condition attached thereto.

23.18.013. LAPSE OF CONDITIONAL USE PERMIT: A conditional use permit if not used for the purpose for which it was granted shall lapse and shall become void one year following the date on which the permit became effective, unless by conditions of the permit, a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the conditional use permit, whichever date is last to occur.

23.18.014. WITHDRAWAL OF APPLICATION: The appropriate authority may permit the withdrawal of an application for a conditional use permit or variance filed pursuant to this Article. Any fee accompanying the application shall not be returnable to the applicant.

23.18.015. REVOATION AND MODIFICATION:

- (a) **INITIATION OF PROCEEDINGS.** The Planning Commission on its own motion may, and if directed by the Board of Supervisors shall hold a public hearing for modifying or revoking any variance or conditional use permit which has been granted pursuant to the provisions of this Article or any ordinance superseded by this Article. Public hearings shall be held and notice given in accordance with Sec. 23.18.004 of this Article.
- (b) **DECISION OF COMMISSION.** After a public hearing, as provided in Sec. 23.18.004, the Commission may revoke or modify a use permit or variance on one or more of the following grounds:
 - (1) That such approval was obtained by fraud; or
 - (2) That any person making use of or relying upon the use permit or variance is violating or has violated any conditions of such use permit or variance, or that the use for which the use permit or variance was granted is being, or has been, exercised contrary to the terms or conditions of such approval, or that the use for which the approval was granted is so exercised as to be detrimental to the public health, safety, or general welfare so as to be a nuisance.

23.18.016. NEW APPLICATIONS: The Secretary of the Planning Commission except upon the approval of the Board of Zoning Adjustment, Planning Commission or the Board of Supervisors, shall not accept any application for a variance or conditional use permit for a period of six months following the denial or revocation of either a conditional use permit or variance for the same premises.

23.18.017. APPEALS: Appeals from a decision of the appropriate authority may be taken as provided in Article 3 of this Chapter.

23.18.018. VARIANCES FOR PLANNED DEVELOPMENT: The provisions of this Article which relate to variances shall not be applicable to a planned development processed and approved pursuant to the provisions of Article 2, Chapter 13.

SITE PLAN REVIEW

SITE PLAN REVIEW

23.18.019. GENERAL PROVISION: When a site plan review is required by the action of the Board of Supervisors, Planning Commission, Zoning Board of Adjustment, Zoning Administrator, Planning Director, the following procedures provided in this Article shall apply.

23.18.020. PURPOSE: The purpose of the site plan is to enable the Director to make a finding that the proposed development is in conformity with the intent and provisions of this Division, and to guide the Building Inspection Division of the Department of Public Works in the issuance of permits.

23.18.021. SITE PLAN: The applicant shall submit six (6) prints of the site plan to the Director. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:

- (a) Lot dimensions.
- (b) All buildings and structures: location, elevations, size, height, proposed use.
- (c) Yards and spaces between buildings.
- (d) Walls and fences: location, height and materials.
- (e) Off-street parking: location, number of spaces, dimensions of parking area, and internal circulation pattern.
- (f) Access: pedestrian, vehicular, service; points of egress; internal circulation.
- (g) Signs: location, size and height.
- (h) Loading spaces: location, dimensions, number of spaces, internal circulation.
- (i) Lighting: location and general nature; shielding devices.
- (j) Street dedications and improvements, as provided in Sections 23.18.026 through 23.18.029.
- (k) In the "R", "BP", "CC", "SC", "LC", "GC", "AC", "TC", and "M" Districts the location and character of the landscaping shall be shown.
- (l) And such other data as may be required to permit the Director to make the required findings.

23.18.022. ACTION BY THE DIRECTOR: Within ten (10) days after submission of the site plan, the Director shall approve, with conditions deemed necessary to protect the public health, safety and welfare; or disapprove the site plan. In approving the plan, the Director shall find that:

- (a) All provisions of this Division are complied with.
- (b) The following items are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:
 - 1. Facilities and improvements;
 - 2. Vehicular ingress, egress and internal circulation;
 - 3. Setbacks;
 - 4. Height of buildings;
 - 5. Location of service;
 - 6. Walls; and
 - 7. Landscaping
- (c) Proposed lighting is so arranged as to direct the light away from adjoining properties.
- (d) Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility.

23.18.024. SIGNATURE OF APPROVAL. The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the Director or the Secretary of the Planning Commission. One copy of said site plan and conditions shall be mailed to the applicant.

23.18.025. REVISIONS: Revisions by the applicant to an approved site plan shall be made pursuant to the procedure set forth in this section.

23.18.026. STREET DEDICATIONS AND IMPROVEMENTS REQUIRED: Because of changes that may occur in the local neighborhood due to increases in vehicular traffic generated by facilities requiring a site plan review, and upon the principle that such developments should be required to provide street dedications and improvements as near as practicable in proportion to such increased vehicular traffic, but should not be required to provide such street facilities for non-related traffic, the dedications and improvements specified in Sections 23.18.027 through 23.18.029 may be deemed necessary by the Director and may be required as a condition to the approval of any site plan.

23.18.027. WHEN THE DEVELOPMENT BORDERS OR IS TRAVERSED BY AN EXISTING STREET:

- (a) **Minor Streets, Local Streets and Cul-de-Sacs:** Dedicate all necessary rights-of-way to widen adjoining streets to their ultimate width as shown on any County Plan or official plan of streets and highways; install curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, required utilities; and grade and improve from curb to existing pavement.
- (b) **Major Streets:** Set back all facilities required distances from street right-of-way lines as shown on any County Plan or official plan of streets and highways; install curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, required utilities; and grade and improve shoulder and one traffic lane abutting development.
- (c) **Major Thoroughfares:** (Expressways, freeways, State highways). Set back all facilities required distance from ultimate street or highway right-of-way lines as shown on any County Plan or official plan of streets and highways; install curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, and required utilities.

23.18.028. NEW STREETS AND FRONTAGE ROADS: All frontage roads and all new streets of any class made necessary by the development shall be dedicated and fully graded and improved with curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, required utilities, grading and paving; provided, that where the street involved is indicated as an eventual major street or major thoroughfare upon the current County Plan or official plan of streets and highways, the amount of grading and paving shall not exceed that required for such existing streets under Sec. 23.18.027 of this Article. Where a frontage road is provided and improved, the improvements in Section 23.18.027(c) will not be required.

