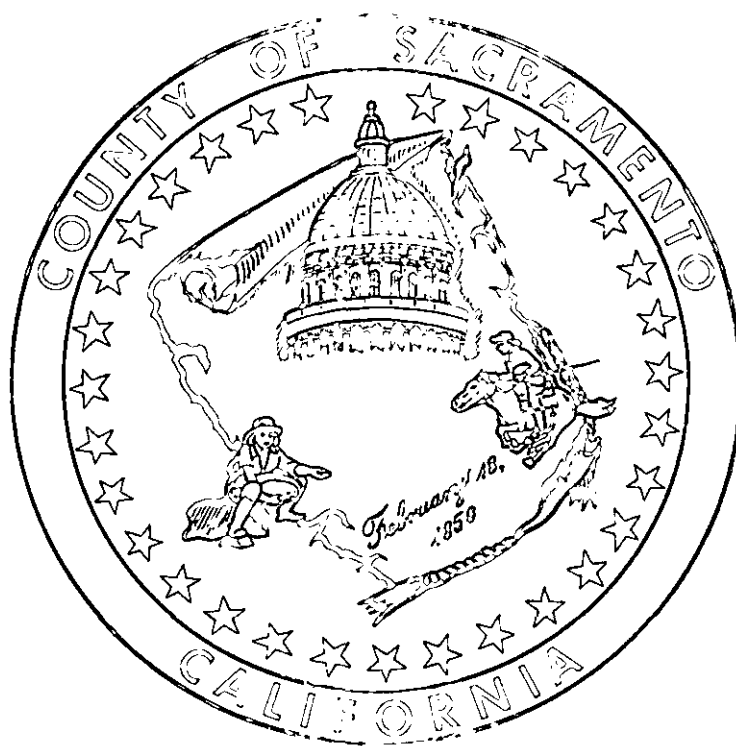


# ZONING CODE



County of Sacramento

ADOPTED: JULY 27, 1977

ORDINANCE SZC 77-110

Amended - December 9, 1977

**THE ZONING CODE OF SACRAMENTO COUNTY**

Complied by

Sacramento County

Department of Planning and Community Development  
January 2, 1978

**ORDINANCE NO. SZC. 77-110**

**AN ORDINANCE RECOMPILING AND RECODIFYING THE  
ZONING CODE OF SACRAMENTO COUNTY, AS ADOPTED  
BY ORDINANCE NO. 1111, AND AMENDMENTS THERETO**

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

SECTION 1. It is the purpose of this ordinance to recompile and recodify the Zoning Code of Sacramento County into Titles I, II, III, and IV, and Chapters and Articles thereof. The document entitled "The Zoning Code of Sacramento County". Three copies of which are on file in the Office of the Clerk of the Board of Supervisors, and a copy of which is attached to this Ordinance, is the recompiled and recodified Zoning Code of Sacramento County, and is hereby adopted by reference thereto.

SECTION 2. Three copies of the Zoning Code of Sacramento County shall be permanently retained on file with the Clerk of the Board of Supervisors for use and examination by the public.

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 expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication is to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Kloss, seconded by Supervisor Wade, the foregoing Ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof, this 27th day of July, 1977, by the following vote, to wit:

AYES: Supervisors, Kloss, Melarkey, Wade

NOES: Supervisors, None

ABSENT: Supervisors, Sheedy, Smoley

**FRED G. WADE**  
Chairman of the Board of Supervisors  
of Sacramento County, California

(SEAL)

ATTEST: BETTY D. POOHAR, Clerk of the Board of Supervisors

FILED: July 27, 1977, Board of Supervisors, by Betty D. Poohar, Clerk of the Board.

**ORDINANCE NO. SZC. 77-111**

**AN ORDINANCE AMENDING THE ZONING CODE OF SACRAMENTO COUNTY,  
ORDINANCE NO. 1111, AS AMENDED, ESTABLISHING ZONES  
WITHIN SACRAMENTO COUNTY, CLASSIFICATIONS AND REGULATIONS  
OF LAND USES, HEIGHT, AND SETBACK OF BUILDINGS WITHIN SUCH ZONES;  
PROCEDURES FOR ADMINISTRATIVE HEARINGS; REGULATIONS OF  
NONCONFORMING LOTS, USES, STRUCTURES, AND SIGNS; DEFINITIONS; DEVELOPMENT  
STANDARDS FOR VARIOUS USES OF PROPERTY; AND  
THE REPEAL OF CERTAIN CHAPTERS AND ARTICLES**

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

SECTION 1. It is the purpose of this ordinance to adopt updated regulations for the unincorporated area of Sacramento County, and to add Titles I, II, and III to the Zoning Code of Sacramento County. The regulations as set forth in the attached document and all Comprehensive Zoning Plans referred to therein are hereby made a part of this ordinance as if the same were fully set forth herein.

SECTION 2. All of Chapter 1, Chapter 1.5, Chapter 2, Chapter 6, Chapter 12, Chapter 14, Chapter 15, Chapter 15.5, Chapter 16, Chapter 16.5, Chapter 17, Chapter 18; and Articles 7 and 8 of Chapter 8; Articles 1, 2, 3, 5, 6, 7, 8, and 9 of Chapter 10; and Articles 1, 3, 4, and 6 of Chapter 13, are hereby repealed.

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 once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Kloss, seconded by Supervisor Wade, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof, this 27th day of July, 1977, by the following vote, to wit:

AYES: Supervisors, Kloss, Melarkey, Wade

NOES: Supervisors, None

ABSENT: Supervisors, Sheedy, Smoley

Fred G. Wade  
Chairman of the Board of Supervisors  
of Sacramento County, California

(SEAL)

ATTEST: BETTY D. POOHAR, Clerk of the Board of Supervisors

FILED: July 27, 1977, Board of Supervisors, by Betty D. Poohar, Clerk of the Board.



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# **TITLE I**

## **GENERAL PROVISIONS**

## CHAPTER 1 — GENERAL PROVISIONS

### INTRODUCTORY PROVISIONS

**101-01. CITATION.** This Code shall be known as, and may be cited and referred to as the "Zoning Code of Sacramento County."

**101-02. APPLICATION OF CODE TO COUNTY.** This Code applies to all of the area of the County of Sacramento outside of the incorporated cities within the County of Sacramento.

**101-03. PURPOSE.** The purpose of this Code 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 Code.
- (k) To provide for the enforcement of the regulations of this Code.
- (l) To provide for open space zoning.

**101-04. 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.

**101-05. SUITABILITY OF ZONES.** It is hereby declared that in the creation by this Code 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 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.

**101-06. DELEGATION.** Whenever a power is granted to, or a duty imposed upon a public officer by this Code, 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 Code.

**101-07. VALIDITY.** If any Chapter, Article, Section and subdivision thereof, sentence, clause or phrase of this Code is for any reason held to be unconstitutional, such decision shall not affect the remaining provisions of this Code. The Board of Supervisors hereby declares that it would have enacted this Code and each Chapter, Article, Section and subdivision, sentences, clauses or phrases hereof irrespective of the fact that one or more Chapters, Articles, Sections and subdivision hereof, sentences, clauses, or phrases be declared unconstitutional.

**101-08. REFERENCE.** Whenever reference is made to any portion of this Code, the reference applies to this Code as adopted and any amendments or additions hereafter made.

**101-09. CONTINUITY OF PROVISIONS.** The provisions of this Code, insofar as they are substantially the same as previously existing ordinance provisions relating to the same subject matter, shall be construed as restatements and continuations thereof and not new enactments. Any actions or proceedings commenced, or permit issued pursuant to any previously existing ordinance shall not be affected by the enactment of this Code; but such actions, proceedings, and permits shall hereafter conform to this Code.

**101-10. APPLICATION OF THIS CODE TO NEW COMPREHENSIVE ZONING PLANS.** All provisions of this Code 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 Code, as amended, as if this Code in its entirety has been initially passed and adopted as of the date of the adoption of such Comprehensive Zoning Plan.

**101-11. 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 Code, 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 Code only to the extent that said property may not be lawfully regulated by the County of Sacramento.

**101-12. UNIFORMITY OF APPLICATION.** The regulations set by this Code within each zone shall be minimum regulations and shall be uniform for each class or kind of building, structure or use of land throughout said zone.

**101-13. 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 Code or be further reduced if already less than prescribed by this Code.

**LAND USE ZONES**

**101-20. DIVISION INTO LAND USE ZONES.** To carry out the purpose and provisions of this Code, the County is divided into Land Use Zones as specified in this Article.

**101-21. AGRICULTURAL LAND USE ZONES.**

- (a) AG-80 Permanent Agricultural Extensive Land Use Zone.
- (b) AG-20 Permanent Agricultural Intensive Land Use Zone.
- (c) UR Urban Reserve Land Use Zone.
- (d) IR Industrial Reserve Land Use Zone.

**101-22. AGRICULTURAL-RESIDENTIAL LAND USE ZONES.**

- (a) AR-10 Agricultural-Residential Land Use Zone.
- (b) AR-5 Agricultural-Residential Land Use Zone.
- (c) AR-2 Agricultural-Residential Land Use Zone.
- (d) AR-1 Agricultural-Residential Land Use Zone.

**101-23. RESIDENTIAL LAND USE ZONES.**

- (a) RD-1 Residential Land Use Zone.
- (b) RD-2 Residential Land Use Zone.
- (c) RD-3 Residential Land Use Zone.
- (d) RD-4 Residential Land Use Zone.
- (e) RD-5 Residential Land Use Zone.
- (f) RD-10 Residential Land Use Zone.
- (g) RD-20 Residential Land Use Zone.
- (h) RD-30 Residential Land Use Zone.
- (i) RD-40 Residential Land Use Zone.
- (j) RM-1 Mobile Home Park Residential Land Use Zone.
- (k) RM-2 Mobile Home Subdivision Residential Land Use Zone.

**101-24. RECREATION LAND USE ZONES.**

- (a) O Recreation Land Use Zone.
- (b) RR Recreation Reserve Land Use Zone.

**101-25. COMMERCIAL LAND USE ZONES.**

- (a) BP Business and Professional Land Use Zone.
- (b) SC Shopping Center Land Use Zone.
- (c) LC Limited Commercial Land Use Zone.
- (d) GC General Commercial Land Use Zone.
- (e) AC Auto Commercial Land Use Zone.
- (f) TC Travel Commercial Land Use Zone.
- (g) CO Commercial Recreation Land Use Zone.

**101-26. INDUSTRIAL LAND USE ZONES.**

- (a) M-1 Light Industrial Land Use Zone.
- (b) M-2 Heavy Industrial Land Use Zone.



**101-27. SPECIAL PLANNING AREA LAND USE ZONES.**

(a) SPA Special Planning Area Land Use Zone.

(a) (F) Flood Combining Land Use Zone.

(b) (PC) Parkway Corridor Combining Land Use Zone.

(c) (SM) Surface Mining Combining Land Use Zone.

(d) (NPA) Neighborhood Preservation Area Combining Land Use Zone.

**101-28.5 ABBREVIATIONS.** Any Zone listed in this Article may be referred to and cited by use of only the abbreviation thereof.

**101-29. INTERIM AGRICULTURAL HOLDING ZONES.**

(a) A-80 Agricultural Holding Zone.

(b) A-20 Agricultural Holding Zone.

(c) A-10 Agricultural Holding Zone.

**101-30. INTERIM GENERAL AND LIMITED AGRICULTURAL ZONES.**

(a) A-5 General Agricultural Zone.

(b) A-2 General Agricultural Zone.

(c) A-2-B General Agricultural Zone.

(d) A-1-A Limited Agricultural Zone.

(e) A-1-B Limited Agricultural Zone.

**101-31. INTERIM ESTATE ZONES.**

(a) RE-3 Estate Zone.

(b) RE-2A Estate Zone.

(c) RE-2 Estate Zone.

(d) RE-1 Estate Zone.

**101-32. INTERIM 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) R-TH Residential Townhouse Zone.

**101-33. INTERIM COMBINING ZONES.**

(a) (PD) Planned Development Combining Zone.

(b) (PDC) Planned Development Combining Zone — County Initiated.

**101-34. OBSOLETE ZONES.**

(a) C-1 Limited Commercial Zone.

(b) C-2 General Commercial Zone.

(c) F Flood Zone.

**101-35. OPEN SPACE ZONES.**

- (a) AG-80 Permanent Agricultural Zone.
- (b) AG-20 Permanent Agricultural Zone.
- (c) A-80 Agricultural Holding Zone.
- (d) A-20 Agricultural Holding Zone.
- (e) UR Urban Reserve Land Use Zone.
- (f) A-10 Agricultural Holding Zone.
- (g) AR-10 Agricultural-Residential Land Use Zone.
- (h) A-5 Agricultural Zone.
- (i) AR-5 Agricultural-Residential Land Use Zone.
- (j) A-2 Agricultural Zone.
- (k) AR-2 Agricultural-Residential Land Use Zone.
- (l) A-2-B Agricultural Zone.
- (m) AR-1 Agricultural-Residential Land Use Zone.
- (n) O Recreation Zone.
- (o) C-O Commercial Recreation Land Use Zone.
- (p) F Flood Zone (in designated area only).
- (q) The (F) Flood Combining Zone, the (PD) Planned Development Combining Zone, the (PC) Parkway Corridor Combining Land Use Zone and the (PDC) Planned Development Combining Zone-County Initiated, are open space zones if combined with zones listed in subdivisions (a) through (o) of this section.

**SEQUENCE OF ZONES**

SEQUENCE OF ZONES

**101-40. PURPOSE** The sequence of Zones in this Article are for the purpose of determining the intermediate zone classifications only. As provided in Section 115-16 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 and are in the order of intensity, ranging from the least intense at the top of each sequence to the most intense at the bottom. The Planning Commission may recommend an intermediate zone classification between two (2) zones within a particular sequence, or may recommend a less intense zone in the sequence containing the zone advertised in the notice of public hearing. For example: R-2A is intermediate to R-2 and R-3; BP is intermediate to R-1-A and LC; R-3 however, is not intermediate to R-2A and BP since the latter is in a different sequence from the advertised zone.

**101-41. AGRICULTURAL LAND USE ZONES.**

AG-80

AG-20

**101-42. AGRICULTURAL-RESIDENTIAL LAND USE ZONES SEQUENCE.**

AR-10

AR-5

AR-2

AR-1

**101-43. RESIDENTIAL LAND USE ZONES SEQUENCE.**

RD-1

RD-2

RD-3

RD-4

RD-5

RD-10

RD-20

RD-30

RD-40

**101-44. COMMERCIAL LAND USE ZONES SEQUENCE.**

BP

SC

LC

AC

GC

**101-45. INDUSTRIAL LAND USE ZONES SEQUENCE.**

M-1

M-2

**101-46. FLOOD COMBINING LAND USE 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.

**101-47. NON-INTERMEDIATE LAND USE ZONES.** The Land Use 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: TC, O, CO, RM-1, RM-2, (PC), (SM), (NPA), SPA, UR, RR, and IR.

**101-48. INTERIM ZONES SEQUENCES.** The following sequences apply to interim zones only. No interim zone shall be considered intermediate to any Land Use Zone, nor vice versa.

**101-49. AGRICULTURAL SEQUENCE.**

A-80  
A-20  
A-10  
A-5  
A-2  
A-1-A

**101-50. ESTATE AND RESIDENTIAL SEQUENCE.**

RE-3  
RE-2A  
RE-2  
RE-1  
R-1-A  
R-2  
R-2A  
R-3

**101-51. NON-INTERMEDIATE ZONES.** The zones listed in this Section are not intermediate to any other zoning classification and the Appropriate Authority shall not recommend any of the following zones to the Board unless the zone classification was included in the public notice: A-1-B, A-2-B, R-1-B, R-TH, CC, and F.

**COMPREHENSIVE ZONING PLANS**

**101-60. 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 101-65. 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.

**101-61. 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.

**101-62. 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 Project Planning Commission pursuant to procedures in Title I, Chapter 15, Article 2, may adopt a new Comprehensive Zoning Plan, which shall supersede the prior plan.

**101-63. 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.

**101-64. 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 of the Planning Commission.

- 101-65. Comprehensive zoning plan, Unit No. 3, dated May 18, 1977.
- 101-66. Comprehensive zoning plan, Unit No. 5, dated June 23, 1976.
- 101-67. Comprehensive zoning plan, Unit No. 6, dated May 18, 1977.
- 101-68. Comprehensive zoning plan, Unit No. 11, dated March 31, 1976.
- 101-69. Comprehensive zoning plan, Unit No. 12, dated March 31, 1976.
- 101-70. Comprehensive zoning plan, Unit No. 14, dated May 18, 1977.
- 101-71. Comprehensive zoning plan, Unit No. 15, dated October 13, 1976.
- 101-72. Comprehensive zoning plan, Unit No. 16, dated June 23, 1976.
- 101-73. Comprehensive zoning plan, Unit No. 17, dated September 24, 1975.
- 101-74. Comprehensive zoning plan, Unit No. 18, dated March 31, 1976.
- 101-75. Comprehensive zoning plan, Unit No. 19, dated October 13, 1976.
- 101-76. Comprehensive zoning plan, Unit No. 20, dated June 7, 1972.
- 101-77. Comprehensive zoning plan, Unit No. 21, dated October 13, 1976.
- 101-78. Comprehensive zoning plan, Unit No. 22, dated March 31, 1976.
- 101-79. Comprehensive zoning plan, Unit No. 23, dated June 23, 1976.
- 101-80. Comprehensive zoning plan, Unit No. 24, dated October 13, 1976.
- 101-81. Comprehensive zoning plan, Unit No. 25, dated October 13, 1976.
- 101-82. Comprehensive zoning plan, Unit No. 26, dated October 13, 1976.
- 101-83. Comprehensive zoning plan, Unit No. 27, dated June 11, 1975.
- 101-84. Comprehensive zoning plan, Unit No. 28, dated March 31, 1976.
- 101-85. Comprehensive zoning plan, Unit No. 29, dated September 24, 1975.
- 101-86. Comprehensive zoning plan, Unit No. 30, dated March 31, 1976.
- 101-87. Comprehensive zoning plan, Unit No. 31, dated March 31, 1976.
- 101-88. Comprehensive zoning plan, Unit No. 32, dated June 11, 1975.
- 101-89. Comprehensive zoning plan, Unit No. 276/128, dated June 6, 1973.
- 101-90. Comprehensive zoning plan, Unit No. 276/140, dated May 8, 1973.
- 101-91. Comprehensive zoning plan, Unit No. 284/140, dated July 30, 1975.
- 101-92. Comprehensive zoning plan, Unit No. 300/140, dated July 30, 1975.
- 101-93. Comprehensive zoning plan, Unit No. 308/140, dated July 30, 1975.
- 101-94. Comprehensive zoning plan, Unit No. 348/140, dated March 26, 1975.
- 101-95. Comprehensive zoning plan, Unit No. 356/140, dated March 5, 1976.
- 101-96. Comprehensive zoning plan, Unit No. 364/140, dated March 24, 1976.
- 101-97. Comprehensive zoning plan, Unit No. 372/140, dated June 11, 1975.
- 101-98. Comprehensive zoning plan, Unit No. 380/140, dated June 6, 1976.
- 101-99. Comprehensive zoning plan, Unit No. 388/140, dated June 6, 1973.
- 101-100. Comprehensive zoning plan, Unit No. 276/152, dated May 30, 1973.
- 101-101. Comprehensive zoning plan, Unit No. 284/152, dated June 7, 1972.

- 101-102 Comprehensive zoning plan, Unit No. 292/152, dated June 7, 1972.
- 101-103 Comprehensive zoning plan, Unit No. 300/152, dated July 30, 1975.
- 101-104 Comprehensive zoning plan, Unit No. 308/152, dated July 30, 1975.
- 101-105 Comprehensive zoning plan, Unit No. 316/152, dated July 30, 1975.
- 101-106 Comprehensive zoning plan, Unit No. 364/152, dated June 7, 1972.
- 101-107 Comprehensive zoning plan, Unit No. 372/152, dated September 24, 1975.
- 101-108 Comprehensive zoning plan, Unit No. 380/152, dated January 5, 1976.
- 101-109 Comprehensive zoning plan, Unit No. 388/152, dated March 31, 1976.
- 101-110 Comprehensive zoning plan, Unit No. 276/164, dated September 24, 1975.
- 101-111 Comprehensive zoning plan, Unit No. 284/164, dated September 24, 1975.
- 101-112 Comprehensive zoning plan, Unit No. 292/164, dated September 24, 1975.
- 101-113 Comprehensive zoning plan, Unit No. 300/164, dated September 24, 1975.
- 101-114 Comprehensive zoning plan, Unit No. 324/164, dated November 17, 1976.
- 101-115 Comprehensive zoning plan, Unit No. 332/164, dated November 17, 1976.
- 101-116 Comprehensive zoning plan, Unit No. 340/164, dated June 7, 1972.
- 101-117 Comprehensive zoning plan, Unit No. 348/164, dated June 7, 1972.
- 101-118 Comprehensive zoning plan, Unit No. 356/164, dated July 2, 1975.
- 101-119 Comprehensive zoning plan, Unit No. 364/164, dated July 2, 1975.
- 101-120 Comprehensive zoning plan, Unit No. 372/164, dated September 24, 1975.
- 101-121 Comprehensive zoning plan, Unit No. 380/164, dated March 31, 1976.
- 101-122 Comprehensive zoning plan, Unit No. 276/176, dated March 31, 1976.
- 101-123 Comprehensive zoning plan, Unit No. 284/176, dated October 13, 1976.
- 101-124 Comprehensive zoning plan, Unit No. 292/176, dated October 13, 1976.
- 101-125 Comprehensive zoning plan, Unit No. 300/176, dated October 13, 1976.
- 101-126 Comprehensive zoning plan, Unit No. 324/176 (Exhibit "A"), dated November 17, 1976.
- 101-127 Comprehensive zoning plan, Unit No. 332/176, dated November 17, 1976.
- 101-128 Comprehensive zoning plan, Unit No. 340/176, dated June 30, 1976.
- 101-129 Comprehensive zoning plan, Unit No. 348/176, dated July 2, 1975.
- 101-130 Comprehensive zoning plan, Unit No. 356/176, dated July 2, 1975.
- 101-131 Comprehensive zoning plan, Unit No. 364/176, dated July 2, 1975.
- 101-132 Comprehensive zoning plan, Unit No. 372/176, dated July 2, 1975.
- 101-133 Comprehensive zoning plan, Unit No. 380/176, dated July 2, 1975.
- 101-134 Comprehensive zoning plan, Unit No. 332/188 (Exhibit "B"), dated November 17, 1976.
- 101-135 Comprehensive zoning plan, Unit No. 340/188 (Exhibit "C"), dated November 17, 1976.
- 101-136 Comprehensive zoning plan, Unit No. 348/188 (Exhibit "D"), dated November 17, 1976.
- 101-137 Comprehensive zoning plan, Unit No. 356/188, dated July 2, 1975.
- 101-138 Comprehensive zoning plan, Unit No. 364/188, dated July 2, 1975.
- 101-139 Comprehensive zoning plan, Unit No. 372/188, dated July 2, 1975.
- 101-140 Comprehensive zoning plan, Unit No. 380/188, dated July 2, 1975.
- 101-141 Comprehensive zoning plan, Unit No. 332/200, dated June 7, 1972.
- 101-142 Comprehensive zoning plan, Unit No. 340/200 (Exhibit "E"), dated November 17, 1976.
- 101-143 Comprehensive zoning plan, Unit No. 348/200 (Exhibit "F"), dated September 9, 1976.
- 101-144 Comprehensive zoning plan, Unit No. 356/200, dated May 5, 1976.
- 101-145 Comprehensive zoning plan, Unit No. 364/200, dated June 7, 1972.
- 101-146 Comprehensive zoning plan, Unit No. 372/200, dated June 7, 1972.
- 101-147 Comprehensive zoning plan, Unit No. 380/200, dated July 6, 1972.
- 101-148 Comprehensive zoning plan, Unit No. 340/212, dated June 7, 1972.
- 101-149 Comprehensive zoning plan, Unit No. 348/212 (Exhibit "G"), dated November 17, 1976.
- 101-150 Comprehensive zoning plan, Unit No. 356/212 (Exhibit "H"), dated November 17, 1976.
- 101-151 Comprehensive zoning plan, Unit No. 364/212, dated June 7, 1972.
- 101-152 Comprehensive zoning plan, Unit No. 372/212, dated June 7, 1972.
- 101-153 Comprehensive zoning plan, Unit No. 380/212, dated June 7, 1972.
- 101-154 Comprehensive zoning plan, Unit No. 356/224, dated November 17, 1976.
- 101-155 Comprehensive zoning plan, Unit No. 364/224, dated November 17, 1976.
- 101-156 Comprehensive zoning plan, Unit No. 372/224, dated June 7, 1972.
- 101-157 Comprehensive zoning plan, Unit No. 380/224, dated June 7, 1972.
- 101-158 Comprehensive zoning plan, Unit No. 356/236, dated September 24, 1975.
- 101-159 Comprehensive zoning plan, Unit No. 372/236, dated September 24, 1975.
- 101-160 Comprehensive zoning plan, Unit No. 268/164, dated June 11, 1975.
- 101-161 Comprehensive zoning plan, Unit No. 268/176, dated July 2, 1975.
- 101-162 Comprehensive zoning plan, Unit No. 324/188, dated September 24, 1975.
- 101-163 Comprehensive zoning plan, Unit No. 316/188, dated May 18, 1977.
- 101-164 Comprehensive zoning plan, Unit No. 308/188, dated May 18, 1977.
- 101-165 Comprehensive zoning plan, Unit No. 316/176, dated May 18, 1977.
- 101-166 Comprehensive zoning plan, Unit No. 308/176, dated May 18, 1977.
- 101-167 Comprehensive zoning plan, Unit No. 324/200, dated May 18, 1977.
- 101-168 Comprehensive zoning plan, Unit No. 348/224, dated May 18, 1977.

101-200. Planned Unit Development Ordinance 69-PD-1 commonly known as "Ardendale P.D."

101-201. Planned Unit Development Ordinance 69-PD-2 commonly known as "Riverwood P.D."

101-202. Planned Unit Development Ordinance 60-PD-3 amends Ordinance Z-69-43, commonly known as "Florin Mobile Estates P.D."

101-203. Planned Unit Development Ordinance 70-PD-1 commonly known as "Casitas Manzanita P.D."