23.18.029. IMPROVEMENT STANDARDS: All improvements shall be to County standards. Where it is impractical to put in any required improvements at the time of the proposed development, an agreement to make such improvements may be accepted in lieu thereof or an amount equal to the estimated cost of the improvements may be deposited with the County, or a performance bond posted with the County to guarantee the making of such improvements, in which event the actual installation of such improvements by the developer may be delayed until written demand therefor is made by the County or other public jurisdiction succeeding to the rights of the County.

23.18.030. BUILDING PERMIT: Before a building permit is issued for any building or structure for which an approved site plan is required, the Division of Building and Safety of the Department of Public Works shall determine that:

- (a) The proposed building is in conformity with the site plan and conditions approved by the Director, and
- (b) All required improvements have either been installed or cash or bonds have been deposited with the County to cover the costs of said improvements, and
- (c) All of the required dedications have been given.

23.18.031. APPEAL: The applicant or any person aggrieved by the decision of the Director with regard to site plan review may appeal the decision to the Zoning Board of Adjustment, Planning Commission or the Board of Supervisors, whichever body levied the condition for such site plan review. In the event site plan review is required by the Zoning Administrator any appeal from the Director's decision shall be heard by the Planning Commission.

ADMINISTRATION AND ENFORCEMENT

23.18.031. ADMINISTRATIVE OFFICIAL: This Division shall be administered and enforced by an administrative official designated by the Board of Supervisors. He may be provided with the assistance of such other persons as the Board may direct. If the administrative official shall find that any provision of this Division is being violated, he shall notify in writing the person responsible for such violation indicating the nature of the violation and ordering the action necessary to correct it.

23.18.032. COMPLAINTS REGARDING VIOLATIONS: Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the administrative official. He shall record properly such complaint, investigate, and take action thereon as provided by this ordinance.

23.18.033. INSPECTION: The administrative official and his authorized representative may upon the presentation of his credentials to the occupant or owner enter any premises, building, or structure at any reasonable time for the purpose of investigating and inspecting said premises, buildings or structure to determine if the same are being used in compliance with the provisions of this Division. If admission or entry is refused, the administrative official may apply to the County Counsel to obtain an inspection warrant.

23.18.034. VOID PERMITS: Officers and employees of the County vested with the duty or authority to issue permits or licenses shall conform to the provisions of this Division. Any permit or license which would authorize the permittee or licensee to erect, alter, or enlarge any building or structure or to use property in any manner in conflict with the provisions of this Division intentionally or otherwise shall be null and void.

23.18.035. BUILDING PERMITS: All applicants for building permits or other permits shall meet the filing and processing requirements established in the Uniform Building Code, and other Uniform Codes adopted by the County in addition to meeting the requirements of this Division.

23.18.036. MISDEMEANOR: Violation of the provisions of this Division or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances, conditional use permits, site plan, or planned developments) shall constitute a misdemeanor. Any person, firm, or corporation whether as principal, agent, employee or otherwise who violates this Division or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500 or imprisoned for not more than six (6) months in the County Jail, or both. Each day such violation continues shall be considered a separate offense.

The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

23.18.037. ABATEMENT PROCEEDING: Any building, structure, mobilehome, or recreation vehicle, set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this ordinance and/or any use of land, building or premises conducted, operated or maintained contrary to the provisions of this ordinance or contrary to a permit or variance or the terms and conditions imposed therein shall be, and the same is hereby declared to be unlawful and a public nuisance, and the administrative official shall commence action or proceedings for the abatement and removal and enjoinder thereof in the manner provided by law and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate and remove such building, structure or vehicle and restrain and enjoin any person, firm or corporation from setting up, erecting, building, maintaining, or using any such building, structure, or vehicle or using any property contrary to the provisions of this ordinance.

ADMINISTRATION AND ENFORCEMENT

APPEALS

23.18.040. APPEALS: Any person dissatisfied by an act or determination of the Planning Commission, Subdivision Committee, Zoning Board of Adjustment, Zoning Administrator, Chief Building Inspector, Planning Director, or the Secretary of the Planning Commission may appeal such act or determination as provided in this Article, provided, however, that when any determination made by the aforementioned is given in the form of a recommendation or report addressed to the Board of Supervisors, or such other commission, board or officer, no appeal may be taken, but any interested party unless otherwise provided in this Division shall be entitled to appear before the Board of Supervisors, or such other commission, board, or officer at the time of consideration of such recommendation or report and to be heard thereon.

23.18.041. NOTICE OF APPEAL: Appeals of determination or actions of the officers or agencies mentioned in Section 23.18.040 may be taken by filing written notice thereof with the Secretary of the Planning Commission not later than ten (10) calendar days after the day on which the act or determination appealed from was made. A filing fee set by resolution of the Board of Supervisors shall accompany the notice of Appeal. In computing the time within which the Notice of Appeal shall be filed, the day on which the act or determination was made shall be excluded. If the 10th day falls on a non-working day the period shall include the next working day. The ten (10) day period for filing the notice of appeal shall not be waived.

23.18.042. EFFECT OF FILING NOTICE: The filing of the notice of appeal shall have the effect of staying the issuance of any permit or variance until such time as the matter is disposed of on appeal.

23.18.043. CONTENTS OF NOTICE: The notice of appeal shall state the act or determination which is being appealed, the identity of the appellant and his interest in the matter, and shall set forth in a concise statement the reasons which, in the opinion of the appellant, render the decision made unjustified or inappropriate.

23.18.044. JURISDICTION OF THE BOARD OF ZONING APPEALS: The Board of Zoning Appeals shall hear and decide all appeals from the actions of the Subdivision Committee, Zoning Board of Adjustment, Zoning Administrator, Chief Building Inspector, Planning Director or Secretary of the Planning Commission relating to the provisions of this Division.

23.18.045. HEARINGS BEFORE BOARD OF ZONING APPEALS: Upon receipt of a Notice of Appeal of a decision or act to be heard by the Board of Zoning Appeals, the Secretary of the Planning Commission shall set the same for hearing not later than thirty (30) days following the date the Notice of Appeal was received and give notice of the hearing as provided in Section 23.18.004. All records relating to the decision or act appealed shall be transmitted to the Secretary of the Planning Commission.

23.18.046. ACTION BY THE BOARD OF ZONING APPEALS: The Board of Zoning Appeals may review the entire proceeding or proceedings relating to the act or decision being appealed and in the process of such review may rehear the matter *de novo* and make any order it deems just and equitable, including the granting of any variance or conditional use permit. Any hearing may be continued from time to time. All actions of the Board of Zoning Appeals shall be final except for the granting of any variance or use permit which requires the approval of the Board of Supervisors.

23.18.047. SETTING HEARING BEFORE THE BOARD OF SUPERVISORS: Upon receipt of a notice of appeal of a decision of the Planning Commission, the Secretary shall transmit to the Clerk of the Board of Supervisors all records relating to the appeal. The Clerk of the Board of Supervisors shall set a date for a public hearing before the Board of Supervisors and give notice thereof as provided in Sec. 23.18.066.

APPEALS

23.18.048. ACTION OF THE BOARD OF SUPERVISORS: The Board of Supervisors may review the entire proceeding held before the Planning Commission and in the process of such review may rehear the matter de novo, and may make any order it deems just and equitable including the granting of any variance or conditional use permit.

Any hearing may be continued from time to time. An appeal, once decided by the Board of Supervisors, shall not be reconsidered.

AMENDMENTS AND RECLASSIFICATION

23.18.060. GENERAL: This Division may be amended by changing the boundaries of zones or by changing provisions thereof whenever the public necessity and convenience and general welfare requires such amendment.

- (a) Except as otherwise provided any amendment to this Division may be initiated and adopted as other ordinances are initiated and adopted.
- (b) An amendment to this Division which changes any property from one zone to another or imposes any regulation listed in Section 65850 of the Government Code, State of California, not theretofore imposed or removes or modifies any such regulation theretofore imposed shall be adopted in the manner described in this Article.

23.18.061. INITIATION: An amendment may be initiated by:

- (a) The petition of one or more owners of property affected by the proposed amendment as provided by this Article.
- (b) Resolution of Intention by the Board of Supervisors.
- (c) Resolution of Intention by the Planning Commission.

23.18.062. PETITION FOR RECLASSIFICATION OF PROPERTY: The Planning Commission shall prescribe the form of petitions filed to change property from one zone to another. The verified petition shall be filed with the Secretary of the Planning Commission and shall be accompanied by the following:

- (a) A map drawn to scale showing the property for which the reclassification is requested and the exterior property lines of the properties within 500 feet of the exterior boundary lines of the subject property. In any case the map shall show the exterior boundary lines of the ten (10) nearest properties.
- (b) The names and addresses of the property owners for the properties shown on the map as listed on the latest assessment roll.
- (c) The legal description and street address of the subject property.
- (d) A filing and investigation fee as specified in Article 5 of this Chapter.
- (e) The existing land use for the properties shown on the map.
- (f) The proposed use of the land for which the reclassification is requested.
- (g) The Secretary of the Planning Commission or the Director of the Planning Department may require additional information such as proposed development plans, proposed street plans, and information of a similar nature.

23.18.063. HEARING AND NOTICE: The Planning Commission shall hold a public hearing on any proposed amendment. The Secretary of the Planning Commission shall cause a notice of the time and place of said hearing including a general explanation of the matter to be considered and including a general description of the area affected to be published in a newspaper of general circulation at least ten (10) calendar days before the hearing. In addition to notice by publication the Secretary of the Planning Commission may give notice of the hearing in such other manner as the Planning Commission may deem necessary or desirable. Any failure by the Secretary to give notice other than by publication shall not invalidate any proceeding for amendment of this Division. Any public hearing before the Planning Commission may be continued from time to time.

23.18.064. ABANDONMENT OF PROCEEDING: The Planning Commission may abandon any proceeding which the Commission has initiated.

23.18.065. REPORT OF PLANNING COMMISSION RECOMMENDATION TO BOARD OF SUPERVISORS: After a public hearing has been held by the Commission, the Planning Commission shall render its decision in the form of a written recommendation to the Board of Supervisors. Such recommendations shall include the reasons for the recommendation and be transmitted to the Board of Supervisors by letter. The Commission may recommend an intermediate zone classification as provided in Article 7 of this Chapter. If the recommendation is to change property from one zone to another, the Commission may recommend that conditions be imposed so as not to create problems inimical to the public health, safety and general welfare of the residents of Sacramento County.

23.18.066. PUBLIC HEARINGS BY BOARD OF SUPERVISORS: Upon receipt of the recommendation of the Planning Commission the Board of Supervisors shall hold a public hearing; provided, however, that if the matter under consideration is an amendment to this Division to change property from one zone to another, and the Planning Commission has recommended against the adoption of the amendment, the Board of Supervisors shall not take any further action thereon unless an interested party shall request such a public hearing by filing a written request with the Secretary of the Planning Commission as agent for the Clerk of the Board of Supervisors within ten (10) calendar days after the public hearing at which time the Planning Commission made its recommendation or within five (5) days after the Planning Commission files its recommendation, whichever date is last to occur. Such request shall be accompanied by a fee as specified in Article 5.

23.18.067. ACTION BY THE BOARD OF SUPERVISORS: The Board of Supervisors may approve, modify or disapprove the recommendation of the Planning Commission, provided that any modification of the proposed ordinance or amendment by the Board of Supervisors shall first be referred to the Planning Commission for a report and recommendation on the proposed modification, but the Planning Commission shall not be required to hold a public hearing thereon. Failure of the Planning Commission to report within forty (40) days after the reference, or such longer period as may be designated by the Board of Supervisors, shall be deemed to be approval of the proposed modification.

23.18.068. WITHDRAWAL OF PETITION: The Planning Commission or the Board of Supervisors may prior to action thereon by the Planning Commission or Board of Supervisors permit the withdrawal of any petition or part thereof filed pursuant to this Article.

23.18.069. RENEWAL OF PETITION: If a rezoning application is denied, another petition for the same zone classification shall not be accepted by the Secretary of the Planning Commission within a one-year period unless specific approval for such filing is given by the Planning Commission or the Board of Supervisors.

23.18.070. PETITIONS FOR RECLASSIFICATION OF PROPERTY IN THE A-10, A-20, OR A-80 ZONES: In addition to the other requirements specified in this Article, petitions for changing property from the A-10, A-20, or A-80, Exclusive Agricultural Zones may be filed only during the final ninety (90) day period of any three (3) year holding period. This restriction may be waived if by formal vote at least four (4) members of the Board of Supervisors approve the waiver.

SCHEDULE OR FEES, CHARGES AND EXPENSES

23.18.080. PURPOSE: For the purpose of defraying the expense involved in connection with any application or petition, the Board of Supervisors shall establish by resolution a schedule of fees, charges and expenses and a collection procedure for amendments to this Division, variances, conditional use and other permits, zoning permits, appeals, and other matters pertaining to this Division. The schedule may be amended by subsequent resolution. The fee schedule shall be printed as an appendix to this division.