101-204. Planned Unit Development Ordinance 70-PD-2 commonly known as "Madison Villa P.D."

101-205. Planned Unit Development Ordinance 70-PD-3 commonly known as "Glenbrook East P.D." as amended by Ordinances 70-PD-3A, 70-PD-3B, 70-PD-3C, and 73-PD-4.

101-206. Planned Unit Development Ordinance 70-PD-4 commonly known as "Evergreen Commons P.D."

101-207. Planned Unit Development Ordinance 70-PD-5 commonly known as "Sabre City Mobile Home Estates P.D." as amended by Ordinances 70-PD-5A, 70-PD-5B, and 72-PD-1.

101-208. Planned Unit Development Ordinance 70-PD-6 commonly known as "Oak Knoll P.D."

101-209. Planned Unit Development Ordinance 70-PD-7 commonly known as "Greenback Townhomes P.D." as amended by Ordinance No. 70-PD-7A.

101-210. Planned Unit Development Ordinance 70-PD-8 commonly known as "Greentree P.D."

101-211. Planned Unit Development Ordinance 71-PD-1 commonly known as "Shadow Creek North P.D." as amended by Ordinances No. 71-PD-1A and 71-PD-1B.

101-212. Planned Unit Development Ordinance 71-PD-2 commonly known as "Briarwood Coloma P.D." as amended by Ordinances No. 71-PD-2A, 71-PD-2A1, 71-PD-2C and 71-PD-2D.

101-213. Planned Unit Development Ordinance 71-PD-3 commonly known as "Larchmont Homes P.D."

101-214. Planned Unit Development Ordinance 71-PD-4 commonly known as "Casitas El Camino P.D."

101-215. Planned Unit Development Ordinance 71-PD-5 commonly known as "Lake Knoll Estates P.D." as amended by Ordinances No. 71-PD-5A, 71-PD-5B, 71-PD-5C and 71-PD-5D.

101-216. Planned Unit Development Ordinance 71-PD-6, amends Ordinance Z-69-62, commonly known as "Rancho Murieta P.D." as amended by Ordinances 71-PD-6A, 73-PD-2, 75-PD-5 and 73-PD-2A.

101-217. Planned Unit Development Ordinance 71-PD-7 commonly known as "Crosswoods P.D." as amended by Ordinances No. 72-PD-2, 75-PD-6, 75-PD-7, 75-PD-7A and 75-PD-7B.

101-218. Planned Unit Development Ordinance 71-PD-8 commonly known as "Oak Knoll P.D."

101-219. Planned Unit Development Ordinance 71-PD-9 commonly known as "Madison Villa P.D."

101-220. Planned Unit Development Ordinance 71-PD-10 commonly known as "Hillsville P.D."

101-221. Planned Unit Development Ordinance 71-PD-11 commonly known as "Shadowwood P.D." as amended by Ordinance No. 71-PD-11A.

101-222. Planned Unit Development Ordinance 72-PD-3 commonly known as "Pacific Highlands P.D."

101-223. Planned Unit Development Ordinance 72-PD-4 commonly known as "Oak Hill P.D."

101-224. Planned Unit Development Ordinance 72-PD-5 commonly known as "Edgewood P.D."

101-225. Planned Unit Development Ordinance 72-PD-6 commonly known as "Casitas Manzanita P.D."

101-226. Planned Unit Development Ordinance 72-PD-7 commonly known as "Kings Way P.D."

101-227. Planned Unit Development Ordinance 72-PD-8 commonly known as "Cripple Creek P.D."

101-228. Planned Unit Development Ordinance 72-PD-9 commonly known as "Casitas Arden P.D." as amended by Ordinance No. 72-PD-9A.

101-229. Planned Unit Development Ordinance 72-PD-10 commonly known as "Rustic Woods P.D."

101-23. Planned Unit Development Ordinance 73-PD-1 commonly known as "College Greens East P.D."

101-231. Planned Unit Development Ordinance 73-PD-3 commonly known as "White Rock P.D."

101-232. Planned Unit Development Ordinance 73-PD-4 commonly known as "Glenbrook #3 P.D."

101-233. Planned Unit Development Ordinance 73-PD-5 commonly known as "Franciscan P.D."

101-234. Planned Unit Development Ordinance 74-PD-1 commonly known as "Twin Creeks P.D."

101-235. Planned Unit Development Ordinance 74-PD-2 commonly known as "Sunrise Village P.D."

101-236. Planned Unit Development Ordinance 74-PD-3 commonly known as "Parkside Commons P.D."

101-237. Planned Unit Development Ordinance 74-PD-4 commonly known as "Wilhaggin Lake Estates P.D."

101-238. Planned Unit Development Ordinance 75-PD-1 commonly known as "Sunrise Hills P.D."

101-239. Planned Unit Development Ordinance 75-PD-2 commonly known as "Pasatiempo II P.D."

101-240. Planned Unit Development Ordinance 75-PD-3 commonly known as "Rollingwood P.D."

101-241. Planned Unit Development Ordinance 75-PD-4 commonly known as "American River Office Park P.D."

101-242. Planned Unit Development Ordinance 75-PD-8 commonly known as "Brittany Hills P.D."

101-243. Planned Unit Development Ordinance 76-PD-1 commonly known as "Fair Oaks Village P.D."

101-244. Planned Unit Development Ordinance 76-PD-2 commonly known as "Kenneth Hills P.D."

101-245. Planned Unit Development Ordinance 76-PD-3 commonly known as "Rollingwood Commercial P.D."

101-246. Planned Unit Development Ordinance 76-PD-4 commonly known as "Florin Center Recreation Vehicle P.D."

101-247. Planned Unit Development Ordinance 76-PD-5 commonly known as "Timberwood Estates P.D."

101-248. Planned Unit Development Ordinance 76-PD-6 commonly known as "Rollinghills Estates #7 P.D."

101-249. Planned Unit Development Ordinance 76-PD-7 commonly known as "Sundance P.D."

101-250. Planned Unit Development Ordinance 76-PD-8 commonly known as "Curragh Oaks P.D."

101-251. Planned Unit Development Ordinance 77-PD-1 commonly known as "Sunrise Art Center P.D."

101-252. Planned Unit Development Ordinance 77-PD-2 commonly known as "Sunrise Knoll P.D."

101-253. Planned Unit Development Ordinance 77-PD-3 commonly known as "Linda Creek Estates P.D."

101-400. County Initiated Planned Development Ordinance No. 76-PDC-1.

101-401. County Initiated Planned Development Ordinance 76-PDC-2.

101-402. County Initiated Planned Development Ordinance 76-PDC-3, as amended by Ordinances 76-PDC-3A and 76-PDC-3B.



## CHAPTER 5 — OPEN SPACE LAND USE ZONES

### PURPOSE

**105-01. INTENT.** The Board of Supervisors hereby creates, as part of the Zoning Code of Sacramento County, this open space zoning chapter. It is the express intent of the Board of Supervisors in so doing to comply with the requirements of Article 4, Chapter 4, Title 7, of the Government Code of the State of California (Sections 65910 through 65912) added by Chapter 1590 of the 1970 Statutes.

**105-02. CONSTRUCTION OF PROVISIONS.** The provisions of this Chapter and of other provisions of this Code which relate to open space use shall be liberally construed insofar as they relate to open space pursuits to the end that conflicting uses shall not be permitted.

Chapter 5  
Article 2

### OPEN SPACE LAND USE ZONES

**105-03. OPEN SPACE ZONES.** The Board of Supervisors hereby designate the following Chapters, Articles, and Zones to be the Open Space Zones for Sacramento County.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) Title II, Chapter 5, Article 2; AG-80 Permanent Agricultural Land Use Zone.</p> <p>(b) Title II, Chapter 5, Article 3; AG-20 Permanent Agricultural Land Use Zone.</p> <p>(c) Title IV, Chapter 3, Article 2; A-80 Agricultural Holding Land Use Zone.</p> <p>(d) Title IV, Chapter 2, Article 3; A-20 Agricultural Holding Land Use Zone.</p> <p>(e) Title II, Chapter 5, Article 4; UR Urban Reserve Land Use Zone.</p> <p>(f) Title IV, Chapter 2, Article 4; A-10 Agricultural Holding Land Use Zone.</p> <p>(g) Title II, Chapter 10, Article 2; AR-10 Agricultural-Residential Land Use Zone.</p> <p>(h) Title IV, Chapter 3, Article 1; A-5 Agricultural Land Use Zone.</p> | <p>(i) Title II, Chapter 10, Article 3; AR-5 Agricultural-Residential Land Use Zone.</p> <p>(j) Title IV, Chapter 3, Article 2; A-2 Agricultural Land Use Zone.</p> <p>(k) Title II, Chapter 10, Article 4; AR-2 Agricultural-Residential Land Use Zone.</p> <p>(l) Title IV, Chapter 3, Article 5; A-2B Agricultural Land Use Zone.</p> <p>(m) Title II, Chapter 10, Article 5; AR-1 Agricultural-Residential Land Use Zone.</p> <p>(n) Title II, Chapter 20, Article, 3; O Recreation Land Use Zone.</p> <p>(o) Title II, Chapter 25, Article 9; CO Commercial Recreation Land Use Zone.</p> |
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**105-04. F, FLOOD ZONES AS AN OPEN SPACE ZONE.** The F, Flood Zone, shall be considered as an Open Space Zone within the areas of the County designated by the following comprehensive zoning plans.

- |                                                                                                                                        |                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <p>(a) Unit No. 17</p> <p>(b) Unit No. 276/128</p> <p>(c) Unit No. 276/140</p> <p>(d) Unit No. 284/140</p> <p>(e) Unit No. 276/152</p> | <p>(f) Unit No. 284/152</p> <p>(g) Unit No. 276/164</p> <p>(h) Unit No. 284/164</p> <p>(i) Unit No. 292/164</p> |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|

**105-05. OPEN SPACE COMBINING LAND USE ZONES.** The Board of Supervisors designates that the (F), Flood Combining Land Use Zone, the (PD), Planned Development Combining Zone, (PDC), Planned Development Combining Zone-County Initiated, and the (PC), Parkway Corridor Combining Land Use Zone, shall be open space zones if the Land Use Zones are combined with any of the zones specified in Section 105-03.

Chapter 5  
Article 3

### VARIANCES

**105-06. VARIANCES.** The provisions for the grant of variances to the Zoning Code of Sacramento County set forth in Title I, Chapter 10 of this Code shall govern the issuance of variances to open space zones.

PURPOSE

VARIANCES

## CHAPTER 10 — SPECIAL PERMITS

### PERMITS GENERALLY

**110-01. APPLICATION.** Application for a variance, conditional use permit, lot reduction permit, special development permit, or exception, 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 the 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.

**110-02. WITHDRAWAL OF APPLICATION.** The appropriate authority may permit the withdrawal of an application for a conditional use permit, variance, lot reduction permit, exception, or special development permit filed pursuant to this Article. Any fee accompanying the application shall not be returnable to the applicant.

**110-03. ADMINISTRATIVE HEARINGS, WHEN REQUIRED.** For the purposes of this Article public hearings before the Zoning Administrator, Project Planning Commission, Policy Planning Commission and Board of Supervisors involving the following types of requests shall be designated as Administrative Hearings:

- (a) Use permits.
- (b) Variances.
- (c) Lot Reduction Permits.
- (d) Exceptions.
- (e) Special Development Permits.
- (f) Appeals of actions on use permits, variances, lot reduction permits, exceptions, and special development permits.
- (g) Revocation hearings for use permits, variances, lot reduction permits, exceptions, and special development permits.

**110-04. NOTICE.** Whenever a public hearing is required pursuant to Section 110-03, the Secretary shall, not less than ten (10) days prior to the said hearing, given 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, the nature of the application, and the date, hour and place of hearing.

Where an application for a use permit for a use by a local public agency requests a reduction in area or width pursuant to Section 301-41 of this Code, the notice, in addition to the matters set forth above, shall include a statement that the appropriate authority may permit such a use on a lot of less area or width than required in said zones pursuant to Section 301-41 of the Zoning Code.

### 110-05. ADMINISTRATIVE HEARING PROCEDURES.

- (a) All testimony at the hearing shall be under oath or affirmation. The Clerk of the Board of Supervisors, the Secretary of the Planning Commission or designee shall administer oaths and retain relevant records and all exhibits and documents presented at said hearing.
- (b) A party shall be afforded the opportunity to present evidence and testimony on all relevant issues. The Chairman or hearing officer may impose reasonable limitations on the number of witnesses heard, and on the nature and length of the testimony. The Chairman or hearing officer may call witnesses and introduce papers on his own volition.
- (c) The hearing body shall make a full record of the hearing, which may be transcribed on order of the Chairman or hearing officer.
- (d) Decisions of the hearing body shall be based strictly upon evidence presented during the public hearing. The hearing body shall not rely upon any communications, reports, staff memoranda, or other materials prepared in connection with the particular case unless made a part of the record.

(e) The hearing body or officer shall make its decision based on the evidence presented at the hearing and may approve conditionally, approve, or disapprove the application.

(f) The hearing body or officer shall issue the decision in writing within thirty (30) days after the conclusion of the hearing and shall include written findings of fact, conclusions and relevant conditions and stipulations.

**110-06. ADDITIONAL HEARING PROCEDURES.** The Policy Planning Commission, the Project Planning Commission and the Zoning Administrator shall adopt by resolution hearing procedures and rules necessary to carry out business in an orderly and fair manner. The procedures and rules shall provide for, among other matters, the preparation and adoption of necessary findings. The procedures and rules shall be published as an appendix to this Code.

**110-07. NOTICE OF GRANT.** Upon the grant of a variance, conditional use permit, lot reduction permit, or exceptions, 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 such grant, 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.

**110-08. NEW APPLICATIONS.** The Secretary of the Planning Commission except upon the approval of the Project Planning Commission or the Board of Supervisors, shall not accept any application for a variance, conditional use permit, lot reduction permit, or exception for a period of six months following the denial or revocation of any such permit for the same premises.

**110-09. APPEALS.** Appeals from a decision of the appropriate authority may be taken as provided in this Chapter.

**110-10. REVOCATION AND MODIFICATION.**

(a) Initiation of Proceedings. The Project 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, exception, lot reduction permit, special development permit, 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 Sections 110-03 and 110-04 of this Article.

(b) Decision of Commission. After a public hearing, as provided in Section 110-30, the Commission may revoke or modify a use permit, special development permit, lot reduction permit, exception or variance on one or more of the following grounds:

(1) That such approval was obtained by fraud or misrepresentation; or

(2) That any person making use of or relying upon the use permit, special development permits, lot reduction permit, exception, or variance is violating or has violated any conditions thereof, or that the use for which the use permit, special development permit, lot reduction permit, exception, 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.

**VARIANCES**

**110-20. GENERALLY.** Variances from the terms of this Code may be granted when the appropriate authority, as provided by this Article, finds that:

(a) The applicant has shown that because of special circumstances peculiar to the subject property, including size, shape, topography, location, or surroundings; 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 Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

(b) 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.

**110-21. LIMITATIONS.** 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.

**110-22. INTERPRETATION IN OPEN SPACE ZONES.** The requirements of this Article shall be literally and strictly interpreted and enforced as to all open space zones so as to protect the interest of the public in the orderly growth and development of cities and counties and in the preservation and conservation of open space lands.

**110-23. APPLICATION TO PLANNED DEVELOPMENTS.** 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 Title 4, Chapter 13, Article 2 of this Code unless authorized in the ordinance adopting the planned development.

**110-24. APPROPRIATE AUTHORITY EMPOWERED TO GRANT VARIANCES.**

(a) Zoning Administrator. The Zoning Administrator shall be the appropriate authority to hear and decide all applications for variances except as otherwise specified in this Article.

(b) Project Planning Commission. The Project Planning Commission shall be the appropriate authority to hear and decide applications for variances whenever said applications are filed contemporaneously with an application to change property from one zone to another, or for a use permit, or any other permit, where such application would be heard by the Project Planning Commission pursuant to the provisions of Title 22 of the Sacramento County Code.

(c) Policy Planning Commission. The Policy Planning Commission shall be the appropriate authority to hear and decide applications for variances whenever said applications are filed contemporaneously with an application to amend a community plan as provided in Title 21 of the Sacramento County Code.

**110-25. 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 whichever date is last to occur. For good cause the Zoning Administrator may extend the variance term for a period of not to exceed six (6) months. All other variances are valid for an indefinite period unless a specified term was a condition thereto.

**110-26. CONDITIONS.** The appropriate authority may designate such conditions in connection with variances as it deems necessary to protect the purposes of this Code, or to avoid the granting of a special privilege. Such conditions may include, but are not limited to:

(a) Dedications of rights-of-way.

(b) Improvements of vehicle accesses to the subject property of County standards.

(c) Regulation of the placement of the use or building on the subject property.

(d) Regulations of height, number of stories.

(e) Regulation of the nature, hours of operation, extent of use.

(f) Regulation of landscaping for the protection of adjoining and nearby properties.

(g) Term of the variance.

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.

## Chapter 10 Article 3

### CONDITIONAL USE PERMITS

#### CONDITIONAL USE PERMITS

**110-30. GENERALLY.** Use Permits, revocable, conditional or valid for a term may be granted by the appropriate authority for any of the uses or purposes for which such permits are required or permitted by the terms of this Code. 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. 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.

**110-31. USE PERMITS FOR USES NOT OTHERWISE PROVIDED FOR.** 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 Code. 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 code 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. Each such use shall conform to all the regulations and conditions of approval applicable to similar described use specified in the provisions of the applicable zone as well as the standards and provisions applicable to the similar described use in Title 3 of this Code.

### 110-32. APPROPRIATE AUTHORITY EMPOWERED TO GRANT USE PERMITS.

(a) Project Planning Commission. The Project Planning Commission shall be the appropriate authority to hear and decide all applications for use permits except as otherwise specified in this Article.

(b) Policy Planning Commission. The Policy Planning Commission shall be the appropriate authority to hear and decide applications for use permits whenever said applications are filled contemporaneously with an application to amend a community plan as provided in Title 21 of the Sacramento County Code.

(c) Board of Supervisors. The Board of Supervisors shall be the appropriate authority to hear and decide applications for a use permit by the Board of Supervisors after a recommendation by the Project Planning Commission.

(d) Zoning Administrator. The Zoning Administrator shall be the appropriate authority to hear and decide all applications for use permits for the following uses where an application therefor has not been filed contemporaneously with an application for any other zoning matter for which a hearing is to be held by the Project Planning Commission, or with an application to amend a community plan as provided in Title 21 of the Sacramento County Code:

(1) Those uses indicated on the use tables incorporated in Title II, Chapter 1, Article 1 of this Code, as requiring a use permit by the Zoning Administrator.

(2) Subdivision signs as provided for in Section 335-04.

**110-33. 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.

**110-34. CONDITIONS.** The appropriate authority may designate such conditions in connection with conditional use permits as it deems necessary to protect the purposes of this Code. Such conditions may include, but are not limited to:

- |                                                                                 |                                                                                      |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| (a) Dedications of rights-of-way.                                               | (d) Regulation of height, number of stories.                                         |
| (b) Improvements of vehicle access to the subject property to County standards. | (e) Regulation of the nature, hours of operation, extent of use.                     |
| (c) Regulation of the placement of the use or building on the subject property. | (f) Regulation of landscaping for the protection of adjoining and nearby properties. |

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.

Chapter 10  
Article 4

### LOT REDUCTION PERMITS

LOT REDUCTION PERMITS

**110-40. GENERALLY.** Lot Reduction permits may be granted by the appropriate authority for lots of less area or width than otherwise required in any Agricultural Land use zone, Interim Agricultural Holding Zone, and in the Agricultural Recreation Reserve Land Use Zone, as provided in this Article. Whenever such permits are issued, the lots as approved shall be considered conforming lots for all purposes. Notwithstanding any other provision in this Code, one single family detached dwelling shall be permitted in any Agricultural Land Use Zone, Interim Agricultural Holding Zone, or in the Recreation Reserve Land Use Zones on a lot of less area or width than required in said zones provided that a Lot Reduction Permit is obtained from the appropriate authority.

### 110-41. APPROPRIATE AUTHORITY EMPOWERED TO GRANT LOT REDUCTION PERMITS.

- |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Project Planning Commission. The Project Planning Commission shall be the appropriate authority to hear and decide all applications for lot reduction permits except as otherwise specified in this Article. | (b) Policy Planning Commission. The Policy Planning Commission shall be the appropriate authority to hear and decide applications for lot reduction permits whenever said applications are filed contemporaneously with an application to amend a community plan as provided in Title 21 of the Sacramento County Code. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**110-42. CONDITIONS.** The appropriate authority shall require as a condition in connection with the granting of a lot reduction permit:

- |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) That the applicant apply for a parcel map showing the lots approved by the appropriate authority. The appropriate authority shall specify the minimum area and width of the proposed lot, provided that said lot shall not have an area of less than one (1) acre nor a width of less than 150 feet. | (b) That the owner or owners of the property convey to the County the right to develop or construct additional principal residences on a sufficient portion of the remainder of the property to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zone in which the property is located. Such conveyance may be determinable upon the rezoning of the property or upon the merger of the parcels into lots of sufficient area and width to comply with the lot requirements of the zone. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**EXCEPTIONS**

**110-50. GENERALLY.** Exceptions may be granted by the appropriate authority from the development standards set forth in this Code to the extent such exceptions are expressly authorized by the provision of this Article.

**110-51. EXCEPTIONS FROM THE REQUIREMENTS OF MINIMUM LOT AREA AND LOT WIDTH.** In any Land Use Zone the appropriate authority may authorize an exception from the minimum lot area or minimum lot width requirement of the Land Use Zone provided that the lot at the time of its creation and recordation with the County Recorder's Office conformed to the zoning requirements in effect at that time and further provide that a certificate of compliance has been issued in accordance with Title 22 of the Sacramento County Code.

**110-52. EXCEPTIONS FROM THE REQUIREMENTS FOR PUBLIC STREET FRONTAGE.** The appropriate authority and may authorize an exception from the public street frontage provisions in any Agricultural or Agricultural-Residential Land Use Zone to permit a single family dwelling and accessory buildings to be erected and used. Said exception may be authorized for a single lot which at the time of its creation and recordation conformed to the zoning requirements in effect at that time and further provided that a certificate of compliance has been issued in accordance with Title 22 of the Sacramento County Code; and further provided that the appropriate authority finds that:

(a) Adequate provisions are made for the prevention of dust or other nuisances or hazards to surrounding properties resulting from the use of private streets and drives.

(b) Adequate provision can be made for future street rights-of-way and improvements.

**110-53. APPROPRIATE AUTHORITY EMPOWERED TO GRANT EXCEPTIONS.**

(a) **Zoning Administrator.** The Zoning Administrator shall be the appropriate authority to hear and decide all applications for exceptions except as otherwise specified in this Article.

(b) **Project Planning Commission.** The Project Planning Commission shall be the appropriate authority to hear and decide applications for exceptions whenever said applications are filed contemporaneously with an application to change property from one zone to another, or for a use permit, or any other permit where such application would be heard by the Project Planning Commission pursuant to the provisions of this Code, or for a tentative subdivision map pursuant to the provisions of Title 22 of the Sacramento County Code.

(c) **Policy Planning Commission.** The Policy Planning Commission shall be the appropriate authority to hear and decide applications for exceptions whenever said applications are filed contemporaneously with an application to amend a community plan as provided in Title 21 of the Sacramento County Code.

**110-54. CONDITIONS.** The appropriate authority may impose conditions upon the granting of an exception where necessary to satisfy the requirements set forth in this Article, or to limit the extent or scope of the exception, or to insure the eventual compliance with the development standards set forth in this Code.

**SPECIAL DEVELOPMENT PERMITS**Chapter 10  
Article 6

**110-60. GENERALLY.** A Special Development Permit may be granted by the appropriate authority in any zone, when necessary to carry out the purposes of this Article, subject to the provisions of this Article.

**110-61. PURPOSE.** The purpose for which Special Development Permits may be issued is to encourage a creative and more efficient approach to the use of the land; the maximum 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 arrangement is desirable and feasible; and to provide a means

for greater creativity and flexibility in design than is provided under the strict application of the zone design standards while at the same time providing adequate protection of the environment and of the health, safety, and comfort of the residents of the development and the County.

#### **110-62. APPROPRIATE AUTHORITY EMPOWERED TO GRANT SPECIAL DEVELOPMENT PERMITS.**

(a) Project Planning Commission. The Project Planning Commission shall be the appropriate authority to hear and decide all applications for special development permits except as otherwise specified in this Article.

(b) Policy Planning Commission. The Policy Planning Commission shall be the appropriate authority to hear and decide applications for special development permits whenever said applications are filed contemporaneously with an application to amend a community plan as provided in Title 21 of the Sacramento County Code.

**110-63. EFFECT OF PERMIT.** Upon the issuance of the Special Development Permit, the property may be developed either pursuant to the development standards set forth in Title III of this Code or in the alternative, pursuant to the development standards set forth in the Special Development Permit and the requirements set forth in this Article; provided, however, that upon the issuance of any building permit for the construction of buildings, or the commencement of construction of streets, utilities, and other facilities, pursuant to the development standards set forth in the Special Development Permit, the standards set forth in the Special Development Permit shall regulate the property, and the Special Development Permit shall remain in full force and effect until revoked pursuant to the provisions of Section 110-10.

**110-64. LIMITATIONS OF USES.** No uses may be authorized by the permit which are not authorized in the land use zone or permitted in the land use zone with a use permit. The Special Development Permit may limit the uses permitted to those enumerated in the permit and made a part of the Development Plan provided for in Section 110-69.

**110-65. LIMITATION OF LAND USE DENSITY.** The development permitted by the Special Development Permit shall not exceed a land use density which conforms to the requirements of the Land Use Zones in which the project is located, except that the appropriate authority may permit increased densities up to 50 percent over the maximum permitted by the Land Use Zone if it finds:

(a) That certain environmentally sensitive or significant physical features exist on the proposed site that are worthy of preservation; and in order to preserve and protect these features careful planning in the design of the development and in measures of treating the land is necessary.

(b) That the design of the project, including the proposed grading, construction techniques and practices will preserve the aforementioned features.

(c) That adequate measures are proposed which will to the extent possible, protect these features from future uses and activities which may be inconsistent with their preservation.