23.18.081. PAYMENT: No action shall be taken on any application or petition until all applicable fees, charges and expenses have been paid in full.

23.18.082. REFUND: Fees are not refundable except when all of the following conditions exist:

- (a) Expenditures have not been made by the County with regard to the application or petition.
- (b) Investigation has not been made as a result of the application or petition.
- (c) The application or petition has not been set for public hearing.

The determination of the Secretary of the Planning Commission shall be final in all questions relating to refunds.

23.18.083. WAIVER OF FEES: No fee, charge or expense may be waived as to any applicant or petitioner for variances, conditional use or other permits, or amendments to this Division. No fee will be required or charged persons whose property is included in Resolutions of Intention adopted by the Planning Commission or the Board of Supervisors initiating proceedings to amend this Division.

23.18.084. POSTING OF SCHEDULE OF FEES: The schedule of fees, charges and expenses shall be posted in the Office of the Secretary of the Planning Commission.

SCHEDULE OF FEES, CHARGES AND EXPENSES

RULES OF INTERPRETATION

23.18.090. GENERAL: As provided in Article 1, Chapter 1, the Planning Commission shall decide any question involving the interpretation or application of this Division. The Planning Commission shall be bound by the rules of this Article in interpreting provisions in this Division.

23.18.091. MINIMUM REQUIREMENTS: In interpreting and applying the provisions of this Division, 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 agreement between parties, provided, however, that where this Division imposes a greater restriction upon the use of buildings or premises, or upon the height of buildings, or requires larger open spaces than are required by other ordinances, rules, regulations, or by easements, covenants or agreements, the regulations of this Division shall govern. In the event of a difference or conflict between the text of this Division and the zoning districts shown on the Comprehensive Zoning Plans, the designations on such Comprehensive Zoning Plans shall govern.

23.18.092. ZONE BOUNDARIES: Where uncertainty exists with respect to the boundaries of the various zones as shown on Comprehensive Zoning Plans, the following rules shall apply:

- (a) Zone boundaries are either streets or alleys unless otherwise shown, and where the designation of 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.
- (b) Where doubt exists as to the location of a zone boundary in the interior of a block, the boundary shall be the nearest interior lot line existing at the effective date of this Division or at the date when the property may have been subsequently rezoned.
- (c) 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.
- (d) Where the street layout on the ground or the lot lines differ from such layout or lines shown on the Comprehensive Zoning Plan, the matter shall be referred to the Planning Commission to determine the exact boundary, and the map shall be amended to conform to the layout on the ground.

23.18.093. SIMILAR AND LIKE USES: Upon application, the Zoning Board of Adjustment may grant a use permit for a use which is not mentioned if the Board determines that the particular use is similar in character to a permitted use described in that zone. Each such non-listed use shall conform to all of the regulations and conditions of approval which apply to the similar described use.

RULES OF INTERPRETATION

SEQUENCE OF ZONES

SEQUENCE OF ZONES

23.18.100. PURPOSE: The sequence of zones in this Article are for the purpose of determining intermediate zone classifications only. As provided in Section 23.18.065 the Planning Commission may recommend a Zone Classification to the Board of Supervisors intermediate to the existing classification and the zone classification sought by the applicant. The several sequences in this Article are independent. The Planning Commission may recommend an intermediate zone classification within a particular sequence; but not between sequences. For example: R-2A is intermediate to R-2 and R-3; R-3 however is not intermediate to R-2A and BP since the latter is in a different sequence.

23.18.101. AGRICULTURAL ZONES SEQUENCE:

- AG-80
- AG-20
- A -80
- A -20
- A -10
- A - 5
- A - 2
- A-1-A

23.18.102. ESTATE AND RESIDENTIAL ZONES SEQUENCE:

- RE-3
- RE-2
- RE-1
- R-1-A
- R-2
- R-2A
- R-3

23.18.103. COMMERCIAL ZONES SEQUENCE:

- BP
- SC
- LC, C-1
- AC
- GC, C-2

For the purposes of determining intermediate zones, LC and C-1 are considered exchangeable; the same for GC and C-2.

23.18.104. INDUSTRIAL ZONES SEQUENCE:

- M-1
- M-2

23.18.105. FLOOD COMBINING ZONE (F): The (F) Flood Combining Zone may be recommended to the Board if during the hearing before the Planning Commission evidence is produced which indicates that all or part of the property falls within a recognized flood plain.

23.18.106. NON-INTERMEDIATE ZONES: The zones listed in this Section are not intermediate to any other Zoning Classification and the Planning Commission shall not recommend any of the following zones to the Board of Supervisors unless the zone classification was included in the public notice: A-1-B, R-1-B, F, TC, (PD), O, CO, CC, RM-1, RM-2.

GENERAL TERMINOLOGY AND DEFINITIONS

23.18.200. SHALL-MAY: The word "shall" is always mandatory and not discretionary or directory. The word "may" is permissive.

23.18.201. PARTICULAR-GENERAL: The particular shall control the general.

23.18.202. TEXT-CAPTIONS: In the case of difference of meaning or implication between the text of this Division and any caption, illustration or table within this Division the text shall control.

23.18.203. THIS DIVISION vs. OTHER REGULATIONS: In case of difference of meaning, or implication between the text of this Division and the text of any other Division within Title 8, or any other Title, or any Ordinance, now in effect or hereafter adopted, the text of this Division shall control.

23.18.204. TENSE: The present tense includes the past and future tenses; and the future the present.

23.18.205. GENDER: The masculine gender includes the feminine and neuter.

23.18.206. NUMBER: The singular number includes the plural, and the plural the singular.

23.18.207. BUILDING, PART THEREOF: A "building" or "structure" includes any part thereof.

23.18.208. USED FOR: The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", or "occupied for".

23.18.209. INCLUDES: The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

23.18.229. 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 buildings shall not be used as sleeping or housekeeping quarters except as provided for under zone classifications.

23.18.230. ACCESSORY USE: A use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or adversely affect other properties in the district.

23.18.231. AGENT: A person authorized by a property owner to act on his behalf relating to matters arising out of this Division.

23.18.232. AGRICULTURAL USES: Agricultural uses shall mean the use of the premises for agriculture; horticulture, viticulture and other vine products; row crops, field crops, pasturage; breeding, raising and sheltering of livestock including cattle, sheep, horses, mules, burros, goats and swine; plants raised for blossoms or seeds; wholesale nurseries; breeding, raising and sheltering of fowl and rabbits; game farms, dairies and apiaries. Similar uses may be authorized on approval of the Zoning Administrator.