(d) That the project will not be a hazard or nuisance in the community at large nor establish a use or development inconsistent with the goals, objectives, and policies of the General Plan and the appropriate community plan.

**110-66. LIMITATION OF DESIGN STANDARDS.** The appropriate authority may by provision in the Special Development Permit, permit deviations from the standards in the Land Use Zone, provided the developer demonstrates by his design proposal that the objectives of the General Plan, the appropriate community plan, and this Ordinance will be achieved.

**110-67. REGULATION OF COMMON OPEN SPACE.** The appropriate authority may, by provisions in the Special Development Permit, regulate the amount, use and location of open space on the proposed site. The appropriate authority may require the dedication of development rights or scenic easements to assure that open space will be maintained or may require that instruments of conveyance or covenants or deed restrictions provide adequate means to assure the commonly owned open space is maintained in a condition consistent with the approved development plan.



**110-68. PRELIMINARY SITE PLAN.**

(a) Purpose. The purpose of the preliminary site plan is to require the applicant to demonstrate the feasibility and general design concept of a proposed development to the Planning and Community Development Department or Project Planning Commission.

(b) Procedure. The initial step to be taken by the applicant is to submit a preliminary site plan to the Planning and Community Development Department. The site plan shall include:

1. Maps and drawings which may be schematic in form.
2. Proposed land uses; 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 class of each different type of structure.
6. Nature of 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 and Community Development Department or the Project Planning Commission. Within thirty (30) days after submission the Planning Department shall review said preliminary site plan and meet with the applicant for the purpose of presenting its comments. The Planning and Community Development 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 the Special Development Permit, or deny approval of the plan stating reasons for denial. The Planning Department or the applicant may request the Project Planning Commission to review the preliminary site plan and approve, approve with modification, or disapprove the plan as submitted.

**110-69. PROPOSED DEVELOPMENT PLAN AND REQUEST FOR SPECIAL PERMIT.** Within one

(1) year after the approval of the preliminary plan an application may be filed with the Secretary of the Planning Commission for a Special Development Permit. The applicant shall in addition to the requirements of Section 110-01, include with the application his proposed development plan for all or a portion of the property included within the preliminary plan, and any additional information or materials required by the Director of the Planning and Community Development Department, which may include:

(a) Maps showing existing topography, tree cover, buildings, streets, and other existing physical features.

(b) Details 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, by-laws 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.

**110-70. FINDINGS.** The appropriate authority shall not issue the Special Planning Permit unless it finds:

(a) That the proposed development will carry out the intent of the General Plan and the appropriate community plan.

(b) That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

(c) That the proposed development is compatible with existing and proposed land uses in the surrounding area.

(d) That any exceptions to or deviations from the use or density requirements or design standards of the Land Use Zone in which the property is located,

or of Title III of this Code are justified by the design of the development. In the case of residential area the rearrangement of dwellings and the mixing of dwellings types shall be justified by larger and more usable open spaces.

(e) That there is adequate assurance that all public improvements will be installed at the scheduled times as required by the Public Works Department.

(f) That there is adequate assurance that the development schedule will be met.

(g) That the existing or proposed utility services are adequate for the uses and population densities proposed.

**110-71. ISSUANCE OF PERMIT.** The Special Development Permit when approved by the appropriate authority shall incorporate the approved plans and detailed regulations setting forth the requirements for development of the site. The permit may in addition specify that the appropriate authority or the planning department may review and approve details of the development plan, provided that standards for such review are set forth in the permit.

**110-72. ANNUAL REVIEW.** If construction of the project has not commenced within one (1) year after the adoption of the Special Permit or as otherwise provided in the approved development plan, the Project Planning Commission shall review the project to determine if an amendment to or revocation of the permit should be initiated.

**110-73. DESIGNATION.** Each special permit which is issued shall be identified by a specific control number on the comprehensive zoning map of Sacramento County. An official copy of said permit should be on file with the Secretary of the Planning Commission, and shall be available for public review.

**CHAPTER 15 — ADMINISTRATION  
ENFORCEMENT****ENFORCEMENT**

**115-01. ADMINISTRATIVE OFFICIAL.** This Code 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 Code 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.

**115-03. COMPLAINTS REGARDING VIOLATION.** Whenever a violation of this Code occurs or is alleged to have occurred, any person may file a written complaint, stating fully the causes and basis thereof, with the administrative official. The administrative official shall record such complaint, investigate, and take such action thereon as provided by this Code as he deems appropriate.

**115-04. 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, building, or structure to determine if the same are being used in compliance with the provisions of this Code. If admission or entry is refused, the administrative official may apply to the County Counsel to obtain an inspection warrant.

**115-05. 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 Code. Any permit or license which would purport to 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 Code, intentionally or otherwise, shall be null and void.

**115-06. 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 code.

**115-07. MISDEMEANOR.** Violation of the provisions of this Code 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, special development permits, or exceptions) shall constitute a misdemeanor. Any person, firm, or corporation whether as principal, agent, employee or otherwise who violates this Code 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, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

**115-08. 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 Code 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 injunction 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 relief as will abate and remove such building, structure or vehicle and restrain and enjoin any person, firm or corporation for setting up, erecting, building, maintaining, or using any such building, structure, or vehicle or using any property contrary to the provisions of this Code.

**115-09. AUTHORITY TO ARREST.** In the performance of his duties, the administrative official designated by the Board of Supervisors shall have the authority and impunities of a public officer and employee as set forth in Penal Code Section 836.5 to make arrests without a warrant whenever said official has reasonable cause to believe that the person to be arrested has committed a misdemeanor in his presence which is a violation of this Code.

**AMENDMENTS AND RECLASSIFICATION**

**115-10. GENERAL.** This Code may be amended by changing provisions thereof or by changing the boundaries of zones whenever the public necessity and convenience and general welfare requires such amendment.

(a) Except as otherwise provided any amendment to this Code may be initiated and adopted as other ordinances are initiated and adopted.

(b) An amendment to this Code 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.

**115-11. INITATION.** 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 Project Planning Commission.

(d) Resolution of Intention by the Policy Planning Commission when adopted contemporaneously with a Resolution of Intention to adopt or amend a community plan as provided in Title 21 of the Sacramento County Code.

**115-12. PETITION FOR RECLASSIFICATION OF PROPERTY.** The Project 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 4 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.

**115-14. HEARING AND NOTICE.** The Policy Planning Commission shall hold a public hearing on any proposed amendment whenever the petition for reclassification or the resolution of intention has been filed or adopted, as the case may be, contemporaneously with an application for or resolution of intention to amend a community plan, pursuant to the provisions of Title 21 of the Sacramento County Code.

The Project Planning Commission shall hold a public hearing on any proposed amendment whenever the petition or resolution of intention has not been filed or adopted as the case may be, contemporaneously with an application for or resolution of intention to amend a community plan.

The Secretary of the Planning Commission shall cause a notice of the time and place of said hearing to be given as provided in Sections 65854 and 65854.5 of the Government Code. In addition to such notice the Secretary of the Planning Commission may give notice of the hearing in such other manner as the Project Planning Commission, or the Policy Planning Commission, where the Policy Planning Commission has jurisdiction in the matter, may deem necessary or desirable. Any failure by the Secretary to give such additional notice shall not invalidate any proceeding for amendment of this Code.

Any public hearing before a Planning Commission may be continued from time to time.

AMENDMENTS AND RECLASSIFICATION

**115-15. ABANDONMENT OF PROCEEDING.** A Planning Commission may abandon any proceeding which the Commission has initiated.

**115-16. REPORT OF PLANNING COMMISSIONS 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 Title I, Chapter 1, Article 3 of this Code. 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.

**115-17. PUBLIC HEARING 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 Code 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 requests such a public hearing by filing a notice of appeal pursuant to the provisions of Article 3, Chapter 15, Title I of this Code, 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.

**115-18. ACTION BY THE BOARD OF SUPERVISORS.** The Board of Supervisors may approve, modify or disapprove the recommendation of either Planning Commission, provided that any modification of the proposed ordinance or amendment by the Board of Supervisors which had not been considered by the Planning Commission at its hearing shall first be referred to the Planning Commission which previously heard the matter 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. The Board of Supervisors may impose conditions to the zoning reclassification of the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the County of Sacramento. If conditions are imposed to a zoning reclassification, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification of the property. Said conditions may be removed only by the Board of Supervisors after recommendation by the Planning Commission.

**115-19. 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.

**115-20. RENEWAL OF PETITION.** If 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 Project Planning Commission or the Board of Supervisors.

**115-21. REPORT BY PLANNING DIRECTOR.** On any amendment to the Zoning Code changing property from one zone classification to another, the Planning Director shall inform the Planning Commission and the Board of Supervisors of any conditions attached to previous zoning reclassifications as a result of action taken pursuant to Section 115-18 of this Title, Section 23.18.067 of Ordinance No. 1111, or pursuant to Section 23 of the Basic Zoning Ordinance of Sacramento County, Ordinance No. 534, as amended.

**APPEALS**

APPEALS

**115-30. APPEALS.** Any person dissatisfied with an act or determination of the Project Planning Commission, the Policy Planning Commission, the Subdivision Review Committee, Zoning Administrator, Chief Building Inspector, Planning Director, or the Secretary of the Planning Commission, relating to the provision of this Code may appeal such act or determination as provided in this Article, provided 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 Code, shall be entitled to appear at the time of consideration of such recommendation or report and to be heard thereon.

**115-31. NOTICE OF APPEAL.** Appeals of determination or actions of the officers or agencies mentioned in Section 115-30 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 of determination was made shall include the next working day. The ten (10) day period for filing the notice of appeal shall not be waived.

**115-32. 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, and all records relating to the decision or act appealed shall be transmitted to the Secretary of the Planning Commission.

**115-33. CONTENTS OF NOTICE.** The Notice of Appeal shall state the act or determination which is being appealed, the identity of the applicant 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.

**115-34. JURISDICTION OF THE BOARD OF ZONING APPEALS.** The Board of Zoning Appeals shall hear and decide all appeals from the actions of the Subdivision Review Committee, Zoning Administrator, Chief Building Inspector, Planning Director, or Secretary of the Planning Commission relating to the provisions of this Code; provided however, that if the Notice of Appeal indicates that:

(a) The action appealed may have a significant effect upon the environment, or

(b) An Environmental Impact Report has not been prepared or is deficient in any manner; then the appeal shall be heard by the Board of Supervisors rather than the Board of Zoning Appeals.

**115-35. 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.

Notice of the hearing shall be given as provided in Section 110-04, provided, however, that if the act or determination being appealed did not require a notice hearing, no notice other than notice to the appellant shall be required. In addition to any other matters set forth in the notice, the notice of the hearing shall contain the following statement:

"The decision of the Board of Zoning Appeals shall be final for all purposes unless a court review thereof is commenced within thirty (30) days after such decision becomes final."

**115-36. 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 re-hear the matter *de novo* and make any order it deems just and equitable, including the granting of any permit. Any hearing may be continued from time to time. All actions of the Board of Zoning Appeals shall be final for all purposes.

**115-37. APPEALS TO THE BOARD OF SUPERVISORS.** The Board of Supervisors shall hear all appeals from the actions of the Project or Policy Planning Commission. Upon receipt of a notice of appeal of a decision of either 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, not later than thirty (30) days following the date the Notice of Appeal was received.

Notice of the hearing shall be given as provided in Section 110-04, provided however, where the matter being appealed is a recommendation by the Planning Commission against the adoption of an amendment to this Code to change property from one zone to another the only notice given shall be the notice required by Section 65854, or the Government Code unless additional notice is directed by the Board of Supervisors.

In addition to any other matters set forth in the notice, the notice of the hearing shall contain the following statement:

"The decision of the Board of Supervisors shall be final for all purposes unless a court review thereof is commenced within thirty (30) days after such a decision becomes final."

**115-38. 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 permit.

Any hearing may be continued from time to time. An appeal, once decided by the Board of Supervisors, shall be final for all purposes.

**115-39. LIMITATION OF ACTIONS.** Any Court action or proceeding to attack, review, set aside, void, or annul any decision, proceeding, act or determination by the Board of Zoning Appeals or by the Board of Supervisors concerning any matter provided for in this Code, or to determine the reasonableness, legibility or validity of any condition attached thereto, shall not be maintained unless such action or proceeding is commenced within thirty (30) days after the date such decision became final.

Chapter 15  
Article 4

## FEES

**115-40. 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 Code, variances, conditional use and other permits, exceptions, appeals, notices, and other matters pertaining to this Code. The schedule may be amended by subsequent resolution. The fee schedule shall be printed as an appendix to this Code, and posted in the office of the Secretary of the Planning Commission.

**115-41. PAYMENT.** No action shall be taken on any application or petition until all applicable fees, charges and expenses have been paid in full.

**115-42. 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.

(c) The application or petition has not been set for public hearing.

(b) Investigation has not been made as a result of the application or petition.

The determination of the Secretary of the Planning Commission shall be final in all questions relating to refunds.

**115-43. 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 Code. No fee will be required or charged persons whose properties are included in Resolutions of Intention adopted by the Planning Commission or the Board of Supervisors initiating proceedings to amend this Code.

Chapter 15  
Article 5

## RULES OF INTERPRETATION

**115-50. GENERAL.** The Project Planning Commission shall decide any questions involving the interpretation or application of any provision of this Code, pursuant to the rules, standards, and requirements of this Article.

The Commission may seek the advice of any County Department or Office before deciding on any question of interpretation.

FEES

RULES OF INTERPRETATION

**115-51. MINIMUM REQUIREMENTS.** 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. The regulations and development standards set forth in this Code are the minimum requirements for the promotion of the public safety, health, convenience, comfort, or general welfare, and the Project Planning Commission shall be bound by and apply such standards in interpreting and applying the provisions of this code. It is not intended by this Code to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however that where this Code 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 Code shall govern. In the event of a difference or conflict between the text of this Code and the zoning districts shown on the Comprehensive Zoning Plans, the designation on such zoning plans shall prevail.

**115-52. ZONE BOUNDARIES.** Where uncertainty exists with respect to the boundaries of the various zones as shown on the Comprehensive Zoning Plans, the following rules shall apply:

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

(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 Code 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 Project Planning Commission to determine the exact boundary, and the map shall be amended to conform to the layout on the ground.

**115-53. LANGUAGE.** Where used in this Code the word "shall" is always mandatory and not discretionary or directory. The word "may" is permissive. The present tense includes the past and future tenses; and the future tense includes the present. The masculine gender includes the the feminine and neuter. The singular number includes the plural, and the plural the singular. 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.

**115-54. DIFFERENCES OF MEANING.** In case of difference of meaning or implication between the text of this Code and the text of the Sacramento County Code, or any ordinance now in effect or hereafter adopted, or any caption, illustration or table within this Code, the text of this Code shall prevail. In case of any difference of meaning or implication between portions of the text of this Code, the particular shall control the general.

**115-55. TIME OF DAY.** Whenever a certain hour or time of day is specified in this Code or any permit, agreement, or condition of approval of any permit, or any notice given pursuant to the provisions of this Code, such hour or time shall be standard time or daylight savings time, whichever is in current use in the County.



**CHAPTER 20  
NONCONFORMING LOTS, USES, STRUCTURES AND SIGNS****GENERAL PROVISIONS**

**120-01. INTENT.** Within the zones established by this Code or amendments that may later be adopted there exist lots, structures, and uses of land and structures, which were lawful before this Code was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Code 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 are not to be used as grounds for adding other structures or uses prohibited by this Code.

**120-02. ISSUANCE OF BUILDING PERMIT.** To avoid undue hardship, nothing in this Code 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 designated use of buildings shall begin no later than sixty (60) days after the building permit has been first issued.

**120-03. LEGAL NONCONFORMING USES.** Regardless of any other provision of this Code the following shall without further action be deemed legal nonconforming 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 Code.

**120-04. EFFECT OF PRINCIPAL ZONING ORDINANCES.** The passage and adoption of this Code 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, or Ordinance No. 1111, as amended.

Chapter 20  
Article 2

**NONCONFORMING LOTS OF RECORD**

**120-10. RESIDENTIAL LOTS, AREA.** In any residential zone, as defined in this Code, 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 square 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.

**120-11. RESIDENTIAL LOTS, PUBLIC STREET FRONTAGE.** In any residential zone, as defined in this Code, 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 requirements of the zone in which the lot is located are met.

(c) Public water supply and public sewerage facilities are in use.

**120-12. 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.

GENERAL PROVISIONS

NONCONFORMING LOTS OF RECORD

**120-13. 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, 1966.
- (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.

**120-14. AGRICULTURAL ZONES.** In any Agricultural Land Use Zone, Agricultural-Residential Land Use Zone, or Interim Agricultural Holding Zone, as defined in this Code, a single family dwelling may be erected on a single lot which was recorded prior to the effective date of the ordinance changing the property to one of said zones, notwithstanding other provisions of this Code, provided all yard requirements of the zone in which the lot is located are met. Accessory buildings, private stables and corrals and accessory residential buildings shall be regulated as provided in Title III, Chapter 5, Article 6, and Chapter 10, Article 2.

**120-15.** Any lot or parcel which has been zoned from A-1-A Zoning Classification to the A-1-B Zoning Classification on or after April 17, 1974, and which said lot or parcel at the time of the change in classification complied with all of the requirements of the A-1-A Zoning Classification shall be deemed to conform to the requirements of the A-1-B Zoning Classification. The Board of Supervisors may adopt a resolution indicating the parcels or lots which are deemed to be conforming to the A-1-B Zoning Classification pursuant to this Section. Upon adoption, the Resolution shall be binding on the administrative official designated by the Board pursuant to Section 115-01.

**120-16.** Any lot or parcel which has been zoned from the A-1-B Zoning Classification to the A-2-B Zoning Classification on or after April 17, 1974, and which said lot or parcel at the time of the change in classification complied with all of the requirements of the A-1-B Zoning Classification shall be deemed to conform to the requirements of the A-2-B Zoning Classification. The Board of Supervisors may adopt a resolution indicating the parcels of lots which are deemed to be conforming to the A-2-B Zoning Classification pursuant to this Section. Upon adoption, the Resolution shall be binding on the administrative official designated by the Board pursuant to Section 115-01.

Chapter 20  
Article 3

**NONCONFORMING USE OF LAND**

**120-20. CONTINUATION.** Except as provided in Section 120-21 of this Article the nonconforming 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.

**120-21. LIMITATION.** The nonconforming use of land shall be discontinued within five (5) years from the effective date of this Code 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.

**120-22. 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 Code became effective is insufficient to meet the requirements of Title III, Chapter 30 of this Code, or where no

NONCONFORMING USE OF LAND

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 Title III, Chapter 30 of this Code for additional dwelling units, seating capacity, floor area or guest rooms.

**120-23. 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 on the property on which mobilehome or travel trailer is located provided they secure the annual occupancy permit prescribed in Section 301-59.

**120-24. 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.

Chapter 20  
Article 4

### NONCONFORMING BUILDINGS

**120-30. 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.

**120-31. 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.

**120-32. 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.

**120-33. 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 the Sacramento County Code.

Chapter 20  
Article 5

### NONCONFORMING USE OF BUILDINGS

**120-40. CONTINUATION.** The nonconforming use of a conforming building or structure may be continued except as otherwise provided in this Article.

**120-41. LIMITATION.** In any zone the nonconforming use of a conforming building shall be discontinued within five (5) years from the effective date of this Code or five (5) years from the date the use first became nonconforming, whichever date is later.

**120-42. EXTENSION OF USE.** A nonconforming 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.

NONCONFORMING BUILDINGS

NONCONFORMING USE OF BUILDINGS

**120-43. 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.

Chapter 20  
Article 6**NONCONFORMING SIGNS**

**120-50. APPLICATION.** Nonconforming signs shall be regulated by the provisions of this Article.

**120-51. EXTENT OF REGULATION.** The provisions of this Article shall apply to all zones and scenic corridors established at the effective date of this Code or thereafter established by amendment.

**120-52. CONTINUATION.** Except as otherwise provided in this Article any sign lawfully in use on the effective date of this Code may continue to be used for a period of five (5) years. Any sign which becomes nonconforming because of an amendment to this Code may continue for a period of five (5) years from the effective date of such amendment.

**120-53. 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 are prohibited.

**120-54. 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.

**120-55. 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 Code.

**120-56. NONCONFORMING DIRECTORY POLE SIGNS.** A directory pole sign which becomes nonconforming because of the removal of advertising copy may be made a conforming non-directory pole sign if a use permit is granted by the Project Planning Commission after application and public hearing as provided in Title I, Chapter 10 of this Code.

NONCONFORMING SIGNS

**CHAPTER 25  
GENERAL TERMINOLOGY AND DEFINITIONS****DEFINITIONS**

**130-01. 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.

**130-02. ACCESSORY STRUCTURE.** A subordinate structure located on the premises the use of which is incidental to the principal use of the premises.

**130-03. ACCESSORY USE.** A use customarily incidental, related, 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.

**130-03.5. ADULT BOOKSTORE.** Adult bookstore is a building or portion thereof used by an establishment having a substantial or significant part of its stock in trade for sale to the public or certain members thereof, books, magazines, and other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing or relating to "Specified Sexual Activities" as defined in Section 130-171.5; and which establishment restricts admission to such building or portion thereof to adults only.

**130-03.6. ADULT MOTION PICTURE THEATER.** Adult motion picture theater is a building or portion thereof or area, open or enclosed, used for the presentation of motion pictures distinguished or characterized by an emphasis on matters explicitly depicting, describing or relating to "Specified Sexual Activities" as defined in Section 130-171.5, for observation by patrons or customers; and which establishment restricts admission to such building or portion thereof or area to adults only.

**130-04. AGENT.** A person authorized by a property owner to act on his behalf relating to matters arising out of this Code.

**130-05. AGRICULTURAL-RESIDENTIAL ZONES** (Agricultural-Residential Land Use Zones): Agricultural-Residential Zone, or Agricultural-Residential Land Use Zones, as used in this Code, shall mean all of the zones listed in Section 101-22.

**130-06. AGRICULTURAL USES, GENERAL.** The use of the premises for agriculture, which includes the cultivation of the soil for the production and harvesting of crops, the care and breeding of livestock, pastureland, horticulture, dairying, beekeeping, viticulture, and the storage and minor repair of agricultural vehicle and equipment used for the processing and transportation of the products grown on the premises. Hog ranches, kennels, and feed-lots are excluded.

**130-07. AGRICULTURAL USES, INCIDENTAL.** Row crop cultivation and animal husbandry other than kennels, hog farms, and feed-lots provided the activity is conducted on a hobby type basis for personal use or consumption and further provided that such activity is not a primary use of the premises. Accessory structures for such uses include, but are not limited to, any stable, shed, corral, coop, hutch, pen or similar structure which is related to the incidental agricultural use of the premises.

**130-08. AGRICULTURAL ZONES** (Agricultural Land Use Zones): Agricultural Zones, or Agricultural Land Use Zones, as used in this Code, shall mean all of the zones listed in Section 101-21.

**130-09. AGRICULTURAL ZONES, INTERIM:** Interim Agricultural Zones, as used in this Code, shall mean all of the zones listed in Sections 101-29 and 101-30.

**130-10. ALLEY.** A public thoroughfare less than thirty (30) feet in width, which affords only a secondary means of access to abutting property.

**130-11. ALTERATION:** Alteration is any change, addition, or modification in construction or occupancy.

**130-12. APARTMENT:** Apartment is a room or suite of rooms which is occupied or which is intended or designed to be occupied by one family for living and sleeping purposes.

**130-13. APARTMENT HOTEL:** A building or portion thereof designed for or containing both individual guest rooms or suites of rooms and dwelling units.

**130-14. 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.

**130-15. APPROPRIATE AUTHORITY:** The responsible office or board for hearing and deciding variances and other permit applications as provided in Chapter 10 of this Title.

**130-16. ARTERIAL, MAJOR.** A major arterial is a street having a right-of-way of eighty (80) feet or more as shown on the major streets and highways plan of the circulation element of the General Plan adopted by the Board.

**160-17. ARTICLE:** A subdivision of a Chapter within the Zoning Code.

**130-18. ASSESSMENT ROLL:** The latest adopted assessment roll of the County of Sacramento.

**130-19. 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.

**130-20. AUTOMOBILE REPAIR GARAGE:** An automobile repair garage is a facility devoted to the repair, reconditioning, or repainting of automobiles or trucks or the rebuilding of automobile engines.

**130-21. AUTOMOBILE SERVICE STATION.** A retail commercial establishment selling gas and similar motor fuels to the public on the premises, either as a primary or secondary use. An automobile service station does not include any commercial, business or governmental establishment having on the premises a gas pump or pumps from which gasoline or other motor fuels are not sold at retail to the public on a regular basis.

**130-22. AUTOBOBILE SERVICE STATION, PRIMARY.** An automobile service station devoted primarily to the retail sales of gasoline and similar motor fuels, and which may also include retail sales of motor oils, lubricants, travel aids, minor automobile accessories, and minor automobile servicing, repairs, and maintenance.

**130-23. AUTOMOBILE SERVICE STATION, SECONDARY.** An automobile service station where the retail sale of gasoline and similar motor fuels is an incidental and secondary use to another commercial establishment, such as but not limited to car washes also selling gas from gas pumps, and grocery stores also selling gas from gas pumps.

**130-24. 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.

**130-25. BASEMENT:** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above which is partly below grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the floor above.

**130-26. BILLBOARD, OFF-SITE:** Same as SIGN, OFF-SITE, Section 130-167.

**130-27. BOARD:** Board shall mean the Board of Supervisors of Sacramento County.

**130-28. BOARD OF ZONING APPEALS:** The term refers to the Board of Zoning Appeals established pursuant to the Chapter 2.38 Sacramento County Code.

**130-29. 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.

**130-30. BUILDABLE AREA:** The portion of the lot remaining after allowing for all required yard areas and other required open spaces.

**130-31. BUILDING:** Any structure or any part thereof 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.

**130-32. BUILDING, ACCESSORY:** See Accessory Building, Sec. 130-01.

**130-33. BUILDING CODE, UNIFORM:** The Uniform Building Code currently in use and adopted by Sacramento County.

**130-34. 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.

**130-35. BUILDING LINE:** A line located within a property at the minimum distance prescribed by this Code from any street, highway, canal, lake, river, park, stream, slough, parkway, floodway or portion thereof.

**130-36. BUILDING, NONCONFORMING:** A building or portion thereof which was never lawful or was lawful when established but which does not conform to currently established zone regulations.

**130-37. 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 Code, camper also includes camp car, motor home and tent trailer.

**130-38. CANOPY.** Roof-like structure that provides shelter and which projects from a wall or is supported by columns.

**130-39. CELLAR.** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above which is partly or wholly below grade, but so located that the vertical distance from grade to the floor below is greater than or equal to the vertical distance from grade to the floor above.

**130-40. 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 incidental to and operated in conjunction with and within the boundary of such cemetery.

**130-41. CHILD DAY CARE CENTER:** A facility providing a program for social development, preacademic, or group training; a facility providing care and supervision of children, with or without compensation or on a cooperative basis. A child day care center does not include any facility providing over-night care. Included within the definition are the following types of facilities:

- (a) Day Nursery
- (b) Nursery Schools
- (c) Group day care facilities
- (d) Day Center for the mentally retarded or emotionally disturbed.

**130-42. CHURCH.** A permanently located building commonly used for religious worship.

**130-43. CLUSTER DEVELOPMENT:** A development in which dwelling units are grouped together in several clusters being separated from each other by intervening open space giving visual definition to each group.

**130-44. COLLEGES:** An educational institution offering advanced instruction in any academic field, beyond the secondary level, not including trade schools or business colleges.

**130-45. COMBINING ZONES (Combining Land Use Zones):** Combining Zones, or Combining Land Use Zones, shall mean all of those zones listed in Sections 101-28 and 101-33.

**130-46. COMMERCIAL ZONES:** As used in this Code, the term shall include all of the zones listed in Sections 101-25 and 101-34 excluding therefrom the F Zone.

**130-47. COMMISSION:** Shall mean the Sacramento County Project Planning Commission.

**130-48. CONDITIONAL USE PERMIT:** Same as a Use Permit, See Section 130-195.

**130-49. CORRAL:** A fenced or enclosed area, a pen, other than a pasture which is used for the keeping of horses or other livestock.

**130-50. COUNTY:** As used in this Code, County shall mean the County of Sacramento.

**130-51. 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.

**130-52. COURT, ENCLOSED:** A court surrounded on all sides by exterior walls of a building.

**130-53. COURT, OPEN:** Any court other than an enclosed court.

**130-54. DIRECTOR:** As used in this Code, Director shall mean the Director of Planning and Community Development of Sacramento County or his designee.

**130-55. DRIVEWAY, PRIVATE:** A private way for vehicular travel which provides access from an off-street parking area to a public or private street.

**130-56. DUPLEX:** A two-family dwelling.

**130-57. DWELLING.** A building or portion thereof used or designed for residential occupancy.

**130-58. 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 open onto a street.

**130-59. DWELLING, MULTIPLE FAMILY:** A building other than a townhouse, rowhouse, or cluster development, designed and intended for occupancy by three (3) or more families living independently of each other, each in a separate dwelling unit.

**130-60. DWELLING, SINGLE FAMILY (One Family):** A detached building designed exclusively for occupancy by one (1) family.

**130-61. DWELLING, TWO-FAMILY (Duplex):** A building designed for occupancy by two (2) families living independently of each other, each in a separate dwelling unit.

**130-62. DWELLING, TWO-FAMILY (Halfplex):** A building designed for occupancy by two (2) families living independently of each other, where each dwelling unit is located on a lot which may be separately owned or conveyed.

**130-63. 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.

**130-64. EARTH TONES:** Earth Tones are muted shades of gray and muted shades and medium to dark tones of the following color: burnt umber, raw umber, raw sienna, burnt sienna, Indian red, English red, yellow ochre, chrome green and terra verts.

**130-65. ELEMENTARY SCHOOL:** A school, kindergarten through the eighth grade.

**130-66. ENTRANCE, PRIMARY:** The main entrance to a dwelling or dwelling unit.

**130-67. ESTATE ZONES:** As used in this Code the term Estate Zones or Interim Estate Zone shall include the zones described by Section 101-31.

**130-68. 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.

**130-69. FAMILY DAY CARE HOME:** A family home, non-institutional in character which provides day care only, with or without compensation.

**130-70 FEEDLOT.** A lot, or portion of a lot, used for the enclosing and fattening of livestock for market.

**130-71. FLOOR AREA, GROSS.** The area within surrounding walls of a building (or portion thereof) exclusive of vent shafts and courts.

**130-72. FLOOR AREA, NET:** The gross floor area of a building less public areas such as hallways, stairs, lobbies and storage or service areas.

**130-73. FOSTER HOME:** Same as a Residential Care Home, See Section 130-144.

**130-74. FRATERNITY HOUSE:** A building or structure housing a group of persons associated for their common interest, including eating, sleeping, and other such facilities.

**130-75. FREEWAY:** A highway where the owners of abutting properties have no right or easement of access between the abutting lands and the highway or in which such owners have only limited or restricted right or easement of access to the highway.

**130-76. FREEWAY, COUNTY DESIGNATED.** A county designated freeway is a freeway designated as such on the major streets and highways plan of the circulation element of the General Plan adopted by the Board.



**130-77. 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.

**130-78. FRONTAGE, LOT OR PARCEL:** The portion of a property that abuts one side of a public street which allows primary access to the property.

**130-79. FUNERAL ESTABLISHMENTS:** A funeral establishment is a place of business devoted exclusively to activities 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 preparations and embalming of human dead bodies for burial or transportation.

**130-80. GARAGE, PRIVATE:** A detached accessory building on the same lot as a dwelling, a portion of a main building, or a carport, for the housing of non-commercial vehicles of the occupants of the dwelling.

**130-81. GARAGE, PUBLIC:** A public garage is any garage other than a private garage.

**130-82. GARBAGE:** Any waste food material whether from an animal, vegetable, bakery goods or dairy products.

**130-83. GENERAL PLAN:** As used in this Code the term General Plan means the Sacramento County General Plan adopted by the Board of Supervisors on April 18, 1973, and all revisions and amendments thereto.

**130-84. 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.

**130-85. GOVERNMENT BUILDINGS AND USES.** All buildings and uses owned and operated by a public entity, including but not limited to libraries, museums, and community centers.

**130-86. GRADE:** Grade (Adjacent Ground Elevations) is the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five (5) feet distant from said wall, or the lowest point of elevation on the finished surface of the ground between the exterior wall of a building and the property line if it is less than five (5) feet distant from said wall. In case walls are parallel to and within five (5) feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way. In the case of signs, grade is the lowest point of elevation of the finished surface of the ground at the base of the sign, or in the case of a double support, the lowest point of elevation of the finished surface of the ground at the supports.

**130-87. GUEST HOUSE.** A detached accessory building located on the same premises with the main building, providing living quarters for the 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.

**130-88. HALF-PLEX:** See Dwelling, Two-Family (Halfplex), Section 130-62.

**130-89. HIGH SCHOOL:** Any school, public or private other than a trade school, in which instruction is given in the ninth to twelfth grade inclusive, or in any one or more of such grades.

**130-90 HOG RANCH.** Any place where two or more head of swine are maintained, raised, fed or fattened.

**130-91. HOME OCCUPATION.** A use conducted in a dwelling unit, which is clearly incidental and subordinate to the dwelling units use for residential purposes. Such use shall not be deemed to be incidental and subordinate where more than one (1) room or more than 20 percent of the habitable floor area of the principal structure is used for said home occupation, or where the use generates pedestrian or vehicular traffic beyond that which is normal in a residential district, or in any case, requires the parking of more than four (4) vehicles at any one time.

**130-92. HOSPITAL:** Shall mean a health facility other than a facility for the mentally retarded, having a duly constituted governing body with overall administrative and professional responsibility and having an organized medical staff which provides twenty-four (24) hour in-patient care including the

following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services, or psychiatric care and treatment. Hospital shall not include the use of land devoted exclusively to house personnel or private activities not related to hospital patients such as classrooms, or private physicians and other professional offices.

**130-93. HOSPITAL, CONVALESCENT:** An institution providing skilled care for the recently hospitalized patient, or a facility providing skilled nursing care to persons needing care and attention on a twenty-four (24) hour basis.

Included within the definition are the following types of facilities:

- |                                                                                      |                                                                                   |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| (a) Nursery for nonambulatory mentally retarded patients requiring nursing services. | (g) Resident Schools for the Mentally Retarded.                                   |
| (b) Nursing Care Facility.                                                           | (h) Treatment Center for emotionally disturbed or mentally ill children.          |
| (c) Nursing Home.                                                                    | (i) Group Care Facility.                                                          |
| (d) Convalescent Home.                                                               | (j) Day Treatment Centers for persons with mental illness or emotional disorders. |
| (e) Intermediate Care Facility.                                                      |                                                                                   |
| (f) Short Term Respite Care Facility.                                                |                                                                                   |

**130-94. 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 that an owner or manager may reside in the hotel in an apartment or penthouse with cooking facilities.

**130-95. INDUSTRIAL PARK:** A tract of land subdivided and developed according to a comprehensive plan for the use of a community of industries.

**130-96. INDUSTRIAL USES:** Industrial or related uses, conditionally implied by or expressly authorized in the Industrial Zones.

**130-97. INDUSTRIAL ZONES:** As used in this Code, the term shall include all of the Zones listed in Section 101-26.

**130-98. INTERCHANGE, FREEWAY:** A freeway interchange is the area where a major arterial connects with a freeway by means of an on-ramp, off-ramp, cloverleaf, or any other means providing for access to the freeway from a major arterial and egress from a freeway to a major arterial. A freeway interchange shall include all the area within the boundaries of the scenic corridor as defined in Section 335-36, where the freeway is located within a scenic corridor.

**130-99. INTERSECTION.** An intersection is the area embraced within the prolongation of the lateral curb lines, or if no curbs, within the prolongation of the boundary lines of two or more streets where any street joins another at an angle regardless of whether the streets cross one another. An intersection may be in the form of an "X", "T", "+", "Λ", or in any other form produced by the joining of one street with another at an angle as set forth herein.

**130-100. 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.

**130-101. 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.

**130-102. JUNK YARD:** Any lot, or the use of any portion of a lot other than for an automobile wrecking yard, for the dismantling of machinery other than 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.

**130-103. 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.

**130-104. LAND USE ZONE.** Same as Zone.

**130-105. LANDSCAPED AREA.** An area devoted to soft live landscaping such as lawn, ground cover, trees or shrubs, the area of which is at least the minimum width specified in the applicable zone, excluding any perimeter curbing that may be necessary or desired.

**130-106. LEVEE, PROJECT:** A levee which has been constructed or reconstructed to standards of the U. S. Army Corp of Engineers and which is included in an authorized Corps project.

**130-107. LOCAL AGENCY.** An agency of the State for the local performance of governmental or proprietary functions within limited boundaries as defined in Section 53090 of the Government Code. 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 Code shall be deemed changed accordingly.

**130-108. LODGE:** Same as Fraternity House, Section 130-74.

**130-109. LODGING HOUSE.** Same as Boarding House, Section 130-29.

**130-110. LOT.** A parcel of land shown on a subdivision map, parcel map, certificate of compliance, or a record of survey map or described by metes and bounds and recorded in the office of the County Recorder of Sacramento County, or a site in one ownership having an area for each main building or use as required in the applicable zone and having a frontage upon or access by adequate public easement to a public street, road, or highway.

**130-111. LOT AREA, GROSS:** Gross lot area is the horizontal area within the lines of a lot or parcel including streets, highways, roads, and alleys.

**130-112. LOT AREA, NET:** Net lot area is the total horizontal net area within the lot lines of a lot or parcel exclusive of streets, highways, roads and alleys.

**130-113. 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.

**130-114. LOT DEPTH:** The horizontal distance between the front and rear lot lines measured on the longitudinal center line.

**130-115. LOT, INTERIOR:** A lot other than a corner lot.

**130-116. 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.

**130-117. 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.

**130-118. LOT LINE, SIDE:** Any lot boundary line not a front lot line or a rear lot line.

**130-119. LOT NONCONFORMING:** A lot which was never lawful or was lawful when recorded, but which does not conform to subsequently established zone regulations.

**130-120. LOT, THROUGH:** A lot having a frontage on two (2) parallel or approximately parallel streets

**130-120.5 MASSAGE PARLOR.** Massage parlor is a building or portion thereof or a place where massage is administered for compensation as a principal use of the premises or from which a massage business for compensation is operated as a principal use of the premises.

**130-121. MEDICAL CLINIC:** A facility under the supervision of a physician or group of physicians providing diagnosis and treatment of outpatients.

**130-122. 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.

**130-123. MOBILEHOME, DEPENDENT:** A mobilehome which is not equipped with a toilet for sewage disposal.

**130-124. MOBILEHOME, INDEPENDENT:** A mobilehome which is equipped with a toilet for sewage disposal.

**130-125. MOBILEHOME, SELFCONTAINED:** A mobilehome equipped with a toilet, storage tank for potable water, and a sewage holding tank.

**130-126. MOBILEHOME PARK:** Any lot or parcel or portion thereof where one or more mobilehomes is rented, leased or held out for rent or lease to accommodate mobilehomes used for human habitation.

**130-127. OPEN SPACE ZONES:** Open space zones shall mean all of the zones listed in Section 101-35.

**130-128. PARCEL.** Parcel as used in this Code shall mean an area or tract of land assigned a separate parcel number and shown as a separate unit of property on the Assessment Roll of Sacramento County.

**130-129. PARKING AREA, OFF-STREET:** An area, building or space exclusive of street or alley rights-of-way, used for the parking of automobiles.

**130-130. 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.

**130-131. PARKING SPACE.** Space in the open or within a structure designed for the parking of one automobile.

**130-132. PERSON.** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, city, local agency, or any other group or combination acting as an entity.

**130-133. PLANTER:** Same as Landscaped Area, Section 130-105.

**130-134. 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.

**130-135. PLANNING COMMISSION:** As used in this Code, the term Planning Commission shall mean the Sacramento County Project Planning Commission.

**130-136. PLANNING COMMISSION, POLICY:** Policy Planning Commission shall mean the Policy Planning Commission established pursuant to the provisions of Chapter 2.30 of the Sacramento County Code.

**130-137. PLANNING COMMISSION, PROJECT:** Project Planning Commission shall mean the Project Planning Commission established pursuant to the provisions of Chapter 2.30 of the Sacramento County Code.

**130-138. PROPERTY OWNER:** A person or persons having a possessory interest in the property, other than a periodic tenancy, estate at will, or sufferance, or a person having a contractual right which will ripen into such a possessory interest in the property.

**130-139. RECREATION ZONES (Recreation Land Use Zones):** Recreation Zones or Recreation Land Use Zones, shall mean all those zones described in Section 101-24.

**130-140. RECREATIONAL VEHICLE:** A camp car, motorhome, travel trailer, or tent trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, having a living area of less than four hundred (400) square feet.

**130-141. RECREATIONAL VEHICLE, DEPENDENT:** A recreational vehicle not equipped with a toilet and sewage holding tank.

**130-142. RECREATIONAL VEHICLE, INDEPENDENT:** A recreational vehicle equipped with a toilet and a sewage holding tank.

**130-143. RECREATIONAL VEHICLE, SELF-CONTAINED:** A recreational vehicle equipped with a toilet, sewage holding tank, and a storage tank for potable water.

**130-144. RESIDENTIAL CARE HOME:** A family home, non-institutional in character, which pro-

vides twenty-four (24) hour care, with or without compensation. Included in the definition are the following types of facilities:

(a) Nursery of six (6) beds or under for nonambulatory mentally retarded individuals.

(b.) Family home for not more than six (6) mentally ill, emotionally disordered or mentally retarded individuals.

(c) . Boarding Homes for Children.

(d) Foster Home.

(e) Certified Family Care Home, certified by the Secretary of the Human Relations Agency, or other appropriate State or County agency.

**130-145. RESIDENTIAL ZONE (Residential Land Use Zone):** A Residential Zone or Residential Land Use Zone shall mean all of the zones described in Section 101-23.

**130-146. RESIDENTIAL ZONE, INTERIM:** Interim Residential Zone shall mean all of the zones described in Section 101-32.

**130-147. 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.

**130-148. ROWHOUSE:** Same as Townhouse, Section 130-182.

**130-149. SALES AREA, UNCOVERED:** See Uncovered Sales Area.

**130-150. SANITARY SEWER FACILITY, PUBLIC:** A sanitary sewerage facility provided by a government agency.

**130-151. 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 country 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.

**130-152. 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.

**130-153. SCENIC HIGHWAY.** A highway so designated by the State of California pursuant to provisions of the Streets and Highways Code.

**130-154. SCHOOL, TRADE:** Schools offering preponderant instruction 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.

**130-155. 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.

**130-156. SEATS:** Same as Seating Capacity.

**130-157. SECRETARY:** As used in this Code, the term Secretary shall mean the Secretary of the Sacramento County Planning Commission.

**130-158. 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.

**130-159. 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.

**130-160. SIGN, AREA OF:** The area of a sign or other advertising device as determined by measurements to the outside of a simple boundary perimeter including any voids within such perimeter. Where a sign has more than one face, the area shall be calculated as equal to the maximum projected area.

**130-161. SIGN, DIRECTORY POLE:** An on-site or off-site sign supported by a sign structure from the ground which directs attention to three (3) or more businesses, professions, services or entertainments located on the same or an adjacent parcel on which the sign is located.

**130-162. SIGN, DIRECTIONAL.** Signs informing the motoring public of the location of or direction to commercial or recreational establishments.

**130-163. SIGN GROUP, DIRECTIONAL:** A group of directional signs placed at a location within a scenic corridor.

**130-164. SIGN, HEIGHT OF:** Height of a sign is the vertical distance from the "Grade" to the highest point of the structure.

**130-165. SIGN, MONUMENT:** A sign constructed upon a solid appearing base or pedestal, the total width of which is at least two-thirds (2/3) of the overall width of the sign.

**130-166. SIGN, NON-CONFORMING:** A sign which was never lawful or was lawful when erected, but which does not conform to currently established zone regulations.

**130-167. 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, posters, panels, painted bulletins, and similar advertising displays.

**130-168. 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.

**130-169. SIGN, NON-DIRECTORY POLE.** An on-site supported sign, supported by a sign structure from the ground which directs attention to not more than two (2) businesses, professions, services or entertainments located on the same parcel on which the sign is located.

**130-170. 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.

**130-171. SOCIAL REHABILITATION CENTER:** An institution that provides services or training in a group setting to persons who temporarily need assistance, guidance, or counseling for the physical, emotional, social, and vocational rehabilitation of handicapped persons, whether on an in-patient or out-patient basis. Included within the definition are the following types of facilities:

- |                                                             |                                       |
|-------------------------------------------------------------|---------------------------------------|
| (a) Rehabilitation Center for the Handicapped.              | (c) Day training and activity center. |
| (b) Halfway House providing experience in community living. | (d) Workshops for the handicapped.    |

**130-171.5 SPECIFIED SEXUAL ACTIVITIES.** Specified sexual activities are:

- |                                                                                            |                                                                                                  |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| (1) Display or manipulation of human genitals in a state of sexual stimulation or arousal; | (3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast. |
| (2) Acts of human masturbation, sexual intercourse or sodomy; and                          |                                                                                                  |

**130-172. STABLE, COMMERCIAL OR PUBLIC:** Any stable other than a private stable.

**130-173. 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.

**130-174. STORY.** Story is 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, cellar or unused under-floor space is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar or unused under-floor space shall be considered as a story.

**130-175. STORY, HALF:** A story, the floor area of which does not exceed two-thirds (2/3) of the floor area immediately below it.

**130-176. 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.

**130-176.5 STREET FRONTAGE, PUBLIC:** The portion of a lot or parcel frontage on a public street other than a freeway or expressway, affording the principal means of access.

**130-177. STREET, PRIVATE:** A street owned and maintained by the abutting property owners, or by an association of property owners, excluding off-street parking areas, driveways, and driveways to off-street parking areas.

**130-178. 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 purposes of this Code.

**130-179. 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.

**130-180. STRUCTURE, NONCONFORMING:** A structure which was never lawful or was lawful when erected, but which does not conform to currently established zone regulations.

**130-81. SUBDIVISION COMMITTEE (Subdivision Review Committee):** As used in this Code, the term "Subdivision Committee" or the term "Subdivision Review Committee" shall mean the Sacramento County Subdivision Review Committee appointed pursuant to the provisions of the Subdivision Ordinance.

**130-182. TOWNHOUSE:** A building with three or more attached dwelling units, each with its own roof, oriented in a common wall relationship, as one building.

**130-183. 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.

**130-184. TRAILER, TRAVEL:** 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.

**130-185. TRAILER, DEPENDENT TRAVEL:** A travel trailer not equipped with a toilet and a sewage holding tank.

**130-186. TRAILER, INDEPENDENT TRAVEL:** A travel trailer equipped with a toilet and a sewage holding tank.

**130-187. TRAILER, SELF-CONTAINED TRAVEL:** 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.

**130-188. TRAILER PARK, RECREATION:** A park where one or more sites 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.

**130-189. TRAILER PARK, TRAVEL:** 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.

**130-190. TWO-FAMILY DWELLING:** See: Dwelling, two-family.

**130-191. UNCOVERED SALES AREA:** The space used for merchandise display or storage as allowed under the zoning regulations, outside of a building on the property.

**130-192. 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.

**130-193. USED FOR:** The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for" or "occupied for".

**130-194. USE, NONCONFORMING:** A Use which was never lawful or was lawful when established but which does not conform to currently established zone regulations.

**130-195. USE PERMIT:** A permit granted by the appropriate authority pursuant to the provisions of Chapter 10, Title I of this Code authorizing uses not allowed as a matter of right in a district.

**130-196. 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. (Under the provisions of the State Law, a use variance may not be granted by the County.)

**130-197. 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.

**130-198. WATER SUPPLY, PUBLIC:** A water supply provided by a local agency, publicly owned corporation, or approved utility company.

**130-199. YARD:** An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Code.

**130-200. 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.

**130-201. 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.

**130-202. 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.

**130-203. 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.

**130-204. ZONE:** As used in this Code "Zone" shall mean any of the zones or land use zones specified in Title I, Chapter 1, Article 2, of this Code.

**130-205. ZONE CLASSIFICATION:** Same as Zone.

**130-206. ZONING DISTRICT:** Same as Zone.

**130-207. ZONE, LAND USE:** Same as Zone.

**130-208. ZONE, UNDERLYING:** The zone with which a combining zone has been combined.



# **TITLE II**

## **LAND USE ZONES**

**RESIDENTIAL — OPEN SPACE LAND USE TABLE**

**201-01. PURPOSE.** The purpose of the Residential-Open Space Land Use Table is to designate the uses permitted within each of the following zones, subject to the development standards for such uses set forth in Title III of this Code:

- (a) AG-80 PERMANENT AGRICULTURAL — EXTENSIVE LAND USE ZONE as further regulated in Chapter 5, Article 2 of this Title.
- (b) AG-20 PERMANENT AGRICULTURAL — INTENSIVE LAND USE ZONE as further regulated in Chapter 5, Article 3 of this Title.
- (c) UR — URBAN RESERVE LAND USE ZONE as further regulated in Chapter 5, Article 4 of this Title.
- (d) IR — INDUSTRIAL RESERVE LAND USE ZONE as further regulated in Chapter 5, Article 5 of this Title.
- (e) AR-10 AGRICULTURAL — RESIDENTIAL LAND USE ZONE as further regulated in Chapter 10, Article 2 of this Title.
- (f) AR-5 AGRICULTURAL — RESIDENTIAL LAND USE ZONE as further regulated in Chapter 10, Article 3 of this Title.
- (g) AR-2 AGRICULTURAL — RESIDENTIAL LAND USE ZONE as further regulated in Chapter 10, Article 4 of this Title.
- (h) AR-1 AGRICULTURAL — RESIDENTIAL LAND USE ZONE as further regulated in Chapter 10, Article 5 of this Title.
- (i) RD-1 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 2 of this Title.
- (j) RD-2 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 3 of this Title.
- (k) RD-3 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 4 of this Title.
- (l) RD-4 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 5 of this Title.
- (m) RD-5 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 6 of this Title.
- (n) RD-10 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 7 of this Title.
- (o) RD-20 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 8 of this Title.
- (p) RD-30 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 9 of this Title.
- (q) RD-40 RESIDENTIAL LAND USE ZONE as further regulated in Chapter 15, Article 10 of this Title.
- (r) RM-1 MOBILEHOME PARK LAND USE ZONE as further regulated in Chapter 15, Article 11 of this Title.
- (s) RM-2 MOBILEHOME SUBDIVISION LAND USE ZONE as further regulated in Chapter 15, Article 12 of this Title.
- (t) RR RECREATION RESERVE LAND USE ZONE as further regulated in Chapter 20, Article 2 of this Title.
- (u) O RECREATION LAND USE ZONE as further regulated in Chapter 20, Article 3 of this Title.

**201-02. TABLE I — PERMITTED USES WITHIN THE BUILDABLE AREA OF RESIDENTIAL — OPEN SPACE 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 201-04 of this Article. The special condition requirements shall be in addition to all other requirements of this code and any other Ordinance governing the described use.