23.18.233. AGRICULTURAL ZONES: As used in this Division the term shall include all of the zones listed in Sections 23.01.021, 022, and 023.

23.18.234. AIR: Any gaseous matter exhausted by mechanical equipment.

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

23.18.236. ALTERATION: Alteration is any change, addition, or modification in construction or occupancy.

23.18.237. APARTMENT: Apartment is a room or suite or rooms which is occupied or which is intended or designed to be occupied by one family for living and sleeping purposes.

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

23.18.239. APARTMENT HOUSE: Apartment House is any building, or portion thereof, which is designed, built, rented, leased, let, or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in the said building, and shall include flats and apartments.

23.18.240. APPROPRIATE AUTHORITY: The responsible office or board for hearing and deciding variance and conditional use permit applications as provided in Article 1 of this Chapter.

23.18.241. ARTICLE: A subdivision of a Chapter within the Zoning Code.

23.18.242. ASSESSMENT ROLL: The latest adopted assessment roll of the County of Sacramento.

23.18.243. 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.

23.18.244. AUTOMOBILE WRECKING YARD: Any lot, or the use of any portion of a lot, for the dismantling or wrecking of automobiles or other motor vehicles, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking.

23.18.245. AUTO COURTS: The term shall mean the same as "Motel".

23.18.246. BASEMENT: That portion of a building between the floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor is less than the vertical distance from grade to ceiling. (See also "Story").

23.18.246.5. BILLBOARD, OFF-SITE: See Section 23.18.366.

23.18.247. BOARD: Board shall mean the Board of Supervisors of Sacramento County.

23.18.248. BOARD OF ZONING APPEALS: The term refers to the Board of Zoning Appeals established by Ordinance No. 985, dated May 15, 1968.

23.18.249. 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.

23.18.250. BUILDABLE AREA: The portion of the lot remaining after allowing for all required yard areas and other required open spaces.

23.18.251. BUILDING: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels. Trailers or mobilehomes, with or without wheels, shall not be considered as buildings.

23.18.252. BUILDING LINE: A line located within a property at the minimum distance prescribed by this Division from any street, highway, canal, lake, river, park, stream, slough, parkway, floodway or portion thereof.

23.18.253. BUILDING, HEIGHT OF: The vertical distance measured from the adjoining curb level to the highest point of the 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 the eaves and the ridges of a gable, hip or gambrel roof; provided, however that buildings may be measured from the average elevation of the finished grade at the front of the building.

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

23.18.255. CAMPER: A camper is a device designed to be mounted upon a motor vehicle to provide facilities for human habitation or camping purposes. For the purposes of this Division camper also includes camp car, motor home, and tent trailer.

23.18.256. CANOPY: Roof-like structure that provides shelter and which projects from a wall or is supported by columns.

23.18.257. CELLAR: That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor is equal to or greater than the vertical distance from grade to ceiling (see "Story"). In no instance shall the main entrance to a building which is open to the public be through a door into a cellar.

23.18.258. CEMETERY: Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes including columbariums, crematories, mausoleums and funeral establishments, when operated in conjunction with and within the boundary of such cemetery.

23.18.259. CHAPTER: A subdivision of Division 23 of the Sacramento County Code.

23.18.260. CHILD CARE CENTER: A facility, operated with or without compensation, which accepts for nonresidential care and supervision more than ten (10) children under 16 years of age or provides for a lesser number of children care that is institutional in character. The term child care center includes but is not limited to all types of group day care programs, including day nurseries, children's centers, and child care centers for children of working mothers; nursery schools for children under the minimum age for admission to public schools; parent-cooperative nursery schools; play groups for pre-school children, and programs giving after-school care to school age children.

23.18.261. CHURCH: A permanently located building commonly used for religious worship enclosed with walls (including windows and doors) and having a roof.

23.18.262. COLLEGES: An educational institution offering advanced instruction in any academic field, beyond the secondary level, not including trade schools or business colleges.

23.18.264. COMMERCIAL ZONES: As used in this Division, the term shall include all of the zones listed in Sections 23.01.029 and 23.01.030 excluding therefrom the F Zone.

23.18.265. COMMISSION: Shall mean the Sacramento County Planning Commission.

23.18.266. CONDITIONAL USE PERMIT: A permit issued by the appropriate authority as defined in Section 23.18.002.

23.18.267. COUNTY: As used in this Division, County shall mean the County of Sacramento.

23.18.268. 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.

23.18.269. COURT, BUNGALOW: (See Sec. 23.18.254).

23.18.270. COURT, ENCLOSED: A court surrounded on all sides by exterior walls of a building.

23.18.271. COURT, OPEN: Any court other than an enclosed court.

23.18.272. DAY CARE HOME: A family home, non-institutional in character which provides child day care only, with or without compensation, for a maximum of 10 children including the children of the resident family under 16 years of age.

23.18.274. DIRECTIONAL SIGN GROUP LOCATION: A location within a scenic corridor approved by the Planning Commission where signs may be placed to inform the motoring public of directions to commercial or recreational establishments.

23.18.275. DIRECTOR: As used within this Division, Director shall mean the Planning Director of Sacramento County.

23.18.276. DIVISION: As used herein, Division shall mean the zoning code of Sacramento County and all amendments thereto whether said zoning code is adopted as a separate ordinance or ordinances or as part of a total Sacramento County Code.

23.18.277. DUPLEX: See Two-Family dwelling (Sec. 23.18.382).

23.18.278. DWELLING: A building or portion thereof used or designed for residential occupancy.

23.18.279. 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.

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

23.18.281. DWELLING UNIT: One (1) or more rooms in a dwelling, apartment house or apartment hotel designed for or occupied by one (1) family for living or sleeping purposes and having only one (1) kitchen and separate toilet facilities.

23.18.282. ELEMENTARY SCHOOL: A school, kindergarten through the eighth grade.

23.18.283. ESTATE ZONES: As used in this Division the term Estate Zones shall include the zones described by Section 23.01.026.

23.18.284. FACILITY FOR THE MENTALLY RETARDED: Any facility defined in Article 2 of Sub-chapter 1 of Title 9 of the California Administrative Code which is authorized to care for mentally retarded persons.

23.18.285. FAMILY: An individual or two (2) or more persons related by blood, marriage or adoption, with or without the addition of not more than three (3) persons, excluding servants, who are not related by blood, marriage or adoption to the resident persons, living together in a single dwelling unit.