**TABLE I  
PERMITTED USES WITHIN THE BUILDABLE AREA  
OF RESIDENTIAL-OPEN SPACE LOTS**

| USES                                           | ZONING DISTRICT |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
|------------------------------------------------|-----------------|-------|----|----|-------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|------|------|----|----|
|                                                | AG-80           | AG-20 | UR | IR | AR-10 | AR-5 | AR-2 | AR-1 | RD-1 | RD-2 | RD-3 | RD-4 | RD-5 | RD-10 | RD-20 | RD-30 | RD-40 | RM-1 | RM-2 | RR | O  |
| <b>RESIDENTIAL</b>                             |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
| Single Family Dwelling (Except Mobilehomes)    | X               | X     | X  | 13 | X     | X    | X    | X    | X    | X    | X    | X    | X    | X     | X     | X     | X     | 13   | X    | X  | 13 |
| Two Family Dwelling-Duplex                     |                 |       |    |    |       |      |      |      |      |      |      |      | 2    | X     | X     | X     | X     |      |      |    |    |
| Two Family Dwelling-Halfplex                   |                 |       |    |    |       |      |      |      |      |      |      |      |      | 12    | 12    |       | 12    | 12   |      |    |    |
| Multiple Family-Apartments                     |                 |       |    |    |       |      |      |      |      |      |      |      |      | 12    | 1     |       | 1     | 1    |      |    |    |
| Boarding House                                 |                 |       |    |    |       |      |      |      |      |      |      |      |      | 12    | 1     |       | 1     | 1    |      |    |    |
| Single Family Dwelling: 3 Story                | X               | X     | 13 | 13 | X     | X    | X    | X    | 13   | 13   | 13   | 13   | 13   | X     | X     | X     | X     | X    | 13   | 13 |    |
| Two Family Dwelling-Duplex: 3 Story            |                 |       |    |    |       |      |      |      |      |      |      |      | 13   | X     | X     | X     | X     |      |      |    |    |
| Townhouse, Row House, or Cluster Development   |                 |       |    |    |       |      |      |      |      |      |      |      |      | 12    | 12    |       | 12    | 12   |      |    |    |
| Lodge, Fraternal Hall, Fraternity House, Etc.  |                 |       |    |    |       |      |      |      |      |      |      |      |      | 12    | X     | X     | X     |      |      |    |    |
| Residential Care Home for Children: 6 or fewer | X               | X     | X  | 13 | X     | X    | X    | X    | X    | X    | X    | X    | X    | X     | X     | X     | X     | X    | X    | X  | 13 |
|                                                |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |

(Continued)

**TABLE I**  
**PERMITTED USES WITHIN THE BUILDABLE AREA**  
**OF RESIDENTIAL-OPEN SPACE LOTS**

| USES                                                         | ZONING DISTRICT |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
|--------------------------------------------------------------|-----------------|-------|----|----|-------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|------|------|----|----|
|                                                              | AG-80           | AG-20 | UR | IR | AR-10 | AR-5 | AR-2 | AR-1 | RD-1 | RD-2 | RD-3 | RD-4 | RD-5 | RD-10 | RD-20 | RD-30 | RD-40 | RM-1 | RM-2 | RR | O  |
| <b>AGRICULTURAL</b>                                          |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
| Hog Farms & Feed Lots                                        | X               | X     | X  | X  | X     |      |      |      |      |      |      |      |      |       |       |       |       |      |      | X  | 12 |
| General Agriculture (Except Hog Farm & Feed Lots)            | X               | X     | X  | X  | X     | X    | X    | X    |      |      |      |      |      |       |       |       |       |      |      | X  | 12 |
| Incidental Agriculture, Including Private Stables & Corrals  | X               | X     | X  | X  | X     | X    | X    | X    | X    | X    | 9    | 9    | 9    | 13    | 13    | 13    | 13    |      |      | X  | 12 |
| Commercial Riding Stables, Boarding Stables & Riding Academy | X               | X     | X  | 12 | X     | X    | 10   | 10   | 10   | 10   |      |      |      |       |       |       |       |      |      | 12 | 12 |
| Forestry                                                     | X               | X     | X  | X  | X     |      |      |      |      |      |      |      |      |       |       |       |       |      |      | X  | 12 |
| Wildlife Preserve                                            | X               | X     | X  | X  | X     | X    | X    | X    |      |      |      |      |      |       |       |       |       |      |      | X  | X  |
| Field, Vegetable and Horticultural Crops                     | X               | X     | X  | X  | X     | X    | X    | X    | 13   | 13   |      |      |      |       |       |       |       |      |      | X  | 13 |
| <b>INSTITUTIONAL</b>                                         |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
| Convalescent Hospital                                        |                 |       | 12 |    | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    |      |      |    |    |
| Animal Hospital and Veterinarian Office                      | 12              | 12    | 12 |    | 12    | 12   | 12   | 12   |      |      |      |      |      |       |       |       |       |      |      | 12 |    |
| Kennel                                                       | 12              | 12    | 12 | 12 | 12    | 12   | 12   | 12   |      |      |      |      |      |       |       |       |       |      |      | 12 |    |
| Hospital                                                     | 12              | 12    | 12 |    | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    |      |      | 12 | 12 |
| Cemetery                                                     | 12              | 12    | 12 | 12 | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    |      |      | 12 | 12 |
| Medical Clinic                                               | 12              | 12    | 12 |    | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    |      |      | 12 |    |
| Church                                                       | 13              | 13    | 13 | 13 | 13    | 13   | 13   | 13   | 13   | 13   | 13   | 13   | 13   | 13    | 13    | 13    | 13    | 13   | 13   | 13 | 13 |
| Public or Private School K-12                                | 12              | 12    | 12 |    | X     | X    | X    | X    | X    | X    | X    | X    | X    | X     | X     |       | X     | X    | X    | 12 |    |
| College or University                                        |                 |       |    |    | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    |      |      |    |    |
| Other Private Schools                                        | 12              | 12    | 12 |    | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    | 12   | 12   | 12 | 12 |
| Government Buildings and Uses                                | 12              | 12    | 12 | 12 | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    | 12   | 12   | 12 | 12 |
| Private Social Center                                        | 12              | 12    | 12 |    | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    | 12   | 12   | 12 | 12 |
| Airport                                                      | 12              | 12    | 12 | 12 | 12    | 12   | 12   | 12   |      |      |      |      |      |       |       |       |       |      |      | 12 | 12 |
| Public Utilities Facilities                                  | 12              | 12    | 12 | 12 | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    | 12   | 12   | 12 | 12 |
| Hunting Clubs, Gun Clubs, Shooting Clubs                     | 12              | 12    | 12 | 12 |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      | 12 | 12 |
| Boat Harbors, Marinas & Incidental Accessory Uses            |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      | 12 | 12 |
| Stadiums and Race Tracks                                     |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    | 12 |
| Other Outdoor Recreation Facilities                          | 12              | 12    | 12 | 12 | 12    | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12   | 12    | 12    | 12    | 12    | 12   | 12   | 12 | 12 |
| <b>OTHER</b>                                                 |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
| Special Permits                                              |                 |       |    |    | 7     | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7    | 7     | 7     | 7     | 7     | 7    | 7    | 7  | 7  |
| Gas or Oil Well                                              | 13              | 13    | 13 | 13 | 13    | 13   | 13   | 13   |      |      |      |      |      |       |       |       |       |      |      | 13 |    |
| Agricultural Processing/Packing Plant                        | 8               | 8     |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
| Signs (See Title 3, Chapter 35)                              |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |
| Temporary Uses (See Title 3, Chapter 1, Article 1)           |                 |       |    |    |       |      |      |      |      |      |      |      |      |       |       |       |       |      |      |    |    |

**201-03. SIMILAR AND LIKE USES.** If a use is not listed in Table I, or shown as a permitted use in any other zone, the appropriate authority may grant a use permit for such use as provided in Section 110-31.

**201-04. SPECIAL CONDITIONS-AGRICULTURAL AND RESIDENTIAL USES.** The following special conditions apply to the uses indicated by the corresponding numbers on the table set forth in Section 201-02.

1. Permitted subject to development plan review by the Project Planning Commission, pursuant to the provisions of Article 7, Chapter 10, Title I of this Code.

2. Duplexes are permitted:

(a) On corner lots with a minimum net lot area of 8500 square feet, provided that the driveways of each dwelling unit are not oriented toward nor located on the same street or frontage unless the two units of the structure share a common driveway.

(b) On interior lots with a minimum net lot area of 8500 square feet, subject to the issuance of a use permit by the appropriate authority.

3. Permitted subject to issuance of an occupancy permit by the Chief Building Inspector, pursuant to the provisions of Section 301-57.

4. Permitted subject to issuance of an occupancy permit by the Department of Public Works pursuant to the provisions of Section 301-57 provided the lot area shall be not less than ten (10) acres.

5. Permitted subject to issuance of a conditional use permit by the appropriate authority and the appropriate authority finds in addition to the findings required by Section 110-30 that the proposed use will be compatible in design and size with the surrounding residential area, and that the maximum gross area of the proposed project shall not be more than one (1) acre in size.

6. Permitted subject to issuance of a conditional use permit by the appropriate authority and the appropriate authority finds in addition to the findings required by Section 110-30 that:

(a) The proposed use is intended to serve only the needs of the surrounding residential uses in terms of the area, design and location of project.

(c) The maximum gross area of the proposed project shall not be more than three (3) acres in size.

(b) The proposed use would be compatible in design and size with the surrounding residential area.

7. Special Development Permit: Any use or combination of uses permitted in the basic land use zone in which the proposed project is located may be developed as a Special Development subject to the issuance of a Special Development permit by the appropriate authority in accordance with the provisions of Article 6, Chapter 10, Title I of this Code.

8. Permitted subject to issuance of a use permit by the Board of Supervisors after a recommendation by the appropriate authority.

9. Permitted on a lot with a minimum net area of 20,000 square feet subject to the provisions of Title III, Chapter 10, Article 2.

10. Permitted on a lot with a minimum net area of three (3) acres subject to the provisions of Section 310-14.

11. Any home occupation conducted in a mobilehome shall be limited to office type uses only, subject to approval by the Chief Building Inspector.

12. Permitted subject to the issuance of a conditional use permit by the appropriate authority.

13. Permitted subject to issuance of a conditional use permit by the Zoning Administrator.

14. Permitted not to exceed twenty (20) persons receiving care. Permitted for over twenty (20) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.

15. Permitted not to exceed a total of ten (10) persons including those receiving day care and children of the resident family who are under fourteen (14) years of age. Permitted for over ten (10) persons subject to issuance of a conditional use permit by the Zoning Administrator.

**CHAPTER 5 — AGRICULTURAL LAND USE ZONES**  
**ARTICLE 1 — GENERAL PURPOSES**

**205-01.** The Agricultural Land Use Zones established in this Chapter are designed to promote and protect the public health, safety and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes:

- (a) To eliminate the encroachment of land uses which are incompatible with the long-term agricultural use of land.
- (b) To preserve the maximum amount of the limited supply of agricultural land in order to conserve the County's economic resources which are vital for a healthy agricultural economy within the County.
- (c) To discourage the premature and unnecessary conversion of agricultural land to urban uses, which will benefit the residents of urban areas and which will prevent unnecessary increases in the costs of providing community services to urban residents.

- (d) To assure the preservation of agricultural lands which have a definite value as open space and for the production of agricultural products, so as to preserve an important physical, social, esthetic and economic asset of the residents of the County.

- (e) To encourage the retention of sufficiently large agricultural lots to assure maintenance of viable agricultural units.

**205-02. 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.

**205-03. PROHIBITION.** No building, structure, vehicle, sign or area in any Agricultural Land Use Zone shall be used, nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged or stored in any Agricultural Land Use Zone except as hereinafter specifically provided in this chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle or sign be used in any manner so as to create problems inimical to the public health, safety or general welfare or so as to constitute a public nuisance. Off-site signs are prohibited in any Agricultural Land Use Zone. Any building, structure, vehicle, sign or lot or the use of any building, structure, vehicle or lot in any Agricultural Land Use Zone shall be regulated and governed by the provisions of this chapter and the regulations and conditions for each use in Title III of this Code.

**AG-80 PERMANENT AGRICULTURAL-EXTENSIVE  
LAND USE ZONE**

**205-10 LOT AREA.**

(a) Each lot or parcel in the AG-80 zone shall contain a minimum gross area of eighty (80) acres.

(b) Each lot or parcel in the AG-80 zone shall contain a minimum gross area of five (5) acres per accessory dwelling unit located thereon.

**205-11. LOT WIDTH.** Each lot or parcel in the AG-80 zone shall have a minimum width of one thousand (1,000) feet.

**205-12. PERMITTED USES.** The uses permitted in the AG-80 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

AG-80 PERMANENT AGRICULTURAL-EXTENSIVE LAND USE ZONE

**AG-20 PERMANENT AGRICULTURAL — INTENSIVE LAND USE ZONE**

**205-20. LOT AREA.**

(a) Each lot or parcel in the AG-20 zone shall contain a minimum gross area of twenty (20) acres.

(b) Each lot or parcel in the AG-20 zone shall contain a minimum gross area of five (5) acres per accessory dwelling unit located thereon.

**205-21. LOT WIDTH.** Each lot or parcel on the AG-20 zone shall have a minimum width of five hundred (500) feet

**205-22. PERMITTED USES.** The uses permitted in the AG-20 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

AG-20 PERMANENT AGRICULTURAL — INTENSIVE LAND USE ZONE



**UR URBAN RESERVE LAND USE ZONE**

**205-30. LOT AREA.**

(a) Each lot or parcel in the UR zone shall contain a minimum gross area of twenty (20) acres.

(b) Each lot or parcel in the UR zone shall contain a minimum gross area of five (5) acres per accessory dwelling unit located thereon.

**205-31. LOT WIDTH** Each lot or parcel in the UR zone shall have a minimum width of five hundred (500) feet

**205-32. PERMITTED USES.** The uses permitted in the UR zone shall be those uses specified in the Residential and Open Space Use Tables, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

UR URBAN RESERVE LAND USE ZONE

**IR INDUSTRIAL RESERVE LAND USE ZONE**

**205-40. LOT AREA.**

(a) Each lot or parcel in the IR zone shall contain a minimum gross area of twenty (20) acres.

(b) Each lot or parcel in the IR zone shall contain a minimum gross area of five (5) acres per accessory dwelling unit located thereon.

**205-41 LOT WIDTH.** Each lot or parcel in the IR zone shall have a minimum width of two hundred fifty (250) feet

**205-42. PERMITTED USES.** The uses permitted in the IR zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**CHAPTER 10 AGRICULTURAL-RESIDENTIAL LAND USE ZONES**  
**ARTICLE 1 — GENERAL PURPOSES**

**210-01. PURPOSE.** The Agricultural — Residential Land Use Zones established in this Chapter are designed to promote and protect the public health, safety and general welfare. The Board of Supervisors in establishing these zones finds that these zones, with the uses and regulations provided in this Code, are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes:

(a) To establish living areas within the County where development is limited to low density concentrations of one-family dwellings.

(b) To limit the number of permitted nonresidential uses so as to promote and encourage a suitable environment for family life on parcels of land larger than generally is provided in residential zones.

(c) To protect estate areas against fire, explosions and other hazards, and against offensive noises, odors, glare and other objectionable influences.

(d) To provide adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.

(e) To permit those religious, educational, recreational and public cultural facilities which serve the needs of the nearby residents and which generally perform their own activities more effectively in a residential environment and which do not create objectionable influences.

(f) To promote 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) To regulate the development of land when not served with both public water supply and public sewerage facilities.

(h) To avoid undue concentration of population and overcrowding of land to lessen congestion in the streets.

**210-02. PROHIBITION.** No building, structure, vehicle, sign or area in any Agricultural — Residential Land Use Zone shall be used, nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged or stored in any Agricultural — Residential Land Use Zone except as herein-after specifically provided in this chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Off-site signs are prohibited in any Agricultural-Residential Land Use Zone. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any Agricultural-Residential Land Use Zone shall be regulated and governed by the provisions of this chapter and the regulations and conditions for each use in Title III of this Code.

**AR-10 AGRICULTURAL/RESIDENTIAL LAND USE ZONE**

**210-10. LOT AREA.**

(a) Each lot or parcel in the AR-10 zone shall have a minimum gross area of ten (10) acres.

(b) Each lot or parcel in the AR-10 zone shall contain a minimum gross area of five (5) acres per accessory dwelling unit located thereon.

**210-11. PUBLIC STREET FRONTAGE.** Each lot or parcel in the AR-10 zone 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.

**210-12. LOT WIDTH.** Each lot or parcel in the AR-10 zone shall have a minimum width of three hundred (300) feet.

**210-13. PERMITTED USES.** The uses permitted in the AR-10 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**AR-5 AGRICULTURAL/RESIDENTIAL LAND USE ZONE**

**210-20. LOT AREA.**

(a) Each lot or parcel in the AR-5 zone shall have a minimum gross area of five (5) acres.

(b) Each lot or parcel in the AR-5 zone shall contain a minimum gross area of five (5) acres per accessory dwelling unit located thereon.

**210-21. LOT WIDTH.** Each lot or parcel in the AR-5 zone shall have a minimum width of two hundred fifty (250) feet

**210-22. PUBLIC STREET FRONTAGE.** Each lot or parcel in the AR-5 zone shall have a public street frontage of not less than two hundred fifty (250) feet.

**210-23. PERMITTED USES.** The uses permitted in the AR-5 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

AR-5 AGRICULTURAL-RESIDENTIAL LAND USE ZONE

**AR-2 AGRICULTURAL/RESIDENTIAL LAND USE ZONE**

**210-30. LOT AREA.**

(a) Each lot or parcel in the AR-2 zone shall have a minimum gross area of two (2) acres.

(b) Each lot or parcel in the AR-2 zone shall have a minimum gross area of one (1) acre per accessory dwelling unit located thereon.

**210-31. LOT WIDTH.** Each lot or parcel in the AR-2 zone shall have a minimum width of one hundred fifty (150) feet

**210-32. PUBLIC STREET FRONTAGE.** Each lot or parcel in the AR-2 zone shall have a public street frontage of not less than one hundred fifty (150) feet.

**210-33. PERMITTED USES.** The uses permitted in the AR-2 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

AR-2 AGRICULTURAL-RESIDENTIAL LAND USE ZONE

**AR-1 AGRICULTURAL/RESIDENTIAL LAND USE ZONE**

**210-40. LOT AREA.**

(a) Each lot or parcel in the AR-1 zone shall have a minimum net area of one (1) acre.

(b) Each lot or parcel in the AR-1 zone shall have a minimum net area of one (1) acre per accessory dwelling unit located thereon.

**210-41. LOT WIDTH.** Each lot or parcel in the AR-1 zone shall have a minimum width of one hundred twenty-five (125) feet.

**210-42. PUBLIC STREET FRONTAGE.** Each lot or parcel in the AR-1 zone shall have a public street frontage of not less than one hundred twenty-five (125) feet.

**210-43. PERMITTED USES.** The uses permitted in the AR-1 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**CHAPTER 15 — RESIDENTIAL LAND USE ZONES**  
**ARTICLE 1 — GENERAL PURPOSES**

**215-01. PURPOSE.** The Residential Land Use Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes:

- (a) To 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) To 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) To protect residential areas, as far as possible, against heavy and through traffic.
- (d) To protect residential areas against congestion, 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) To provide for access of light and air and for privacy, by controls over the spacing and height of buildings and other structures.

(f) To 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) To encourage the development of more attractive and economic building forms.

(h) To promote the most desirable use of land and direction of building development in accord with the General Plan; to promote stability of residential development so as to protect the character of a district and its peculiar suitability for particular uses; to conserve the values of land and buildings; and to protect the County's tax revenues.

(i) To provide for the parking and storage of major recreational equipment within designated open spaces.

(j) To provide for State authorized, certified or licensed family care homes, foster homes or group homes as a residential use of property.

**215-02. PROHIBITION.** No building, structure, vehicle, sign, or area in any Residential Land Use Zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any Residential Land Use Zone except as hereinafter specifically provided in this chapter or elsewhere in this code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Off-site signs are prohibited in any Residential Land Use Zone. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any Residential Land Use Zone shall be regulated and governed by the provisions of this chapter and the regulations and conditions for each use in Title III of this Code.



**RD-1 RESIDENTIAL LAND USE ZONE**

**215-10. LOT AREA.** Each lot in the RD-1 zone shall have a minimum net area of one (1) acre.

**215-11. LOT WIDTH.** Each lot in the RD-1 zone 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 twenty-five (25) feet from the edge of the street right-of-way.

**215-12. PUBLIC STREET FRONTAGE.** Each lot in the RD-1 zone shall have a minimum public street frontage of one hundred twenty-five (125) 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 twenty-five (25) feet from the edge of the street right-of-way.

**215-13. PERMITTED USES.** The uses permitted in the RD-1 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

Chapter 15  
Article 3**RD-2 RESIDENTIAL LAND USE ZONE**

**215-20. LOT AREA.** The minimum net area of each lot in the RD-2 zone shall be as follows:

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

(b) One (1) acre if neither a public water supply nor a public sewerage facility is in use.

**215-21. LOT WIDTH.** Each lot in the RD-2 zone 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 twenty-five (25) feet from the edge of the street right-of-way.

**215-22. PUBLIC STREET FRONTAGE.** Each lot in the RD-2 zone 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 twenty-five (25) feet from the edge of the street right-of-way.

**215-23. PERMITTED USES.** The uses permitted in the RD-2 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

RD-1 RESIDENTIAL LAND USE ZONE

RD-2 RESIDENTIAL LAND USE ZONE

**RD-3 RESIDENTIAL LAND USE ZONE**

**215-30. LOT AREA.** The minimum net area of each lot in the RD-3 zone shall be as follows:

(a) Ten thousand (10,000) square feet if either a public water supply or a public sewerage facility or both is in use.

(b) One (1) acre if neither a public water supply nor a public sewerage facility is in use.

**215-31. LOT WIDTH.** Each lot in the RD-3 zone 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 twenty-five (25) feet from the edge of the street right-of-way.

**215-32. PUBLIC STREET FRONTAGE.** Each lot in the RD-3 zone 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 twenty-five (25) feet from the edge of the street right-of-way.

**215-33. PERMITTED USES.** The uses permitted in the RD-3 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

Chapter 15  
Article 5**RD-4 RESIDENTIAL LAND USE ZONE**

**215-40. LOT AREA.** The minimum net area of each lot in the RD-4 zone shall be as follows:

(a) Eight thousand five hundred (8500) square feet where a public water supply and public sewerage facility are both in use.

(c) One (1) acre if neither a public water supply nor a public sewerage facility is in use.

(b) Ten thousand (10,000) square feet where either a public water supply or a public sewerage facility, but not both, is in use.

**215-41. LOT WIDTH.** Each lot in the RD-4 zone shall have a minimum width of sixty-five (65) feet. The width for lots fronting on a curved street or curved portion of cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

**215-42. PUBLIC STREET FRONTAGE.** Each lot in the RD-4 zone shall have a minimum public street frontage of sixty-five (65) 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 twenty-five (25) feet from the edge of the street right-of-way.

**215-43. PERMITTED USES.** The uses permitted in the RD-4 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

RD-3 RESIDENTIAL LAND USE ZONE

RD-4 RESIDENTIAL LAND USE ZONE

**RD-5 RESIDENTIAL LAND USE ZONE**

**215-50. LOT AREA, WIDTH, AND PUBLIC STREET FRONTAGE.** The minimum net area, lot width, and public street frontage of each lot in the RD-5 zone shall be as set forth below. The lot width and 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 the chord located twenty-five (25) feet from the edge of the street right-of-way.

|  | <b>Net Lot Area</b> | <b>Lot Width</b> | <b>Public street Frontage</b> |
|--|---------------------|------------------|-------------------------------|
|--|---------------------|------------------|-------------------------------|

**Single Family**

- |                                                                                                |                |        |        |
|------------------------------------------------------------------------------------------------|----------------|--------|--------|
| (1) Where a Public Water Supply and Public Sewerage Facility are both in use:                  |                |        |        |
| (a) Interior Lots                                                                              | 5,200 sq. ft.  | 52 ft. | 52 ft. |
| (b) Corner Lots                                                                                | 6,200 sq. ft.  | 62 ft. | 62 ft. |
| (2) Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use: |                |        |        |
| (a) Interior Lots                                                                              | 10,000 sq. ft. | 52 ft. | 52 ft. |
| (b) Corner Lots                                                                                | 10,000 sq. ft. | 62 ft. | 62 ft. |
| (3) Where neither a Public Water Supply nor a Public Sewerage Facility, is in use:             |                |        |        |
| (a) Interior Lots                                                                              | 1 acre         | 52 ft. | 52 ft. |
| (b) Corner Lots                                                                                | 1 acre         | 62 ft. | 62 ft. |

**Two Family**

- |                                                                                                |                |         |         |
|------------------------------------------------------------------------------------------------|----------------|---------|---------|
| (1) Where a Public Water Supply and Public Sewerage Facility are both in use:                  |                |         |         |
| (a) Interior Lots                                                                              | 8,500 sq. ft.  | 80 ft.  | 80 ft.  |
| (b) Corner Lots                                                                                | 8,500 sq. ft.  | 80 ft.  | 80 ft.  |
| (2) Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use: |                |         |         |
| (a) Interior Lots                                                                              | 15,000 sq. ft. | 100 ft. | 100 ft. |
| (b) Corner Lots                                                                                | 15,000 sq. ft. | 100 ft. | 100 ft. |
| (3) Where neither a Public Water Supply nor a Public Sewerage Facility, is in use:             |                |         |         |
| (a) Interior Lots                                                                              | 1 acre         | 100 ft. | 100 ft. |
| (b) Corner Lots                                                                                | 1 acre         | 100 ft. | 100 ft. |

**215-51. PERMITTED USES.** The uses permitted in the RD-5 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

RD-5 RESIDENTIAL LAND USE ZONE

**RD-10 RESIDENTIAL LAND USE ZONE**

**215-60. LOT AREA, WIDTH AND PUBLIC STREET FRONTAGE.** The minimum net area, lot width, and public street frontage of each lot in the RD-10 zone shall be as set forth below. The lot width and public street frontage for lots fronting on the 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.

|                                                                                               | Net Lot Area   | Lot Width | Public Street Frontage |
|-----------------------------------------------------------------------------------------------|----------------|-----------|------------------------|
| (1) Where a Public Water Supply and Public Sewerage Facility are both in use:                 |                |           |                        |
| (a) Interior Lots                                                                             | 5,200 sq. ft.  | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 6,200 sq. ft.  | 62 ft.    | 62 ft.                 |
| (2) Where either a Public Water Supply or a Public Sewerage Facility but not both, is in use: |                |           |                        |
| (a) Interior Lots                                                                             | 10,000 sq. ft. | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 10,000 sq. ft. | 62 ft.    | 62 ft.                 |
| (3) Where neither a Public Water Supply nor a Public Sewerage Facility is in use:             |                |           |                        |
| (a) Interior Lots                                                                             | 1 acre         | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 1 acre         | 62 ft.    | 62 ft.                 |

**215-61. DENSITY REQUIREMENT — MULTIPLE FAMILY DWELLINGS.** Every lot used for a multiple family dwelling shall have a maximum number of dwelling units not to exceed ten (10) dwellings per net acre of land. In calculating the maximum number of dwelling units, the total number shall be rounded down to the lowest whole number.

**215-62. PERMITTED USES.** The uses permitted in the RD-10 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**RD-20 MULTIPLE FAMILY RESIDENTIAL LAND USE ZONE**

**215-70. LOT AREA, WIDTH AND PUBLIC STREET FRONTAGE.** The minimum net area, lot width, and public street frontage of each lot in the RD-20 zone shall be as set forth below. The lot width and public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured long a chord located twenty-five (25) feet from the edge of the street right-of-way.

|                                                                                                      | <b>Net Lot Area</b> | <b>Lot Width</b> | <b>Public Street Frontage</b> |
|------------------------------------------------------------------------------------------------------|---------------------|------------------|-------------------------------|
| <b>(1) Where a Public Water Supply and Public Sewerage Facility are both in use:</b>                 |                     |                  |                               |
| (a) Interior Lots, used for Residential Purposes                                                     | 5,200 sq. ft.       | 52 ft.           | 52 ft.                        |
| (b) Interior Lots, used for non-Residential Purposes                                                 | 6,200 sq. ft.       | 52 ft.           | 52 ft.                        |
| (c) Corner Lots                                                                                      | 6,200 sq. ft.       | 62 ft.           | 62 ft.                        |
| <b>(2) Where either a Public Water Supply or a Public Sewerage Facility but not both, is in use:</b> |                     |                  |                               |
| (a) Interior Lots, used for Residential Purposes                                                     | 10,000 sq. ft.      | 52 ft.           | 52 ft.                        |
| (b) Corner Lots, used for Residential Purposes                                                       | 10,000 sq. ft.      | 62 ft.           | 62 ft.                        |
| (c) Interior Lots, used for non-Residential Purposes                                                 | 15,000 sq. ft.      | 52 ft.           | 52 ft.                        |
| (d) Corner Lots, used for non-Residential Purposes                                                   | 15,000 sq. ft.      | 62 ft.           | 62 ft.                        |
| <b>(3) Where neither a Public Water Supply nor a Public Sewerage Facility is in use:</b>             |                     |                  |                               |
| (a) Interior Lots                                                                                    | 1 acre              | 52 ft.           | 52 ft.                        |
| (b) Corner Lots                                                                                      | 1 acre              | 62 ft.           | 62 ft.                        |

**215-71. DENSITY REQUIREMENTS — MULTIPLE FAMILY DWELLING.** Every lot used for a multiple family dwelling shall have a maximum density not to exceed twenty (20) dwelling units per net acre of land. In calculating the maximum number of dwelling units, the total number shall be rounded down to the nearest whole number.

**215-72. PERMITTED USES.** The uses permitted in the RD-20 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

RD-20 MULTIPLE FAMILY RESIDENTIAL LAND USE ZONE

**RD-30 MULTIPLE FAMILY RESIDENTIAL LAND USE ZONE**

**215-80. LOT AREA, WIDTH AND PUBLIC STREET FRONTAGE.** The minimum net area, lot width, and public street frontage of each lot in the RD-30 zone shall be as set forth below. The lot width, and 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.

|                                                                                               | Net Lot Area   | Lot Width | Public Street Frontage |
|-----------------------------------------------------------------------------------------------|----------------|-----------|------------------------|
| (1) Where a Public Water Supply and Public Sewerage Facility are both in use:                 |                |           |                        |
| (a) Interior Lots, used for Residential Purposes                                              | 5,200 sq. ft.  | 52 ft.    | 52 ft.                 |
| (b) Interior Lots, used for Non-Residential Purposes                                          | 6,200 sq. ft.  | 52 ft.    | 52 ft.                 |
| (c) Corner Lots                                                                               | 6,200 sq. ft.  | 62 ft.    | 62 ft.                 |
| (2) Where either a Public Water Supply or a Public Sewerage Facility but not both, is in use: |                |           |                        |
| (a) Interior Lots, used for a Single Family Dwelling, or Non-Residential Purposes.            | 10,000 sq. ft. | 52 ft.    | 52 ft.                 |
| (b) Corner Lots, used for a Single Family Dwelling or non-Residential Purposes                | 10,000 sq. ft. | 62 ft.    | 62 ft.                 |
| (c) Interior Lots, used for a Multiple Family Dwelling                                        | 15,000 sq. ft. | 52 ft.    | 52 ft.                 |
| (d) Corner Lots, used for a Multiple Family Dwelling                                          | 15,000 sq. ft. | 62 ft.    | 62 ft.                 |
| (3) Where neither a Public Water Supply nor a Public Sewerage Facility is in use:             |                |           |                        |
| (a) Interior Lots                                                                             | 1 acre         | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 1 acre         | 62 ft.    | 62 ft.                 |

**215-81. DENSITY REQUIREMENTS — MULTIPLE FAMILY DWELLING.** Every lot used for a multiple family dwelling shall have a maximum density not to exceed thirty (30) dwelling units per net acre of land. In calculating the maximum number of dwelling units, the total number shall be rounded down to the nearest whole number.

**215-82. PERMITTED USES.** The uses permitted in the RD-30 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**RD-40 MULTIPLE FAMILY RESIDENTIAL LAND USE ZONE**

**215-90. LOT AREA, WIDTH AND PUBLIC STREET FRONTAGE.** The minimum net area, lot width, and public street frontage of each lot in the RD-40 zone shall be as set forth below. The lot width and 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.

|                                                                                               | Net Lot Area   | Lot Width | Public Street Frontage |
|-----------------------------------------------------------------------------------------------|----------------|-----------|------------------------|
| (1) Where a Public Water Supply and Public Sewerage Facility are both in use:                 |                |           |                        |
| (a) Interior Lots, used for Residential Purposes                                              | 5,200 sq. ft.  | 52 ft.    | 52 ft.                 |
| (b) Interior Lots, used for non-Residential Purposes                                          | 6,200 sq. ft.  | 52 ft.    | 52 ft.                 |
| (c) Corner Lots                                                                               | 6,200 sq. ft.  | 62 ft.    | 62 ft.                 |
| (2) Where either a Public Water Supply or a Public Sewerage facility but not both, is in use: |                |           |                        |
| (a) Interior Lots, used for Single Family Dwelling or non-Residential Purposes                | 10,000 sq. ft. | 52 ft.    | 52 ft.                 |
| (b) Corner Lots, used for Single Family Dwelling or non-Residential Purposes                  | 10,000 sq. ft. | 62 ft.    | 62 ft.                 |
| (c) Interior Lots, used for a Multiple Family Dwelling                                        | 15,000 sq. ft. | 52 ft.    | 52 ft.                 |
| (d) Corner Lots, used for a Multiple Family Dwelling                                          | 15,000 sq. ft. | 62 ft.    | 62 ft.                 |
| (3) Where neither a Public Water Supply nor a Public Sewerage Facility is in use:             |                |           |                        |
| (a) Interior Lots                                                                             | 1 acre         | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 1 acre         | 62 ft.    | 62 ft.                 |

**215-91. DENSITY REQUIREMENTS — MULTIPLE FAMILY DWELLING.** Every lot used for a multiple family dwelling shall have a maximum density not to exceed forty (40) dwelling units per net acre of land. In calculating the maximum number of dwelling units, the total number shall be rounded down to the nearest whole number.

**215-92. PERMITTED USES.** The uses permitted in the RD-40 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the the special conditions set forth in Section 201-04 and subject to the regulations governing such uses as set forth in Title III of this Code.

RD-40 MULTIPLE FAMILY RESIDENTIAL LAND USE ZONE

**RM-1 MOBILEHOME PARK LAND USE ZONE**

**215-100. 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.

**215-101. PERMITTED USES.** The uses permitted in the RM-1 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**215-102. PARK STANDARDS.** No building or structure shall hereafter be erected or located within any mobilehome park, nor shall any mobilehome park be constructed within the RM-1 zone unless the following requirements for the park site are provided and maintained:

- (a) Minimum park area: Each park shall have a minimum net 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 (10) feet.
- (d) Public Street Frontage: Each park shall be located on a public street having at least a sixty (60) foot right-of-way. Each park shall have not less than three hundred (300) feet of frontage on a public street.
- (e) Water Supply and Sanitation Facilities: Public water supply and public sanitary sewerage facilities shall be utilized.
- (f) Recreational Area: Recreation areas shall be provided as follows:
  - (1) Family Park 250 square feet of recreational area per mobilehome space for the 1st thru 100th space and 200 square feet of recreational area per mobilehome space for each space in excess of the 100th 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: One or more storage areas shall be provided for the storage of boats, campers, camping trailers, utility trailers, and extra vehicles. 100 square feet of vehicle storage area shall be provided per mobilehome space. Each vehicle storage area shall be completely enclosed within a chain link or comparable fence six (6) feet in height, and shall be screened from exterior view.
- (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 shall then be one way.
- (i) Signs: No more than one non-flashing stationary sign shall be erected. Said sign shall not exceed twenty-four (24) square feet in area. Lighting for 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. No other signs, other than the aforesaid sign and those signs provided for in Title III, Chapter 35, Article 1 of this Code shall be permitted.
- (j) Width to depth ratio: No mobilehome park shall have a depth greater than three (3) times its width.

**215-103. MOBILEHOME PARK INTERIOR DESIGN STANDARDS:** No building or structure shall hereafter be erected or located within any mobilehome park nor shall any mobilehome park be constructed within the RM-1 zone, unless the following requirements for the park are provided and maintained:

- (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.
- (c) Yards: There shall be a minimum setback of five (5) feet from the boundary lines of all mobilehome sites for all mobilehomes, patio covers, porch covers, awnings, ramadas, and any other structure. However, storage sheds provided for two adjoining mobilehome sites may be located across the common lot line of the adjoining mobilehome spaces.

(continued)



## (d) Driveways:

(1) The minimum width of pavement on any driveway within 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 that any drainage flows directly into adjacent public streets or roadside ditches.

(e) 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.

(f) Parking: Mobilehome parks shall provide at least two (2) off-street auto parking spaces for each travel trailer and mobilehome space, and at least one (1) additional space for guest parking, for each eight (8) mobilehome spaces within the park. Said parking spaces shall conform to the standards set forth in Title III, Chapter 30 of this Code.

**RM-2 MOBILEHOME SUBDIVISION LAND USE ZONE**

**215-110. INTENT.** It is the intent of this Article to provide regulations for the placement of mobile-homes 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.

**215-111. LOT AREA, WIDTH AND PUBLIC STREET FRONTAGE.** The minimum net area, lot width and public street frontage of each lot in the RM-2 zone shall be as set forth below. The lot width and 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.

|                                                                                               | Net Lot Area   | Lot Width | Public Street Frontage |
|-----------------------------------------------------------------------------------------------|----------------|-----------|------------------------|
| (1) Where a Public Water Supply and Public Sewerage Facility are both in use:                 |                |           |                        |
| (a) Interior Lots                                                                             | 5,200 sq. ft.  | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 6,200 sq. ft.  | 62 ft.    | 62 ft.                 |
| (2) Where either a Public Water Supply or a Public Sewerage Facility but not both, is in use: |                |           |                        |
| (a) Interior Lots                                                                             | 10,000 sq. ft. | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 10,000 sq. ft. | 62 ft.    | 62 ft.                 |
| (3) Where neither a Public Water Supply nor a Public Sewerage Facility is in use:             |                |           |                        |
| (a) Interior Lots                                                                             | 1 acre         | 52 ft.    | 52 ft.                 |
| (b) Corner Lots                                                                               | 1 acre         | 62 ft.    | 62 ft.                 |

**215-112. PERMITTED USES.** The uses permitted in the RM-2 zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 210-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**215-114. YARDS.** No building, structure or mobilehome nor the enlargement of any building, structure or mobilehome shall hereafter be erected or moved onto property in the RM-2 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 not be 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 not be 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.

**215-115. ROOFED AREA.** The total roofed area including mobilehomes, accessory buildings, ramadas, canopies, carports, and awnings shall not exceed fifty (50) percent of the net area of the lot.

**215-116. OFF-STREET PARKING.** At least two (2) parking spaces shall be provided for each dwelling unit. 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 a garage, under a carport or on an open dust-free surface of 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, see Chapter 5, Article 1, 305-05 (a).

**CHAPTER 20 — RECREATIONAL LAND USE ZONES  
GENERAL PURPOSES**

**220-01. PURPOSE:** The Recreational Land Use Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes:

(a) To preserve the open space and other areas of unusual scenic beauty and recreational potential which are unique to Sacramento County and California and 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) To protect the scenic and recreational areas within Sacramento County, whenever feasible, from urban development and other types of development that jeopardize the values of these areas.

(c) To apply the regulations hereby established in this chapter to such open space and scenic areas, waterways and other areas of recreational value and to promote and protect the general welfare by contributing to the physical, social and economic well-being of the people of Sacramento County.

(d) To encourage and protect the County's growing tourist and recreation resources.

**220-02. PROHIBITION.** No building, structure, vehicle, sign or area in any Recreational Land Use Zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any Recreational Land Use Zone except as hereinafter specifically provided in this chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Off-site signs are prohibited in any Recreational Land Use Zone. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any Recreational Land Use Zone shall be regulated and governed by the provisions of this chapter and the regulations and conditions for each use in title III of this Code.

**RR RECREATION RESERVE LAND USE ZONE**

**220-10. LOT AREA.**

(a) Each lot or parcel in RR zone shall have a minimum net area of twenty (20) acres.

(b) Each lot or parcel in the RR zone shall have a minimum net area of five (5) acres per accessory dwelling unit located thereon.

**220-11. LOT WIDTH.** Each lot or parcel in the RR zone shall have a minimum width of three hundred (300) feet

**220-12. PERMITTED USES.** The uses permitted in the RR zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

Chapter 20  
Article 3

**"O" RECREATION LAND USE ZONE**

**220-20. LOT WIDTH.** Each lot or parcel in the "O" zone shall have a minimum width of two hundred (200) feet

**220-21. PERMITTED USES.** The uses permitted in the "O" zone shall be those uses specified in the Residential and Open Space Use Table, Section 201-02 of this Title, subject to the special conditions set forth in Section 201-04 and subject to the regulations governing such uses set forth in Title III of this Code.

**220-22. LOT AREA.** The minimum net land area for each lot shall be three (3) acres.

RR RECREATION RESERVE LAND USE ZONE

O RECREATION LAND USE ZONE

## CHAPTER 25 — COMMERCIAL LAND USE ZONES

### ARTICLE 1 — GENERAL PURPOSES

**225-01. PURPOSE.** The Commercial Land Use Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes:

- (a) 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.
- (b) To provide appropriate space to satisfy the needs of modern local retail development, including the need for off-street spaces in areas to which a large proportion of shoppers come by automobile.
- (c) 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.
- (d) 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.
- (e) 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.
- (f) To provide freedom of architectural design.
- (g) 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.
- (h) To protect residential areas from incompatible commercial uses by controlling the location and design of commercial areas.

**225-02. PROHIBITION.** No building, structure, vehicle, sign, or area in any Commercial Land Use Zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any Commercial Land Use Zone except as hereinafter specifically provided in this chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any Commercial Land Use Zone shall be regulated and governed by the provisions of this chapter and the regulations and conditions for each use in Title III of this Code.

Chapter 25  
Article 2

### COMMERCIAL USE TABLES

**225-10. 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 Article 3 of this Chapter.
- (b) SC Shopping Center Zone as further regulated in Article 4 of this Chapter.
- (c) LC Limited Commercial Zone as further regulated in Article 5 of this Chapter.
- (d) GC General Commercial Zone as further regulated in Article 6 of this Chapter.
- (e) AC Auto Commercial Zone as further regulated in Article 7 of this Chapter.
- (f) TC Highway Travel Commercial Zone as further regulated in Article 8 of this Chapter.
- (g) CO Commercial Recreation Zone as further regulated in Article 9 of this Chapter.

**225-11. TABLE II****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 225-14 of this Article. The special condition requirements shall be in addition to all other requirements of this Code and any other Ordinance governing the described use.

**225-12. SIMILAR AND LIKE USES.** If a use is not listed in Table II, or shown as a permitted use in any other zone, the appropriate authority may grant a use permit for such use as provided in Section 110-31.

TABLE II

## PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

| USE, SERVICE OR FACILITY<br>Unless otherwise indicated listings<br>denote retail sales operations | ZONING DISTRICT |    |    |    |    |    |    |
|---------------------------------------------------------------------------------------------------|-----------------|----|----|----|----|----|----|
|                                                                                                   | BP              | SC | LC | GC | AC | TC | CO |
| 1. Addressing and mailing service                                                                 |                 | 2  | X  | X  | 2  |    |    |
| 2. Airports                                                                                       |                 |    |    |    |    |    | 14 |
| 3. Ambulance service                                                                              |                 |    | X  | X  | X  | X  |    |
| 4. Antique store                                                                                  |                 | 1  | X  | X  |    | X  |    |
| 5.                                                                                                |                 |    |    |    |    |    |    |
| 6. Apartment hotel                                                                                |                 | 15 | 15 |    |    |    |    |
| 7. Apartment — multiple family dwelling                                                           | 15              | 15 | 15 |    |    |    |    |
| 8. Appliance store                                                                                |                 |    | X  | X  |    |    |    |
| 9. Appliance repair shop                                                                          |                 | 2  | X  | X  |    |    |    |
| 10. Armored car service                                                                           |                 |    |    | 10 | 10 |    |    |
| 11. Art gallery                                                                                   | X               | X  | X  | X  |    | X  |    |
| 12. Art studio                                                                                    |                 | X  | X  | X  |    | X  |    |
| 13. Athletic equipment and sporting goods store                                                   |                 | X  | X  | X  |    | X  |    |
| 14. Auto sales; new and used                                                                      |                 |    |    | 14 | X  |    |    |
| 15. Auto rental or lease agency                                                                   |                 | 14 | 14 | X  | X  | X  |    |
| 16. Auto service station, primary                                                                 |                 | 21 | 21 | 21 | 21 | 21 |    |
| 17. Auto service station, secondary                                                               |                 | 21 | 21 | 21 | 21 | 21 |    |
| 18. AUTO, MINOR SERVICE-REPAIR-REPLACEMENT                                                        |                 |    |    |    |    |    |    |
| a) Automatic transmission                                                                         |                 | 3  | 3  |    |    | 3  |    |
| b) Auto tire, sales-services                                                                      |                 | 3  | 3  |    |    | 3  |    |
| c) Auto seat covers, reupholstery shop                                                            |                 | 3  | 3  | X  | X  | 3  |    |
| d) Auto battery and ignition                                                                      |                 | 3  | 3  | X  | X  | 3  |    |
| e) Auto radio, stereo, CB                                                                         |                 | 3  | 10 | X  | X  | 10 |    |
| f) Auto radiator, replacement-service                                                             |                 | 3  | 3  | X  | X  | 3  |    |
| g) Auto muffler, replacement-service                                                              |                 | 3  | 3  | X  | X  | 3  |    |
| h) Auto electric (starter-gen) replacement-service                                                |                 | 3  | 3  | X  | X  | 3  |    |
| i) Auto brake, replace-nen-service                                                                |                 | 3  | 3  | X  | X  | 3  |    |
| j) Auto minor repair, services, adjustments                                                       |                 | 3  | 10 | X  | X  | 10 |    |
| k) Auto trailer hitch installation                                                                |                 | 3  | 3  | X  | X  | 10 |    |
| l) Auto parts and accessories store                                                               |                 | 3  | 10 | X  | X  | 10 |    |
| m) Auto diagnosis and tune up                                                                     |                 | 3  | 10 | X  | X  | 10 |    |
| n) Auto detailing (servicing & cleaning for resale)                                               |                 | 10 | 10 | X  | X  | 10 |    |
| o) Auto glass installation and sales                                                              |                 | 3  | 10 | X  | X  | 10 |    |
| 19. AUTO, MAJOR                                                                                   |                 |    |    |    |    |    |    |
| a) Auto, major repair                                                                             |                 |    |    | 10 | 10 | 10 |    |
| b) Auto, transmission rebuild                                                                     |                 |    |    | 10 | 10 | 10 |    |
| c) Auto, radiators rebuild                                                                        |                 |    |    | 10 | 10 | 10 |    |
| d) Auto, starter-generator rebuilding                                                             |                 |    |    | 10 | 10 | 10 |    |
| e) Auto, body repair                                                                              |                 |    |    | 10 | 10 | 10 |    |
| f) Auto, paint shop                                                                               |                 |    |    | 10 | 10 | 10 |    |
| g) Auto, machine shop                                                                             |                 |    |    | 10 | 10 | 10 |    |
| 20. Auto, storage-antique                                                                         |                 |    |    | 10 | 10 |    |    |
| 21. Auto parts and accessory store                                                                |                 | 1  | 4  | X  | X  | 4  |    |
| 22. Auto wash, self-service or automatic                                                          |                 | 14 | X  | X  | X  | X  |    |
| 23. Baggage transfer service                                                                      |                 | 14 | X  | X  | X  | X  |    |
| 24. Bakery — pastry shop                                                                          |                 | X  | X  | X  | 14 | X  |    |
| 25. Bakery, wholesale                                                                             |                 |    |    | X  |    |    |    |
| 26. Bar — tavern                                                                                  |                 | X  | X  | X  | X  | X  | X  |
| 27. Bath house; sauna, turkish, steam                                                             |                 | X  | X  | X  |    | 7  |    |
| 28. Barber shop                                                                                   | 5               | X  | X  | X  |    | X  |    |
| 29. Beauty shop                                                                                   | 5               | X  | X  | X  |    | X  |    |
| 30. Beverage bottling works                                                                       |                 |    |    | 10 |    |    |    |
| 31. Bicycle sale, rent, service                                                                   |                 | X  | X  | X  | X  | X  |    |
| 32. Billboard, on-site or off-site                                                                |                 | 23 | X  | X  | X  | X  |    |
| 33. Billboard sign agency; service yard & workshop                                                |                 |    |    | 10 |    |    |    |
| 34. Blacksmith shop                                                                               |                 |    |    | 10 | 10 |    |    |
| 35. Blueprinting — photostating service                                                           |                 | X  | X  | X  |    |    |    |
| 36. Boat sale, rent, minor service                                                                |                 | 1  | X  | X  | X  | X  | 14 |
| 37. Boat building & major repair of boats                                                         |                 |    |    | 10 |    |    | 14 |
| 38. Boat parts & accessories store                                                                |                 | 4  | 4  | X  | X  | X  | 14 |
| 39. Book — record store                                                                           | 5               | X  | X  | X  |    | X  |    |
| 39.5 Bookstore, Adult                                                                             |                 |    | 35 | 35 |    |    |    |
| 40. Bottled gas sale and related storage                                                          |                 |    |    | 14 |    | 14 |    |
| 41. Building trades contractors office                                                            | X               |    | X  | X  |    |    |    |
| 42. Building trades service yard & workshop                                                       |                 |    |    | 10 |    |    |    |
| 43. Building material & lumber sales                                                              |                 | 1  | 1  | 10 |    |    |    |
| 44. Bus depot                                                                                     |                 | 11 |    | 11 |    | 11 |    |
| 45. Business college                                                                              | X               | X  | X  | X  |    |    |    |
| 46. Butcher & meat market                                                                         |                 | X  | X  | X  | 14 | X  |    |
| 47. Butcher; wholesale, excluding slaughterhouse                                                  |                 |    |    | 10 |    |    |    |
| 48. Cabinet shop                                                                                  |                 |    |    | 10 |    |    |    |
| 49. Cafe — restaurant                                                                             | 5               | X  | X  | X  | X  | X  | X  |
| 50. Camper body sale, rent & service                                                              |                 |    |    | X  | X  |    |    |

| USE, SERVICE OR FACILITY<br>Unless otherwise indicated listings<br>denote retail sales operations | BP | SC | LC | GC | AC | TC | CO |
|---------------------------------------------------------------------------------------------------|----|----|----|----|----|----|----|
|                                                                                                   |    |    |    |    |    |    |    |
| 51. Candy store                                                                                   |    | X  | X  | X  | 14 | X  |    |
| 52. Card Room                                                                                     |    | X  | X  | X  | X  | X  |    |
| 53. Carnival                                                                                      |    | 6  | 6  | 6  | 6  | 6  | 6  |
| 54. Carpet cleaning plant                                                                         |    |    |    | 10 |    |    |    |
| 55. Child care center                                                                             | X  | X  | X  | 14 |    | 7  |    |
| 56. Church                                                                                        | X  | X  | X  | X  | 14 | 14 |    |
| 57. Circus                                                                                        |    | 6  | 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  |    |
| 63. Coin operated amusement machine                                                               |    | X  | X  | X  | X  | X  |    |
| 64. Coin operated dispenser                                                                       | 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. Concrete Batch Plant                                                                          |    |    |    | 24 |    |    |    |
| 68. Costume shop, sale & rent                                                                     |    | X  | X  | X  |    |    |    |
| 69. Creamery                                                                                      |    |    |    | 14 |    |    |    |
| 70. Curio — novelty shop                                                                          | 5  | X  | X  | X  |    | 7  |    |
| 71. Dance hall — ballroom                                                                         |    | 12 | 12 | 13 | 14 | 14 |    |
| 72. Dancing as an incidental use in a bar or restaurant                                           |    | 13 | 13 | 13 | 13 | 13 |    |
| 73. Delicatessen                                                                                  | 5  | X  | X  | X  | 14 | X  |    |
| 74. Delivery service                                                                              |    | 14 | X  | X  | X  | X  |    |
| 75. Disinfecting — fumigating service                                                             |    |    |    | 10 |    |    |    |
| 76. Drafting service, including incidental Whiteprint                                             | X  | X  | X  | X  |    |    |    |
| 77. Dressmaker — tailor                                                                           |    | X  | X  | X  |    |    |    |
| 78. Drive-in cafe                                                                                 |    | 14 | X  | X  | X  | X  |    |
| 79. Drive-in dairy, excluding creamery                                                            |    | 14 | X  | X  | X  | X  |    |
| 80. Drive-in food market or stand                                                                 |    | 14 | X  | X  | X  | X  |    |
| 81. Driving school                                                                                |    |    | X  | X  | X  |    |    |
| 82. Drug store; non-prescriptive drugs & sundries                                                 | 5  | X  | X  | X  |    |    |    |
| 83. Egg processing facility                                                                       |    |    |    | 10 |    |    |    |
| 84. Electronic equipment store                                                                    | 5  | X  | X  | X  |    |    |    |
| 85. Equipment rental agency                                                                       | 5  | 10 | 14 | 10 | 10 | 7  |    |
| 86. Eye glasses & frames, sales and service                                                       | 5  | X  | X  | X  |    |    |    |
| 87. Firewood — fuel sales                                                                         |    | 1  | 1  | X  | 1  | 1  |    |
| 88. Floor covering, drapery or upholstery store                                                   |    | X  | X  | X  |    |    |    |
| 89. Florist                                                                                       | 5  | X  | X  | X  |    | 7  |    |
| 90. Food store — supermarket                                                                      |    | X  | X  | X  | 14 | X  |    |
| 91. Freight depot, excluding draying & truck terminal                                             |    | 10 |    | 10 |    |    |    |
| 92. Frozen food locker — cold storage plant                                                       |    | 10 | 10 | 10 |    |    |    |
| 93. Fuel — firewood sales                                                                         |    | 1  | 1  | X  | 1  | 1  |    |
| 94. Funeral establishment                                                                         | 14 |    | 14 | X  |    |    |    |
| 95. Furniture store                                                                               |    | X  | X  | X  |    |    |    |
| 96. Furniture cleaning, refinishing or reupholstery shop                                          |    |    |    | 10 |    |    |    |
| 97. Furniture rental agency                                                                       |    | 10 | X  | X  | X  |    |    |
| 98. Garage equipment & tool sales                                                                 |    | 1  | 1  | X  | X  |    |    |
| 99. Gardening — landscaping; service yard & workshop                                              |    |    |    | 10 |    |    |    |
| 100. Gardening — landscaping supply store                                                         |    | 1  | X  | X  |    |    |    |
| 101. Gift — card shop                                                                             | 5  | X  | X  | X  |    | X  |    |
| 102. Grinding — sharpening service                                                                |    |    | 14 | 10 | X  |    |    |
| 103. Grooming service, such as poodle grooming                                                    |    |    | X  | X  |    |    |    |
| 104. Gun Shop — gunsmith                                                                          |    | X  | X  | X  | 14 | X  |    |
| 105. Hardware store                                                                               |    | X  | X  | X  |    |    |    |
| 106. Hay, seed, & grain store                                                                     |    |    |    | X  |    |    |    |
| 107. Hearing aids, sales & service                                                                | 5  | X  | X  | X  |    |    |    |
| 108. Hospital                                                                                     | 14 |    | 14 | 14 |    |    |    |
| 109. Hotel                                                                                        |    |    | 14 | 14 |    | X  |    |
| 110. Hotel — restaurant equipment sales                                                           |    |    |    | X  |    |    |    |
| 111. Household moving & storage service                                                           |    |    |    | 10 |    |    |    |
| 112. Hunting preserves                                                                            |    |    |    |    |    |    | X  |
| 113. Ice manufacturing plant                                                                      |    |    |    | 14 |    |    |    |
| 114. Interior decorator's office                                                                  | X  | X  | X  | X  |    |    |    |
| 115. Interior decorator's service yard & workshop                                                 |    |    |    | 10 |    |    |    |
| 116. Janitor service                                                                              |    |    |    | 10 |    |    |    |
| 117. Jewelry store                                                                                |    | X  | X  | X  |    | 7  |    |
| 118. Kennels, boarding or training                                                                |    |    |    | 14 |    | 14 |    |
| 119. Labor union temple                                                                           |    |    | X  | X  |    |    |    |
| 120. Laboratory; medical, dental or optical                                                       | 5  | X  | X  | X  |    |    |    |