23.18.286. FEEDLOT: A lot, or portion of a lot, used for the enclosing and fattening of livestock for market.

23.18.287. FOSTER HOME: A family home, non-institutional in character which provides twenty-four (24) hour care, with or without compensation for not more than six (6) children under sixteen (16) years of age, including children of the foster family under sixteen (16) years of age.

23.18.288. FRATERNITY HOUSE: A building or structure housing a group of men associated for their common interest. Such group may eat, sleep and otherwise use such facilities as are provided on the premises.

23.18.289. FREEWAY: A highway in respect to which the owners of abutting yards have no right or easement of access between the abutting lands and the highway or in respect to which such owners have only limited or restricted right or easement of access to the highway.

23.18.290. FRONTAGE, BLOCK: All the property on one (1) side of a street between intersecting or intercepting streets, or between a street and a 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.

23.18.291. FRONTAGE, LOT OR PARCEL: The portion of a property that abuts one side of a public street which allows primary access to the property.

23.18.292. FUNERAL ESTABLISHMENTS: A funeral establishment is a place of business devoted exclusively to such activities as are related to the preparation and arrangements for the funeral, transportation, burial or other disposition of human dead bodies and including but not limited to:

- (a) A chapel in which memorial, funeral or religious services may be conducted, and
- (b) A preparation room equipped for the preparation and embalming of human dead bodies for burial or transportation.

23.18.293. GARAGE, PRIVATE: A detached accessory building or a portion of a main building on the same lot as a dwelling for the housing of non-commercial vehicles of the occupants of the dwelling, including carports.

23.18.294. GARAGE, PUBLIC: Garage, public, shall mean any garage other than a private garage.

23.18.295. GARBAGE: Any waste food material whether from an animal, vegetable, bakery goods, or dairy products.

23.18.296. GENERAL PLAN: As used in this Division the term General Plan means the Sacramento County General Plan adopted by the Board of Supervisors, February 21, 1966, and all revisions and amendments thereto.

23.18.296.5. GRADE: Grade (Adjacent Ground Elevation) is the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 5 feet distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than 5 feet distant from said wall. In case walls are parallel to and within 5 feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way.

23.18.297. GOLF COURSE: A lot or portion of a lot used for the playing of golf, but shall not include miniature golf courses or similar commercial enterprises.

23.18.298. GROSS FLOOR AREA: The area within surrounding walls of a building (or portion thereof) exclusive of vent shafts and courts.

23.18.298.1. GROUP CARE FACILITIES: A facility which provides residential care services to individuals who are handicapped, aged, disabled, or require care and supervision and are provided services to meet their needs. This category includes those uses licensed, certified or supervised by any federal, state or county health or welfare agencies such as a residential care home for the aging, board and care homes for adults, foster homes for children, group homes for children, half-way houses and resident school or facility for the mentally retarded or other handicapped persons.

23.18.299. 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 may not be rented or otherwise used as a separate dwelling.

23.18.300. HIGHWAY RIGHT-OF-WAY LINE: The future right-of-way line or plan lines of any highway or streets as shown on the current Master Plan for Streets and Highways adopted by the Board of Supervisors.

23.18.301. HIGH SCHOOL: Any school, public or private other than a trade school, in which instruction is given in the ninth to the twelfth grade inclusive, or in any one or more of such grades.

23.18.301.5. HEIGHT OF BUILDING: Heights of building is the vertical distance from the "Grade" to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

23.18.302. HOG RANCH: Any place where two or more head of swine are maintained, raised, fed or fattened upon garbage which is not produced upon the same premises.

23.18.303. HOME OCCUPATION: A use conducted in a dwelling unit, provided that:

- (a) No more than two (2) residents of the dwelling unit shall be engaged in such occupation.
- (b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residence purposes. Not more than one (1) room or 20% of the habitable floor area of the principal structure, whichever is lesser, shall be used for said occupation.
- (c) There shall be no mechanical equipment requiring power demands greater than normal household equipment. There shall be no equipment used that makes noise, dust, odor or vibration detrimental to the occupancy of the adjoining dwellings.
- (d) There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
- (e) There shall be no display of products produced by the home occupation visible in any manner from the outside of the dwelling unit.
- (f) The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than four vehicles at any one time.
- (g) There shall be no storage of material or supplies out-of-doors.
- (h) There shall be no interior remodeling or construction of facilities especially for the home occupation.
- (i) There shall be no change in the outside appearance of the building or premises, or any visible evidence of the conduct of such home occupation other than one sign if permitted within the zone.

23.18.305. HOSPITAL: Hospital shall mean an institution, other than a psychiatric facility or a facility for the mentally retarded, engaged primarily in the diagnosis and acute care and treatment of human illness. It shall also include the use of buildings all or part of which accommodate patients or services for patients such as laundry, power plant, and laboratory. Hospital shall not include the use of land devoted exclusively to house personnel or private activities not related to hospital patients such as classrooms for student nurses or private physicians' offices.

23.18.306. HOSPITAL, CONVALESCENT: An institution which provides any one or more of the following types of medical care.

- (a) **Extended care institution** providing relatively short-term skilled care for the recently hospitalized patient whose medical condition is dynamic and who is in need of continued full-time skilled nursing care.
- (b) **Nursing Home.** An Institution which provides long-term skilled care for patients whose physical or mental condition is relatively static and whose care needs continuing but not constant skilled attendance.
- (c) **Rest Homes.** All forms of long-term care facilities established for the care of static-long-term care patients, where the patient is ambulatory and requiring a minimal of care and supervision. Medical and nursing is incidental and the provision of food and shelter is primarily the function of this institution.

23.18.307. 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 the individual rooms or suites provided an owner or manager may reside in the hotel, in an apartment or penthouse with cooking facilities.

23.18.308. INDUSTRIAL USES: Industrial or related uses, conditionally implied by or expressly authorized in the Industrial Zones.

23.18.309. INDUSTRIAL ZONES: As used in this Division, the term shall include all of the Zones regulated by Chapter 12.

23.18.310. JUNIOR HIGH SCHOOL: Any school, public or private other than a trade school in which instruction is given in the sixth through the ninth grades inclusive or in any one of grades seven through nine.

23.18.311. JUNK: Any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when new, shall not be considered junk.

23.18.312. JUNK YARD: Any lot, or the use of any portion of a lot, for the dismantling of machinery (not including motor vehicles) or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap metals or other scrap materials, with no burning permitted. For motor vehicles, see "Automobile Wrecking Yard". (Sec. 23.18.244).

23.18.313. KENNEL: Any lot, building, structure, enclosure or premises whereupon or wherein are kept five (5) or more dogs of six (6) months of age or older for more than five (5) days whether such keeping is for pleasure, profit, breeding or exhibition and including places where dogs are boarded, trained, kept for sale, or kept for hire.