(continued)



**TABLE II. (Cont'd) PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS**

| USE, SERVICE OR FACILITY<br>Unless otherwise indicated listings<br>denote retail sales operations | BP | SC | LC | GC | AC | TC | CO |
|---------------------------------------------------------------------------------------------------|----|----|----|----|----|----|----|
| 121. Laboratory, research, experimental                                                           |    |    | 10 | 10 |    |    |    |
| 122. Laboratory, materials testing                                                                |    |    |    | 14 |    |    |    |
| 123. Lapidary shop                                                                                |    | X  | X  | X  |    | X  |    |
| 124. Laundromat, self-service                                                                     |    | X  | X  | X  |    | X  |    |
| 125. Laundry or cleaning agency                                                                   |    | X  | X  | X  |    | X  |    |
| 126. Laundry or cleaning pick-up station                                                          | 5  | X  | X  | X  |    | X  |    |
| 127. Laundry or cleaning plant, wholesale facility                                                |    |    |    | 10 |    |    |    |
| 128. Library                                                                                      | X  | X  | X  | X  |    |    |    |
| 129. Liquor store                                                                                 |    | X  | X  | X  |    | 1  |    |
| 130. Locksmith, safe repair shop                                                                  |    |    | 10 | 10 |    |    |    |
| 131. Locksmith, key & lock shop                                                                   |    | X  | X  | X  | X  | X  |    |
| 132. Lodge — fraternal hall                                                                       | 14 | X  | X  | X  |    |    |    |
| 133. Lumber & building material sales                                                             |    | 1  | 1  | 10 |    |    |    |
| 134. Machine shop                                                                                 |    |    |    | 10 | 10 |    |    |
| 135. Marinas and ancillary facilities                                                             |    |    |    |    |    |    | X  |
| 136. Massage Parlor                                                                               | 5  |    | 35 | 35 |    | 7  |    |
| 137. Messenger service                                                                            | X  | X  | X  | X  |    |    |    |
| 138. Military surplus store                                                                       |    |    | X  | X  |    |    |    |
| 138 5. Motion Picture, Theater, Adult                                                             |    |    | 14 | 14 |    | X  | X  |
| 139. Motel                                                                                        |    |    | 14 | 14 |    | X  | X  |
| 140. Motorcycle, snowmobile, and moped sales                                                      |    | 3  | 14 | X  | X  | 14 |    |
| 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  |    |
| 145. Novelty-curio shop                                                                           | 5  | X  | X  | X  |    | 7  |    |
| 146. Nursery, plants                                                                              |    | 14 | 10 | 10 |    |    |    |
| 147. Office building trades contractor                                                            | X  |    | X  | X  |    |    |    |
| 148. Office, business or professional                                                             | X  | X  | X  | X  |    | 7  |    |
| 149. Office, finance, loan, credit, collection                                                    | 11 | X  | X  | X  | X  |    |    |
| 150. Office, bank, savings & loan                                                                 | 36 | 36 | 36 | 36 | 36 | 36 |    |
| 151. Office, insurance                                                                            | X  | X  | X  | X  | X  | X  |    |
| 152. Office, medical or dental                                                                    | X  | X  | X  | X  |    | 7  |    |
| 153. Office, real estate                                                                          | X  | X  | X  | X  |    |    |    |
| 154. Office, accountants, bookkeepers                                                             | X  | 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  | X  | X  |    |
| 161. Photographic supply — camera store                                                           |    | X  | X  | X  |    | X  |    |
| 162. Photographic processing plant, wholesale facility                                            |    | X  | X  | X  |    |    |    |
| 163. Photography studio, including incidental processing                                          | X  | X  | X  | X  |    |    |    |
| 164. Picture framing shop                                                                         |    | X  | X  | X  |    |    |    |
| 165. Pool table, sales & repair service                                                           |    | X  | X  | X  |    |    |    |
| 166. Portable swimming pool-supply sales                                                          |    | 1  | X  | X  |    |    |    |
| 167. Power tool sales                                                                             |    | X  | X  | X  |    |    |    |
| 168. Prescription pharmacy                                                                        |    | X  | X  | X  |    | X  |    |
| 169. Printer-lithographer                                                                         |    | 2  | X  | X  |    |    |    |
| 170. Psychiatric facility                                                                         |    |    | 14 | 14 |    |    |    |
| 171. Public Auction                                                                               |    |    |    | 14 |    |    |    |
| 172. Public owned building                                                                        | X  | X  | X  | X  | X  | X  |    |
| 173. Public utility facility, public or private owned                                             |    | 14 |    | X  |    |    |    |
| 174. Race Track                                                                                   |    |    |    |    |    |    | 14 |
| 175. Record-book store                                                                            | 5  | X  | X  | X  |    |    |    |
| 176. Recreation facility, indoor                                                                  |    | X  | X  | X  | X  | X  | 14 |
| 177. Recreation facility, outdoor                                                                 |    |    | 14 | 14 | 14 | 14 | 14 |
| 178. Recreational vehicle storage                                                                 |    | 14 | 14 | 14 | 14 | 14 |    |
| 179. Reducing — body building studio                                                              | 5  | X  | X  | X  |    | 7  |    |
| 180. Residence of caretaker, proprietor or owner of a permitted use                               | X  | X  | X  | X  | X  | X  | X  |
| 181. Residential care homes for adults or children                                                | X  | X  | X  | X  |    |    | X  |
| 182. Resorts                                                                                      |    |    |    |    |    |    | 25 |
| 183. Residential uses, other                                                                      | 25 |    | 25 |    |    | 25 | 25 |
| 184. Restaurant-cafe                                                                              | 5  | 37 | 37 | 37 | 37 | 37 | X  |
| 185. Saddlery shop                                                                                |    | X  | X  | X  |    |    |    |
| 186. Sanitarium                                                                                   | 14 |    | 14 | 14 |    |    |    |
| 187. School; charm, culture                                                                       | 14 | X  | X  | X  |    |    |    |
| 188. School; self-defense, judo, boxing                                                           |    | X  | X  | X  |    |    |    |
| 189. Shoe repair shop                                                                             |    | X  | X  | X  |    |    |    |
| 190. Shoe shine parlor                                                                            | 5  | X  | X  | X  | X  | 7  |    |

| USE, SERVICE OR FACILITY<br>Unless otherwise indicated listings<br>denote retail sales operations | BP | SC | LC | GC | AC | TC | CO |
|---------------------------------------------------------------------------------------------------|----|----|----|----|----|----|----|
| 191. Social rehabilitation center                                                                 | 14 |    | 14 | 14 |    |    |    |
| 192. Shoe store                                                                                   |    | X  | X  | X  |    |    |    |
| 193. Sideshow                                                                                     |    | 6  | 6  | 6  | 6  | 6  |    |
| 194. Soda fountain-ice cream parlor                                                               | 5  | X  | X  | X  | X  | X  |    |
| 195. Special development permit                                                                   | 14 | 14 | 14 | 14 | 14 | 14 |    |
| 196. Sporting goods & athletic equipment store                                                    |    | X  | X  | X  |    | X  |    |
| 197. Sports cycles-trail bike shop                                                                |    | 1  | X  | X  | X  | 1  |    |
| 198. Stadiums                                                                                     |    |    |    |    |    |    | 14 |
| 199. Stamp-coin store                                                                             |    | X  | X  | X  |    | X  |    |
| 200. Stationery store                                                                             | 5  | X  | X  | X  |    | 7  |    |
| 201. Stenographic service                                                                         | X  | X  | X  | X  |    | 7  |    |
| 202. Storage building — mini                                                                      |    |    |    | X  | 14 | 14 |    |
| 203. Studio; dance, voice, music                                                                  |    | X  | X  | X  |    |    |    |
| 204. Studio; radio, television, recording                                                         |    | X  | X  | X  |    |    |    |
| 205. Supermarket-food store                                                                       |    | X  | X  | X  | 14 | X  |    |
| 206. Swimming pool-sales and service                                                              |    | X  | X  | X  |    |    |    |
| 207. Tailor-dressmaker                                                                            |    | X  | X  | X  |    |    |    |
| 208. Taxi cab service & storage facility                                                          |    |    | 10 | 10 | X  | 11 |    |
| 209. Taxidermist                                                                                  |    | X  | X  |    |    |    |    |
| 210. Telegraph office                                                                             | X  | X  | X  | X  |    | X  |    |
| 211. Telephone answering service                                                                  | X  | X  | X  | X  |    | 7  |    |
| 212. Television & radio sales                                                                     |    | X  | X  | X  |    |    |    |
| 213. Television & radio repair shop                                                               |    | 2  | X  | X  |    |    |    |
| 214. Temporary uses                                                                               | 8  | 8  | 8  | 8  | 8  | 8  | 8  |
| 215. Ticket agency                                                                                | X  | X  | X  | X  | X  | X  |    |
| 216. Tobacco shop                                                                                 | 5  | X  | X  | X  |    | 7  |    |
| 217. Towing service                                                                               |    |    | 3  | X  | X  | 3  |    |
| 218. Toy store                                                                                    | 5  | X  | X  | X  |    | 7  |    |
| 219. Trade school                                                                                 |    | X  | X  | X  | 14 |    |    |
| 220. Travel trailer-mobilehome, sale, rent & service                                              |    |    |    |    | X  | 14 | 14 |
| 221. Travel trailer-mobilehome, rent or storage                                                   |    |    | 14 | 14 | 14 |    | X  |
| 222. Travel trailer park                                                                          | X  | X  | X  | X  | X  | X  |    |
| 223. Travel agency                                                                                |    |    | 10 | X  | X  |    |    |
| 224. Tree service                                                                                 |    |    | 10 |    |    |    |    |
| 225. Trophy-emblem store                                                                          |    | X  | X  | X  |    |    |    |
| 226. Truck sale or rent                                                                           |    |    |    |    | X  | 14 |    |
| 227. Truck service stations, excluding truck terminal                                             |    |    |    | X  | X  | X  |    |
| 228. Truck, storage or rental                                                                     |    |    |    | 22 | 22 | 22 |    |
| 229. Utility trailer rental service                                                               |    |    | 14 | X  | X  | X  |    |
| 230. Utility trailer, rent or storage                                                             |    |    | 22 | 22 | 22 | 22 |    |
| 231. Veterinarian-animal hospital                                                                 |    | 14 | 14 | 14 | 14 | 14 |    |
| 232. Welding shop                                                                                 |    |    |    | 10 | 10 |    |    |
| 233. Wholesale distributor's service facility                                                     |    |    | 14 | 10 |    |    |    |
| 234. Wholesale store                                                                              |    |    |    | X  |    |    |    |
| 235. Wig sales and service                                                                        | 5  | X  | X  | X  |    | 7  |    |
| 236. Winery sales facility — tasting room                                                         |    | X  | X  | X  |    | 14 |    |

**225-13. TABLE III. 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 225-14 of this Article. The special condition requirements shall be in addition to all other requirements of this code and any other Ordinance governing the described use.

| USE, SERVICE OR FACILITY                                          | ZONING DISTRICT |    |    |    |    |    |    |
|-------------------------------------------------------------------|-----------------|----|----|----|----|----|----|
|                                                                   | BP              | SC | LC | GC | AC | TC | CO |
| Accessory comfort features                                        | 26              | 26 | 26 | 26 | 26 | 26 | 26 |
| Basements, entirely below ground                                  | X               | X  | 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                              |                 |    |    |    | 20 |    |    |
| 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              | X  | X  | X  | X  | X  | X  |
| Parking, commercial vehicle storage                               | 27              | 27 | 27 | 27 | 27 | 27 |    |
| Parking, underground garages                                      |                 | X  | X  | X  | X  | X  | X  |
| Service station pump islands                                      |                 | 34 | 34 | 34 | 34 | 34 |    |
| Signs permanently attached to ground                              | 18              | 18 | 18 | 18 | 18 | 18 | 18 |
| Swimming pools for motel or hotel patrons                         |                 |    | X  | X  |    | X  | X  |
| Travel trailers and recreational vehicles in travel trailer parks |                 |    |    |    |    | 19 | 19 |

**225-14. SPECIAL CONDITIONS:** The following special conditions apply to the uses indicated by the Corresponding Number on Tables II and III 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 operating 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 as an incidental service in conjunction with a permitted retail sales or automobile service station operation provided all adjustments and installations are conducted completely within an enclosed building. Permitted as the principal use of the premises subject to issuance of a conditional use permit by the appropriate authority.

4) Sale, installation and servicing are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a conditional use permit by the appropriate authority.

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 may 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) Permitted pursuant to the provisions of Section 301-06.

9) Permitted on limited basis as incidental to major auto repair and/or towing services providing dismantling is done within an enclosed building and storage is either within an enclosed building or behind a solid six (6) foot fence on the buildable portion of the lot.

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 provided a conditional use permit has been granted by the Board of Supervisors upon recommendation of the Project Planning Commission. Such approval may specify location, vehicular access points, and amount of off-street parking, and such other conditions as the Board deems necessary.

12) Permitted provided a use permit is obtained from the appropriate authority, 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 appropriate authority.
- 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 appropriate authority.
- 16) Permitted subject to the standards of Section 305-60 provided a use permit is granted by the appropriate authority.
- 17) Permitted subject to the standards of 305-60.
- 18) Signs may be placed in the required yards and other open spaces, provided they meet all requirements of this Code and any other County ordinance or State statute regulating signs.
- 19) 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. Such use shall also be subject to the additional regulations set forth in Section 305-52.
- 20) 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.
- 21) Automobile service stations shall be permitted subject to issuance of a conditional use permit as provided for in Title III, Chapter 40 of this Code.
- 22) Permitted as ancillary use to automobile service station subject to issuance of a conditional use permit for such ancillary use as provided for in Title III, Chapter 40 of this Code.
- 23) Permitted provided a conditional use permit has been granted by the appropriate authority. Said conditional use permit shall not be granted for a billboard within 100 feet of property located within a residential land use zone, an interim residential zone, or an interim estate zone. If the sign is to be located on unimproved property said sign shall be located no further than one thousand (1,000) feet from a lot line of real property used for commercial or industrial purposes.
- 24) Permitted provided a conditional use permit is obtained from the appropriate authority; and further provided that only one concrete mixer with a capacity of one (1) cubic yard or less may be located on the premises.
- 25) Permitted subject to issuance of a use permit by the appropriate authority. Residential uses shall be subject to the development provisions of Title III except that dwellings located over stores or developed in conjunction with commercial uses on the same property shall be subject to the yard areas and development standards in the Land Use Zone which the project is located.
- 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 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 of 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 or 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) (a) Such use is permitted without a use permit only if both of the following conditions are met:
- 1) Such use is more than five hundred (500) feet from any residential, estate or general and limited agricultural zone; and
  - 2) Such use is situated more than five hundred (500) feet from any adult bookstore, adult motion picture theater or massage parlour.
- (b) Where subparagraph (a) does not apply, such use is permitted only upon obtaining a conditional use permit from the Board of Supervisors after a recommendation from the appropriate authority.

**BP BUSINESS AND PROFESSIONAL OFFICE ZONE**

**225-20. 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.

**225-21. 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.

**225-22. LOT REQUIREMENTS.** Buildings or structures may be erected or enlarged and uses permitted provided the following areas, lot widths, public street frontage 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 residential, interim residential, interim estate, recreation, agricultural-residential or interim 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 residential, interim residential, interim estate, recreation, agricultural-residential or interim agricultural zone; otherwise an interior side yard is not required.

**225-23. HEIGHT.** Buildings and structures erected in this zone are subject to the following provisions:

(a) For parcels zoned BP which have contiguous parcels zoned to the A-1-A, A-1-B, R-1-A, R-1-B, RE-1, RE-2, RE-2A, RE-3, R-2, RD-1, RD-2, RD-3, RD-4, RD-5, RD-10, AR-1, and AR-2 zones, structures and buildings may not exceed twenty-four (24) feet in height and shall not exceed one story. The Board may, however, after a public hearing before the Planning Commission and a recommendation therefrom, grant a conditional use permit to allow a structure or building to be erected to a height not to exceed forty (40) feet. The Board shall consider at least the following factors before granting such a use permit:

1. The uses of all contiguous parcels.
2. The elevations of the BP parcel and all contiguous parcels.
3. The height and number of stories of structure and buildings on contiguous parcels.
4. The distance of the buildable area of the BP parcel from buildings on contiguous parcels.
5. The beneficial or harmful effect of a higher BP building on existing terrain and vegetation.

6. The opportunity for a higher BP structure to overlook yard areas of contiguous parcels and invade the privacy of such yard areas.

7. The impact of the BP structure on traffic circulation.

(b) All other parcels zoned BP may have structures and buildings erected to a height not to exceed forty (40) feet.

**225-24. 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 residential, interim residential, interim estate, recreation, agricultural-residential or interim 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 residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim agricultural zone.

(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3 of this Code.

(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 Title III, Chapter 30, Article 3 of this Code.

(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 (30) percent 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.

**225-25. ON-SITE SIGNS.** Except as otherwise provided in this Code, 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 on-site signs and advertising devices shall not exceed one (1) square foot per foot of building frontage facing street, or one (1) square foot per two (2) feet of public street frontage of the premises, whichever is greater.

(b) Location: All on-site 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 finished 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 public street.

(f) Banners, string lights and pennant-flags are not permitted in this zone.

(g) Real estate signs as provided in Section 335-01.

(h) Temporary construction signs are provided in Section 335-02.

(i) Political, religious and civic campaign signs as provided in Section 335-03.

(j) 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 (50) percent of the area within straight lines enclosing the copy.

**225-26. OFF-SITE SIGNS.** Off-site signs are not permitted in this zone.

**SC SHOPPING CENTER LAND USE ZONE**

**225-30. 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.

**225-31. 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.

**225-32. LOT REQUIREMENTS.** Buildings or structures may be erected or enlarged and uses permitted provided the following areas, yards, lot widths and public street frontages 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 and the public street right-of-way. Such 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 and landscaped areas required in Section 225-43 of this Article and shall be subject to all the provisions of this 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 residential, interim residential, interim estate, recreation, agricultural, agricultural-residential or interim agricultural zone, otherwise a rear or interior side yard is not required.

**225-33. HEIGHT.** Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet.

**225-34. 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 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 residential, interim residential, agricultural-residential, interim agricultural, interim estate, recreation, or agricultural zones.

(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3 of this Code.

(d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.

(e) Required and landscaped areas shall be protected from vehicle encroachment as specified in Title III, Chapter 30, Article 3 of this Code.

(f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and

(continued)

similar hard surface areas provided that such hard surface does not cover more than thirty (30) percent 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.

mental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.

**225-35. ON-SITE SIGNS.** Except as otherwise provided in this Code, signs and permitted advertising devices may be erected subject to the following provisions:

(a) Signs attached to Buildings:

1) Area: The area of a sign attached to a building with less than a fifty (50) foot set back from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) foot or greater set back from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.

2) 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 (50) percent of the area within straight lines enclosing the copy.

3) Location: All signs attached to the building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.

4) 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.

(b) Non Directory Pole Signs:

1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of the public street frontage with a maximum area of two hundred (200) square feet.

2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.

3) Height: The maximum height of a non directory pole sign with a ten (10) foot set back from the street right of way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the set back of the sign is increased, provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) 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.

(d) This sub-item shall not restrict the amount of signing 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, interim residential or interim estate zone or from a public street.

(e) Banners, string lights and pennant-flags are not permitted in this zone.

(f) Real estate signs as provided in Section 335-01.

(g) Temporary construction signs as provided in Section 335-02.

(h) Political, religious and civic campaign signs as provided in Section 335-03.

**225-36. DIRECTORY POLE SIGN.**

(a) Area: The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.

(b) Location: Directory pole signs shall be located so that the part of the sign located closest to the street

right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.

(c) Height: The maximum height of a directory pole sign shall be twenty-five (25) feet.

**225-37. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS.** One pole sign, whether directory or non directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**225-38. OFF-SITE SIGNS.** Except as provided in Section 225-36 for Directory Pole Signs, and as regulated in Table II, Section 225-11, off-site signs are not permitted in this zone.

**LC LIMITED COMMERCIAL LAND USE ZONE**

**225-40. 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.

**225-41. 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.

**225-42. LOT REQUIREMENTS.** Buildings or structures may be erected or enlarged and uses permitted provided the following areas, lot width, street frontage, 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 supply nor 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 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 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 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 and landscaped areas required in Section 225-44 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 residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim agricultural zone, otherwise a rear or interior yard is not required.

**225-43. HEIGHT.** Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet.

**225-44. 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 residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim 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 the 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 said adjoining zones.

(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3 of this Code.

(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 Title III, Chapter 30, Article 3 of this Code.

(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 (30) percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purpose of this provision.



**225-45. ON-SITE SIGNS.** Except as otherwise provided in this code, signs and permitted advertising devices may be erected subject to the following provisions:

(a) Signs attached to Buildings:

1) Area: The area of a sign attached to a building with less than a fifty (50) foot set back from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) foot or greater set back from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.

2) Computation of Area: Signs which are placed flat against a building but are on a background which is distinguishable from the overall architecture 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 (50) percent of the area within straight lines enclosing the copy.

3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.

4) 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.

(b) Non Directory Pole Signs:

1) Areas: Non Directory pole signs shall be allowed an area of one (1) square foot per foot

of public street frontage with a maximum area of two hundred (200) square feet.

2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.

3) Height: The maximum height of a non directory pole sign with a ten (10) foot set back from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the set back of the sign is increased, provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) 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.

(d) This sub-item shall not restrict the amount of signing erected out-of-doors within the 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, interim residential, agricultural-residential, or interim estate zone or from a public street.

(e) Banners, string lights and pennant-flags are not permitted in this zone.

(f) Real estate signs as provided in Section 335-01.

(g) Temporary construction signs as provided in Section 335-02.

(h) Political, religious and civic campaign signs as provided in Section 335-03.

**225-46. DIRECTORY POLE SIGNS.**

(a) Area: The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.

(b) Location: Directory pole signs shall be located so that the part of the sign located closest to the street

right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.

(c) Height: The maximum height of a directory pole sign shall be twenty-five (25) feet.

**225-47. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS.** One pole sign, whether directory or non directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**225-48. OFF-SITE SIGNS.** Except as provided in Section 225-46 for Directory Pole Signs, and as regulated in Table II, Section 225-11, off-site signs are not permitted in this zone.

**GC GENERAL COMMERCIAL LAND USE ZONE**

**225-50. 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.

**225-51. 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.

**225-52. 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 225-54 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 residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, interim agricultural zone, otherwise a rear or interior side yard is not required.

**225-53. HEIGHT.** Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet.

**225-54. 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 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 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 residential, interim residential, interim estate, agricultural, agricultural-residential, or interim agricultural zones.

(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3 of this Code.

(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 Title III, Chapter 30, Article 3 of this Code.

(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 (30) percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purpose of this provision.

**225-55. ON-SITE SIGNS.** Except as otherwise provided in this Code, signs and permitted advertising devices may be erected subject to the following provisions:

(a) Signs attached to Buildings:

1) Area: The area of a sign attached to a building with less than a fifty (50) foot set back from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) foot or greater set back from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.