23.18.314. LANDSCAPED AREA: An area devoted to soft live landscaping such as lawn, ground cover, trees or shrubs. This area shall be at least the minimum width specified in the various zones, excluding any perimeter curbing that may be necessary or desired.

23.18.315. LOCAL AGENCY: An agency of the State for the local performance of governmental or proprietary functions within limited boundaries. "Local Agency" does not include the State, incorporated cities or the county. In the event "Local Agency" as defined in Section 53090 of the Government Code is changed, the definition of Local Agency as used in this Division shall be deemed changed accordingly.

23.18.316. LODGE: Same as Fraternal Hall.

23.18.317. LODGING HOUSE: Same as Boarding House, (Sec. 23.18.249).

23.18.318. 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 site in one ownership having an area for each main building or use as hereinafter required in each zone having frontage upon or access by adequate public easement to a public street, road or highway.

23.18.319. LOT AREA, AGRICULTURAL ZONES: In the AG-80, AG-20, A-80, A-20, A-10, A-5, A-2 and A-1-C zones, lot area is the gross horizontal area within the lines of a lot or parcel including streets, highways, roads and alleys.

23.18.319.1. LOT AREA, NON-AGRICULTURAL ZONES: In all zones except agricultural zones set forth in the definition of Lot Area, Agricultural, lot area is the total horizontal net area within the lot lines of a lot or parcel exclusive of streets, highways, roads and alleys.

23.18.320. 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.

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

23.18.322. LOT INTERIOR: A lot other than a corner lot.

23.18.323. 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.

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

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

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

23.18.326.5. MECHANICAL EQUIPMENT: Air conditioners, pumps, compressors, condensers, cooling towers, and other similar types of mechanical apparatus or any combination thereof, excluding electrical transformers and utility substations operated by a local agency or an agency licensed by the State of California Public Utilities Commission.

23.18.327. MOBILEHOME: A vehicle, which requires a permit to be moved on a highway, other than a motor vehicle, designed or used for human habitation, for carrying persons and property on its own structure, and for being drawn by a motor vehicle.

23.18.327.1. DEPENDENT MOBILEHOME: A mobilehome which is not equipped with a toilet for sewage disposal.

23.18.327.2. INDEPENDENT MOBILEHOME: A mobilehome which is equipped with a toilet for sewage disposal.

23.18.327.3. SELF-CONTAINED MOBILEHOME: A mobilehome equipped with a toilet, storage tank for potable water, and a sewage holding tank.

23.18.328. MOBILEHOME PARK: Any lot or parcel or portion thereof where one or more mobilehome is rented, leased or held out for rent or lease to accommodate mobilehomes used for human habitation.

23.18.329. NET FLOOR AREA: The total floor area excluding public areas such as hallways, stairs, lobbies and storage or service areas.

23.18.330. NONCONFORMING BUILDING: A building or portion thereof which was never lawful or was lawful when established but which does not conform to subsequently established zone regulations.

23.18.331. NONCONFORMING LOT: A lot which was never lawful or was lawful when recorded, but which does not conform to subsequently established zone regulations.

23.18.332. NONCONFORMING SIGN: A sign which was never lawful or was lawful when erected, but which does not conform to subsequently established zone regulations.

23.18.333. NONCONFORMING STRUCTURE: A structure which was never lawful or was lawful when erected, but which does not conform to subsequently established zone regulations.

23.18.334. NONCONFORMING USE: A use which was never lawful or was lawful when established but which does not conform to subsequently established zone regulations.

23.18.335. NURSING HOMES: See Hospital, Convalescent, (Sec. 23.18.306.(b).).

23.18.336. ORPHANAGES: Same as Childrens Home, (Sec. 23.18.260).

23.18.337. PARCEL: Parcel as used in this Division shall mean an area or tract of land assigned a separate parcel number and shown as a separate unit of property on the latest adopted maps of the assessor of Sacramento County.

23.18.338. PARKING AREA, OFF-STREET: An area, building or space, exclusive of street or alley rights-of-way, used for the parking of automobiles.

23.18.339. PARKING AREA, PUBLIC: An off-street parking area publicly or privately owned available for public use whether free, for compensation or as an accommodation for clients or customers.

23.18.340. PARKING SPACE: Space in the open or within a structure designed for the parking of one automobile.

23.18.341. PERSON: An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, County, local agency, or any other group or combination acting as an entity.

23.18.342. PLANTER: Same as Landscaped Area. (Sec. 23.18.314).

23.18.343. PLACE OF PUBLIC ASSEMBLY: A location, auditorium, hall or similar facility publicly or privately owned, developed for the principal purpose of accommodating groups of persons for meetings, exhibitions, shows and other public interest events.

23.18.344. PLANNING COMMISSION: As used in this Division, the term Planning Commission shall mean the Sacramento County Planning Commission.

23.18.345. PRIMARY ENTRANCE: The main entrance to a dwelling or dwelling unit.

23.18.346. PROPERTY OWNER: The legal owner of the property.

23.18.347. PUBLIC SANITARY SEWER FACILITY: A sanitary sewerage facility provided by a government agency.

23.18.348. PUBLIC STREET FRONTAGE: The portion of a lot or parcel fronting on a public street affording the principal means of access but not a freeway or expressway.

23.18.349. PUBLIC WATER SUPPLY: A water supply provided by a local agency, publicly owned corporation, or approved utility company.

23.18.350. RECREATION TRAILER PARK: A "destination" location where one or more lots are rented or leased; used; or held out for rent, lease or use to owners or users of recreational vehicles and tents and which is occupied for temporary recreational purposes.

23.18.350.5. RECREATIONAL VEHICLE: A camp car, motorhome, travel trailer, or tent trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, having a living area of less than four hundred (400) square feet.

23.18.351. RECREATION ZONES: As used in this Division, Recreation Zones shall include all of the zones regulated by Chapter 6.

23.18.352. RESIDENTIAL CARE HOME: A residential facility providing board, room and care for the elderly and other persons which is licensed or certified by the State or the County to furnish the needed care and supervision of such persons.

23.18.353. RESIDENTIAL ZONES: As used in this Division, the term Residential Zones shall include all of the zones described in Sec. 23.01.027.

23.18.354. RESTAURANT: Any building or structure excluding boarding houses, fraternity and sorority houses, dormitories, hospitals, et cetera, in which food and drinks are prepared for service to customers within such structures.

23.18.355. REST HOME: See Hospital, Convalescent, (Sec. 23.18.306.(c)).

23.18.356. SCENIC CORRIDOR: A strip of land on each side of a stream or roadway which is generally visible to the public traveling on such route. The scenic corridor for a freeway shall include a horizontal distance of 660 feet beyond the right-of-way. The scenic corridor for a scenic highway or scenic county route shall include a horizontal distance of 500 feet on each side of the center line with a minimum distance of 300 feet beyond the right-of-way or the edge of the stream.

23.18.357. SCENIC COUNTY ROUTE: A county road, state highway, or navigable river which is part of a scenic travel system within Sacramento County and so designated by the Board of Supervisors.

23.18.358. SCENIC HIGHWAY: A highway so designated by the State of California pursuant to provisions of the Streets and Highways Code.

23.18.359. SCHOOL, TRADE: Schools offering preponderant instruction in the technical, commercial, or trade skills, such as real estate schools, business colleges, electronic schools, automotive and aircraft technicians schools and similar commercial establishments operated by a nongovernmental organization.

23.18.360. SEATING CAPACITY: The actual seating capacity of an area based upon the number of seats or one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

23.18.361. SEATS: Same as Seating Capacity.

23.18.362. SECRETARY: As used in this Division, the term Secretary shall mean the Secretary to the Sacramento County Planning Commission.

23.18.363. SHOPPING CENTER: A group of contiguous retail stores, service facilities and related uses utilizing common facilities such as parking, landscaping, signing and loading areas. The group does not have to be in a single ownership.

23.18.364. SIGN: Any structure, part thereof, or device or inscription which is located upon, attached to, or painted or represented on any land, or on the outside of any building or structure, or on an awning, canopy, marquee or similar appendage, or permanently affixed to the glass on the outside or inside of a window so as to be seen from the outside of the building, and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol, device, light, trademark, or other representation used as, or in the nature of, an announcement, advertisement, attention-arrester, direction, warning, or designation of any person, firm, group, organization, place commodity, product, service, business, profession, enterprise or industry. This definition shall not include official notices issued by a court or public body or officer or directional, warning or information sign or structures required by or authorized by law or by Federal, State, County or City authority.

23.18.365. SIGN, AREA OF: The area of a sign or other advertising device shall be measured to the outside of a simple boundary perimeter including any voids within such perimeter. Where a sign has more than once face, the area shall be calculated as equal to the maximum projected area.

23.18.366. SIGN, OFF-SITE: A sign which directs attention to a business, profession, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same lot or parcel on which said sign is located. This definition shall include billboards, poster panels, painted bulletins, and similar advertising displays.

23.18.367. SIGN, ON-SITE: A sign which directs attention to a business, profession, commodity, service or entertainment conducted, sold, or offered upon the lot or parcel on which the sign is placed.

23.18.368. SIGN, SUBDIVISION: A sign pertaining exclusively to the development and sale of land subdivisions. The sign shall not exceed twenty-five (25) feet in height; nor forty (40) feet in length. The maximum area of any subdivision sign shall be three hundred and sixty square feet (360 sq. ft.) within the subject subdivision and four hundred and eighty square feet (480 sq. ft.) for any sign located elsewhere.

23.18.369. SORORITY HOUSE: A building or structure housing a group of women associated for their common interest. Such group may eat, sleep and otherwise use such facilities as are provided on the premises.

23.18.370. STABLE, COMMERCIAL OR PUBLIC: Any stable other than a private stable.

23.18.371. STABLE, PRIVATE: A detached accessory building or structure for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

23.18.372. 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.

23.18.373. 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.

23.18.375. 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.

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

23.18.377. STREET, PUBLIC: A street or road shall not be a public street until and unless the said street or road shall have been accepted into a street or road system maintained by a city, county, or the State. Streets and roads in public parks, public airports, public schools and similar public grounds shall not be construed to be public streets for the purpose of this Division.

23.18.378. SUBDIVISION COMMITTEE: As used in this Division, the term "Subdivision Committee" shall mean the Sacramento County Subdivision Committee appointed pursuant to the provisions of the Subdivision Ordinance.

23.18.379. TRANSIENT: A person who is receiving accommodations for a price, with or without meals, for a period of not more than one hundred eighty (180) continuous days in any one (1) year.

23.18.380. TRAVEL TRAILER: A vehicle other than a motor vehicle which is designed or used for human habitation which may be moved upon a public highway without a special permit or chauffeur's license or both issued by the State.

23.18.380.1 DEPENDENT TRAVEL TRAILER: Dependent Recreational Vehicle. A travel trailer or recreational vehicle not equipped with a toilet for sewage disposal.

23.18.380.2. INDEPENDENT TRAVEL TRAILER: Independent Recreational Vehicle. A travel trailer or recreational vehicle equipped with a toilet for sewage disposal.

23.18.380.3. SELF-CONTAINED TRAVEL TRAILER: Self-contained Recreational Vehicle. A travel trailer or recreational vehicle equipped with a toilet, a storage tank for potable water, and a sewage holding tank.

23.18.381. TRAVEL TRAILER PARK: An area or tract of land or a separate designated section within a mobilehome park rented or leased or held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes.

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

23.18.383. UNCOVERED SALES AREA: The space used for merchandise display or storage as allowed under the zoning regulations, outside of a building on the property.

23.18.384. UNIFORM BUILDING CODE: The Uniform Building Code currently in use and adopted by Sacramento County.

23.18.385. 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.

23.18.386. USE VARIANCE: A variance which permits the establishment or expansion of a use not permitted in a zone or which would cause a nonconforming use to become a conforming use.

23.18.387. VARIANCE: A type of exception which authorizes the owner to use his property in a manner different from that prescribed for the zone in which the property is located.

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

23.18.389. YARD, FRONT: A yard extending across the full width of the lot between the front of the main building and the front lot line. The depth of the required front yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the front lot line.

23.18.390. YARD, REAR: A yard extended 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.

23.18.391. YARD, SIDE: A yard, between a 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 closest building.

23.18.392. YARD, SIDE STREET: A yard, between a building and the side lot line adjacent to the street right-of-way, extending from the front yard to the rear yard. The depth of the required side street yard shall be measured horizontally between the nearest part of the closest building and the nearest point of the side lot line adjacent to the street.

23.18.393. ZONE: As used in this Division "Zone" shall mean any of the zones specified in Article 2 of Chapter 1.

23.18.394. ZONE CLASSIFICATION: Same as Zone.

23.18.395. ZONING DISTRICT: Same as Zone.