(2) 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 (50) percent of the area within straight lines enclosing the copy.

3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.

4) Height of Sign attached to 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.

(b) Non Directory Pole Signs:

1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.

2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.

3) Height: The maximum height of a non directory pole sign with a ten (10) foot set back from the street right-of-way line shall be ten (10) feet. The height of a sign may be increased one foot for each foot the set back of the sign is increased, provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) 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 public street.

(d) This sub-item shall not restrict the amount of signing 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, interim residential, agricultural-residential, or interim estate zone or from a public street.

(e) Banners, string lights and pennant-flags are not permitted in this zone.

(f) Real estate signs as provided in Section 335-01.

(g) Temporary construction signs as provided in Section 335-02.

(h) Political, religious and civic campaign signs as provided in Section 335-03.

**225-56. DIRECTORY POLE SIGNS.**

(a) Area: The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.

(b) Location: Directory pole signs shall be located so that the part of the sign located closest to the street

right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.

(c) Height: The maximum height of a directory pole sign shall be twenty-five (25) feet.

**225-57. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS.** One pole sign, whether directory or non directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**225-58. OFF-SITE SIGNS.** Off-site signs, except Directory Pole Signs as regulated by Section 225-56 of this Article, are permitted in this zone subject to the provisions of Section 335-12.

**AC AUTO COMMERCIAL LAND USE ZONE**

**225-60. 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.

**225-61. 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.

**225-62. 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 then 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 225-64 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 residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim agricultural zone, otherwise a rear or interior side yard is not required.

**225-63. HEIGHT.** Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet.

**225-64. 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 residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim 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 to form a visual screen between this zone and adjoining residential, interim residential, interim estate, recreation, agricultural, agricultural-residential or interim agricultural zones.

(c) Additional planters or landscaped areas shall be provided in parking areas as specified in Title III, Chapter 30, Article 3 of this Code.

(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 Title III, Chapter 30, Article 3 of this Code.

(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 (30) percent 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.

**225-65. ON-SITE SIGNS.** Except as otherwise provided in this Code, signs and permitted advertising devices may be erected subject to the following provisions:

(a) Signs attached to Buildings:

- 1) Area: The area of a sign attached to a building with less than a fifty (50) foot set back from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) foot or greater set back from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.
- 2) 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 (50) percent of the area within straight lines enclosing the copy.
- 3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.
- 4) Height of Signs 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.

(b) Non Directory Pole Signs:

- 1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.

2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.

3) Height: The maximum height of a non directory pole sign with a ten (10) foot set back from the street right-of-way line shall be ten (10) feet. The height of a sign may be increased one foot for each foot the set back of the sign is increased provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) 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 public street.

(d) This sub-item shall not restrict the amount of signing erected out-of-doors within courtyard or 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, interim residential, agricultural-residential or interim estate zone or from a public street.

(e) Banners, string lights and pennant-flags are not permitted in this zone.

(f) Real estate signs as provided in Section 335-01.

(g) Temporary construction signs as provided in Section 335-02.

(h) Political, religious and civic campaign signs as provided in Section 335-03.

**225-66. DIRECTORY POLE SIGNS.**

(a) Area: The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.

(b) Location: Directory pole signs shall be located so that the part of the sign located closest to the

street right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.

(c) Height: The maximum height of a directory pole sign shall be twenty-five (25) feet.

**225-67. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS.** One pole sign, whether directory or non directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**225-68. OFF-SITE SIGNS.** Off-site signs, except Directory Pole Signs as regulated by Section 225-66 of this Article, are permitted in this zone subject to the provisions of Section 335-12.

**TC HIGHWAY TRAVEL COMMERCIAL LAND USE ZONE**

**225-70. 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.

**225-71. 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.

**225-72. 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.

**225-73. 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, except as otherwise provided in this Article.

**225-74. 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 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.

**225-75. LOT WIDTH AND FRONTAGE.** Except as otherwise provided in this Code, 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.

**225-76. 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 225-79.

**225-77. 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 district and the boundary line of any residential, interim residential, interim estate, recreation, agricultural, interim agricultural or agricultural-residential zone, otherwise a rear or interior side yard is not required.

**225-78. HEIGHT.** Buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding forty (40) feet.

**225-79. 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 residential, interim residential, interim estate, agricultural, agricultur-

al-residential, or interim agricultural zone. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along wuch 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 said adjoining districts.

(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3 of this Code.

(d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.

(e) Required planter and landscaping areas shall be protected from vehicle encroachment as specified in Title III, Chapter 30, Article 3 of this Code.

(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 (30) percent 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.

**225-80. ON-SITE SIGNS.** Except as otherwise provided in this Code, signs and permitted advertising devices may be erected subject to the following provisions:

(a) Signs attached to Buildings:

1) Area: The area of a sign attached to a building with less than a fifty (50) foot set back from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with fifty (50) foot or greater set back from the street right-of-way line, the area of the sign shall not exceed three (3) square feet per foot of building frontage.

2) 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 may be counted at fifty (50) percent of the area within straight lines enclosing the copy.

3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.

4) 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.

(b) Non Directory Pole Signs:

1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.

2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.

3) Height: The maximum height of a non directory pole sign with a ten (10) foot set back from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the set back of the sign is increased provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) 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 public street.

(d) This sub-item shall not restrict the amount of signing 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, interim residential, agricultural-residential, or interim estate zone or from a public street.

(e) Banners, string lights and pennant-flags are not permitted in this zone.

(f) Real estate signs as provided in Section 335-01.

(g) Temporary construction signs as provided in Section 335-02.

(h) Political, religious and civic campaign signs as provided in Section 335-03.

**225-81. DIRECTORY POLE SIGNS.**

(a) Area: The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.

(b) Location: Directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.

(c) Height: The maximum height of a directory pole sign shall be twenty-five (25) feet.

**225-82. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS.** One pole sign, whether directory or non directory, shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**225-83. OFF-SITE SIGNS.** Off-site signs, except Directory Pole Signs as regulated by Section 225-81 of this Article are permitted in this zone subject to the provisions of Section 335-12.



**"C-O" COMMERCIAL RECREATION LAND USE ZONE**

**225-90. LOT AREA.** Each lot or parcel in th C-O zone shall have a minimum net area as follows:

(a) Where a public water supply and a public sewerage facility are both in use, the minimum net lot area shall be six thousand (6,000) square feet, plus one thousand-five hundred (1,500) square feet for each dwelling unit after the first two (2) units, where the use of the property is residential. For a motel, the minimum net lot area shall be five hundred (500) square feet for each sleeping room, but in no event less than six thousand (6,000) square feet.

(b) Where either a public water supply or a public sewerage facility, but not both, is in use, the minimum net lot area shall be twenty thousand (20,000) square feet, or fifteen thousand (15,000) square feet for each dwelling unit if a public sewerage facility is not in use; whichever is the greater.

(c) Where neither a public water supply nor a public sewerage facility is in use, the minimum lot area shall be one (1) acre.

**225-91. LOT WIDTH AND PUBLIC STREET FRONTAGE.** The minimum width and public street frontage of each lot in the C-O zone shall be not less than sixty-six (66) feet.

**225-92. PERMITTED USES.** Buildings and sturctures 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 Commercial Use Tables; Article 2 of this Chapter.

C-O COMMERCIAL RECREATION LAND USE ZONE

## CHAPTER 30 — INDUSTRIAL LAND USE ZONES

### ARTICLE 1 — GENERAL PURPOSES

**230-01. PURPOSE.** The Industrial zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following 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 Code 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 in-

dustrial activities by restricting industrial activities which produce objectionable influences to those limited areas of the County which are appropriate therefore.

(e) To protect industrial and related development against congestion, as provided in this Code 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, and 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 code for industrial purposes.

**230-02. PROHIBITION.** No building, structure, vehicle, sign, or area in any Industrial zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any Industrial zone and except as hereinafter specifically provided in this Chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any Industrial zone shall be regulated and governed by the provisions of this Chapter and the regulations and conditions for each use in Title III of this Code.

Chapter 30  
Article 2

### INDUSTRIAL USE TABLES

**230-10. PURPOSE.** The purpose of the Industrial Use Tables is to designate the uses permitted within the buildable area of the M-1 Light Industrial zone, and the M-2 Heavy Industrial zone.

**230-11. TABLE IV PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS:** An "X" indicates that the described use is permitted in the zone represented by the abbreviation appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance with and maintenance of the special condition referenced by the corresponding number in Section 230-13 of this Article. The special condition requirements shall be in addition to all other requirements of this Code and any other Ordinance governing the described use.

**230-12. SIMILAR AND LIKE USES.** If a use is not listed in Table IV, or shown as a permitted use in any other zone, the appropriate authority may grant a use permit for such use as provided in Section 110-31.

TABLE IV

## PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS

|                    |       |
|--------------------|-------|
| Permitted          | X     |
| Not Permitted      | Blank |
| Special Conditions | No.   |

| USES                                                                                                | M-1 | M-2 |
|-----------------------------------------------------------------------------------------------------|-----|-----|
| <b>Autos and Trucks:</b>                                                                            |     |     |
| Painting                                                                                            | 1   | 1   |
| Reconditioning                                                                                      | 1   | 1   |
| Repair and overhauling                                                                              | 1   | 1   |
| Upholstering                                                                                        | 1   | 1   |
| Repair garage, machine repair and overhaul                                                          | 1   | 1   |
| Tire shop                                                                                           | 1   | 1   |
| Inspection station                                                                                  | 1   | 1   |
| Automobile service station                                                                          | 6   | 6   |
| <b>Amusements:</b>                                                                                  |     |     |
| Drive-in theaters                                                                                   | 2   | 2   |
| Dance halls                                                                                         | 2   | 2   |
| Driving ranges                                                                                      | 2   | 2   |
| Shooting galleries                                                                                  | 2   | 2   |
| Shooting ranges                                                                                     | 2   | 2   |
| Race tracks                                                                                         |     | 2   |
| Stadiums                                                                                            |     | 2   |
| Circus                                                                                              | 12  | 12  |
| <b>Animal and Fiber Processing:</b>                                                                 |     |     |
| Fish smoking, curing or canning                                                                     |     | X   |
| Olive processing plants                                                                             |     | X   |
| Canneries                                                                                           |     | X   |
| Butcher, wholesale (excluding slaughterhouse)                                                       | 12  | X   |
| Honey extraction                                                                                    | 1   | X   |
| Winery or brandy distillery                                                                         |     | 3   |
| Manufacture of sauerkraut, vinegar, yeast                                                           |     | 3   |
| Distillation of bones                                                                               |     | 3   |
| Fat rendering, except as an incidental use                                                          |     | 3   |
| Dead animal reduction                                                                               |     | 3   |
| Garbage or offal reduction                                                                          |     | 3   |
| Animal slaughter                                                                                    |     | 3   |
| Tannery or the curing or storing of rawhides                                                        |     | 3   |
| Manufacturing, compounding or processing of such products as:                                       |     |     |
| Bakery goods                                                                                        | 1   | X   |
| Candy                                                                                               | 1   | X   |
| Dairy products                                                                                      | 1   | X   |
| Meat products                                                                                       | 1   | X   |
| Other food products (excluding fish, meat, sauerkraut, wine, yeast, and rendering of fats and oils) | 1   | X   |
| Fruit and vegetable (packing only)                                                                  | 1   | 1   |
| Perfume                                                                                             | 1   | 1   |
| Toiletries                                                                                          | 1   | 1   |
| Cosmetics                                                                                           | 1   | 1   |
| Drugs                                                                                               | 1   | 1   |
| <b>Government Uses and Airports:</b>                                                                |     |     |
| Federal building, grounds                                                                           | 12  | X   |
| State building, grounds                                                                             | 12  | X   |
| County building, grounds                                                                            | 12  | X   |
| City building, grounds                                                                              | 12  | X   |
| Public use airports, aircraft landing fields, and heliports                                         | 4   | 4   |
| Local agency building, grounds (defined, Government Code Section 53090)                             | 12  | 12  |
| School district non-classroom facilities                                                            |     | 12  |
| Private airports, landing fields and heliports approved by CAD and FAA                              | 12  | 12  |
| <b>Industrial Yard Use:</b>                                                                         |     |     |
| Draying and freight yard                                                                            | 8   | X   |
| Feed and fuel yard                                                                                  | 8   | X   |
| Truck terminal yard                                                                                 | 8   | X   |
| Freight classification yard                                                                         |     | X   |
| Lumber yard                                                                                         | 10  | X   |
| Brick yard                                                                                          |     | X   |
| Stock yard or feeding pens                                                                          |     | X   |
| Contractor's storage yard                                                                           | 8   | 1   |
| Machinery rental yard                                                                               | 8   | 1   |
| Public utility service yard                                                                         |     | 1   |
| Heavy equipment storage, service and repair yard                                                    |     | 1   |
| Automobile wrecking yard                                                                            |     | 7   |
| Machinery wrecking yard                                                                             |     | 7   |
| Used building materials scrap or junk yard                                                          |     | 7   |
| Building materials sales yard                                                                       | 9   | 9   |
| Military surplus equipment and goods                                                                | 8   | 8   |
| Public utility service yard or electrical receiving or transforming station                         | 8   | 8   |
| Small boat building                                                                                 | 8   | 8   |
| Parking yard for damaged vehicles                                                                   | 8   | 8   |
| <b>Manufacturing and Fabrication Uses:</b>                                                          |     |     |
| Alcohol, industrial or grain manufacture                                                            |     | X   |
| Ammonia, bleaching powder or chlorine manufacture                                                   |     | X   |
| Asphalt manufacture or refining                                                                     |     | X   |
| Blast furnace or coke oven                                                                          |     | X   |
| Boiler works                                                                                        |     | X   |
| Brick, adobe, tile, terra cotta or concrete products                                                |     | X   |
| Concrete or cement products manufacture                                                             |     | X   |
| Ice manufacture and cold storage                                                                    | 1   | X   |
| Iron or steel foundry or fabrication plant and heavyweight casting                                  |     | X   |
| Lamp black manufacture                                                                              |     | X   |
| Ore reduction                                                                                       |     | X   |
| Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture                 |     | X   |
| Paper and pulp manufacture                                                                          |     | X   |

| USES                                                                                                                                  | M-1 | M-2 |
|---------------------------------------------------------------------------------------------------------------------------------------|-----|-----|
| Planing and saw mills                                                                                                                 | 1   | X   |
| Plastic manufacture                                                                                                                   |     | X   |
| Potash works                                                                                                                          |     | X   |
| Quarry or stone mills                                                                                                                 |     | X   |
| Railroad repair shops                                                                                                                 |     | X   |
| Rolling mills                                                                                                                         |     | X   |
| Soap manufacture                                                                                                                      |     | X   |
| Sodium compound manufacture                                                                                                           |     | X   |
| Tar distillation or tar products manufacture                                                                                          |     | X   |
| Garment manufacture                                                                                                                   | 1   | X   |
| <b>Machinery shop uses:</b>                                                                                                           |     |     |
| Blacksmith shops                                                                                                                      | 11  |     |
| Cabinet or carpenter shops                                                                                                            | 11  |     |
| Electric motor rebuilding                                                                                                             | 11  |     |
| Machine shops                                                                                                                         | 11  |     |
| Sheet metal shops                                                                                                                     | 11  |     |
| Welding shops                                                                                                                         | 11  |     |
| Plumbing shops                                                                                                                        | 11  | 11  |
| Manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared metals                         | 11  | 11  |
| Billboard (outdoor poster advertising)                                                                                                |     | X   |
| Linoleum and oilcloth manufacture                                                                                                     |     | X   |
| <b>Chemical manufacture:</b>                                                                                                          |     |     |
| Acid                                                                                                                                  |     | 3   |
| Cement, lime, gypsum or plaster of paris                                                                                              |     | 3   |
| Acetylene gas                                                                                                                         |     | 3   |
| Explosives manufacture or storage                                                                                                     |     | 3   |
| Fertilizer                                                                                                                            |     | 3   |
| Gas                                                                                                                                   |     | 3   |
| Glue                                                                                                                                  |     | 3   |
| Petroleum refining                                                                                                                    |     | 3   |
| Other chemical manufacture                                                                                                            |     | X   |
| Drop forge industry manufacturing forges with power hammers                                                                           |     | 3   |
| Smelting of tin, copper, zinc, or iron ore                                                                                            |     | 3   |
| Aircraft engine testing                                                                                                               |     | 3   |
| Rocket testing facilities                                                                                                             |     | 3   |
| Electric or neon sign manufacture                                                                                                     | 1   | X   |
| Boat building                                                                                                                         |     | X   |
| <b>Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:</b> |     |     |
| Bone                                                                                                                                  | 1   | 1   |
| Canvas                                                                                                                                | 1   | 1   |
| Cellophane                                                                                                                            | 1   | 1   |
| Cloth                                                                                                                                 | 1   | 1   |
| Cork                                                                                                                                  | 1   | 1   |
| Feathers                                                                                                                              | 1   | 1   |
| Felt                                                                                                                                  | 1   | 1   |
| Fibre                                                                                                                                 | 1   | 1   |
| Fur                                                                                                                                   | 1   | 1   |
| Hair                                                                                                                                  | 1   | 1   |
| Horn                                                                                                                                  | 1   | 1   |
| Glass                                                                                                                                 | 1   | 1   |
| Leather                                                                                                                               | 1   | 1   |
| Paper, no milling                                                                                                                     | 1   | 1   |
| Precious or semi-precious stones or metals                                                                                            | 1   | 1   |
| Plaster                                                                                                                               | 1   | 1   |
| Plastic                                                                                                                               | 1   | 1   |
| Shells                                                                                                                                | 1   | 1   |
| Textiles                                                                                                                              | 1   | 1   |
| Tobacco                                                                                                                               | 1   | 1   |
| Wood                                                                                                                                  | 1   | 1   |
| Yarns                                                                                                                                 | 1   | 1   |
| Rubber and metal stamps, musical instruments, toys and novelties                                                                      | 1   | 1   |
| Lightweight non-ferrous metal casting foundry                                                                                         | 12  | 12  |
| Ceramic products using only previously pulverized clay and fired in kilns using electricity or gas only                               | 1   | 1   |
| <b>Processing and Assembly Uses:</b>                                                                                                  |     |     |
| Wool pulling or scouring                                                                                                              |     | X   |
| Petroleum products manufacture                                                                                                        |     | X   |
| Book binding                                                                                                                          |     | X   |
| Bottling plants                                                                                                                       | 12  | X   |
| Printing shops, lithography, publishing                                                                                               | 1   | X   |
| Creameries                                                                                                                            | 1   | X   |
| Carpet and rug cleaning plants                                                                                                        | 1   | X   |
| Laundries, cleaning and dyeing plants                                                                                                 | 1   | X   |
| Tire retreading, recapping and rebuilding                                                                                             | 1   | 5   |
| Assembly of small electrical and electronic equipment                                                                                 | 1   | X   |
| Assembly of plastic items from finished plastic                                                                                       | 1   | X   |
| Rubber fabrication or products made from finished rubber                                                                              | 1   | 1   |
| Egg processing facilities                                                                                                             | 1   | 1   |
| <b>Storage and Warehouse Uses:</b>                                                                                                    |     |     |
| Petroleum storage                                                                                                                     |     | X   |
| Storage and distribution of bottled gas                                                                                               | 1   | X   |
| Wholesaling and warehousing                                                                                                           | 1   | X   |
| Commercial grain elevators                                                                                                            | 1   | X   |
| Frozen food lockers — cold storage                                                                                                    | 1   | 1   |
| Automobile and recreational vehicle storage                                                                                           | 12  | 12  |

(continued)

TABLE IV (Continued)

## PERMITTED USES WITHIN THE BUILDABLE AREA OF INDUSTRIAL LOTS

| USES                                                                                                                         | M-1 | M-2 |
|------------------------------------------------------------------------------------------------------------------------------|-----|-----|
| <b>Services:</b>                                                                                                             |     |     |
| Janitorial                                                                                                                   | 1   | 1   |
| Pest control                                                                                                                 | 1   | 1   |
| Disinfecting or fumigating                                                                                                   | 1   | 1   |
| Gardening and landscaping; service yard and work shop                                                                        | 1   | 1   |
| Trailer sale, rental service                                                                                                 | 1   | 1   |
| Tree service                                                                                                                 | 1   | 1   |
| Delivery service                                                                                                             | 12  | 12  |
| Taxi cab service and storage                                                                                                 | 12  | 12  |
| <b>Miscellaneous:</b>                                                                                                        |     |     |
| Funeral establishment                                                                                                        | 12  | 12  |
| Kennel, board or trimming                                                                                                    | 12  | 12  |
| Cafe                                                                                                                         | 12  | 12  |
| Trade school                                                                                                                 | 12  | 12  |
| Veterinary hospital                                                                                                          | 1   | 1   |
| Agricultural uses                                                                                                            | 1   | 1   |
| The non-residential uses listed in Section 225-11 (Commercial Table) except those non-residential uses listed in this matrix | 12  | 12  |
| Signs, as provided in Title III, Chapter 35 (sign regulations)                                                               | X   | X   |
| Special permits                                                                                                              | 12  | 12  |
| Residence for night watchman or caretaker                                                                                    | 12  | 12  |

**230-13. SPECIAL CONDITIONS:** The following special conditions apply to the uses indicated by the corresponding number on Table IV described in this Article:

(1) Permitted provided the entire operation, including the parking and storage of vehicles used in connection with the operation is conducted within a completely enclosed building or within a fenced area.

(2) Permitted provided the use is located not less than five hundred (500) feet from the boundary line of a residential land use zone or interim residential zone, nor less than five hundred (500) feet from any residential use and provided further that a conditional use permit is obtained from the Board of Supervisors after a recommendation by the appropriate authority.

(3) Permitted provided the use is located not less than five hundred (500) feet from the boundary line of more restricted land use zone, and provided further that a conditional use permit is obtained from the Board of Supervisors after a recommendation by the appropriate authority.

(4) Permitted if approved by the State of California Aeronautics Department and the Federal Aviation Administration.

(5) Permitted provided all tire carcasses are stored behind a six (6) foot solid fence.

(6) Permitted subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority, and further subject to the provisions of Chapter 40, Title III.

(7) Permitted provided the uses are located not less than five hundred (500) feet from a more restricted zone, the yard area is enclosed by a solid fence not less than six (6) feet high, none of the material or equipment is stored higher than the fence, and further provided that a conditional use permit is obtained from the Board of Supervisors after a recommendation by the appropriate authority.

(8) Permitted 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 overall.

(9) Permitted including 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 and subject to the provisions enumerated in condition number eight (8).

(10) Permitted; retail only, including mill and sash work, provided all mill and sash work is conducted within a building, and further subject to the provisions of condition number eight (8).

(11) Permitted (excluding punch presses over twenty (20) tons, drop hammers, and automatic screw machines) provided the entire operation, including the 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.

(12) Permitted, subject to issuance of a conditional use permit by the appropriate authority.

**M-1 LIGHT INDUSTRIAL LAND USE ZONE**

**230-20. 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.

**230-21. PERMITTED USES.** The uses permitted in the M-1 zone shall be those uses specified in this Industrial Use Table, Section 230-11 of this Title, subject to the special conditions set forth in Section 230-13 and subject to the regulations governing such uses set forth in this Article and in Title III of this Code.

**230-22. HEIGHT REGULATIONS.** No building or structure erected on property in the M-1 Zone shall have a height greater than one hundred (100) feet. Such height limitation may be exceeded pursuant to the provisions of Title III, Chapter 1, Article 2, or by appurtenances necessary to the operation of any permitted use if approved by the appropriate authority.

**230-23. 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 on 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 zone 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 area 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 the rear of a lot in the M-1 zone abuts a lot in any residential zone, interim residential zone, or interim estate zone, or a lot in the A-1-A, A-1-B, A-2, A-2B, O, C-O, AR-1, AR-2, or BP 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 except where the side of a lot in the M-1 zone abuts a lot in any residential zone, interim residential zone, or interim estate zone, or a lot in the A-1-A, A-1-B, A-2, A-2B, O, C-O, AR-1, AR-2, or BP zone; in which case there shall be a side yard of not less than ten (10) feet.

**230-24. LOT AREA.** Every lot or parcel in the M-1 Zone shall have a minimum net area of:

(a) Six thousand (6,000) square feet if both a public water supply and a public sewerage facility are in use.

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

(c) One (1) acre if neither a public water supply nor public sewerage facility is in use.

**230-25. 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.

**M-2 HEAVY INDUSTRIAL LAND USE ZONE**

**230-30. PERMITTED USES.** The uses permitted in the M-2 Zone shall be those uses specified in the Industrial Use Table, Section 230-11 of this Title, subject to the special conditions set forth in Section 230-13 and subject to the regulations governing such uses set forth in this article and Title III of this Code

**230-31. HEIGHT REGULATIONS.** No building or structure erected on property in the M-2 zone shall have a height greater than one hundred fifty (150) feet. Said height limitation may be exceeded pursuant to the provisions of Title III, Chapter 1, Article 2, or by appurtenances necessary to the operation of any permitted use if approved by the appropriate authority.

**230-32. YARDS.** No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the M-2 Zone nor shall any use be conducted in 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 zone 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 area 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 the rear of a lot in the M-2 zone abuts a lot in any residential zone, interim residential zone, or interim estate zone, or a lot in the A-1-A, A-1-B, A-2, A-2B, O, C-O, AR-1, AR-2, or BP 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 except where the side of a lot in the M-2 zone abuts a lot in any residential zone, interim residential zone, or interim estate zone, or a lot in the A-1-A, A-1-B, A-2, A-2B, O, C-O, AR-1, AR-2, or BP zone; in which case there shall be a side yard of not less than ten (10) feet.

**230-33. LOT AREA.** Every lot or parcel in the M-2 Zone shall have a minimum net area of:

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

(b) One (1) acre if neither a public water supply nor public sewerage facility is in use.

**230-34. 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 the case of a through lot having frontage on parallel or approximately 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.

M-2 HEAVY INDUSTRIAL LAND USE ZONE

**CHAPTER 35 — SPECIAL AND COMBINING LAND USE ZONES**  
**ARTICLE 1 — PURPOSES**

**235-01. PURPOSES.** The Special and Combining Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes:

(a) To provide for the orderly development and beneficial use of lands involving exceptional environmental characteristics.

(b) To preserve and enhance certain resources of the County from incompatible land uses.

(c) To preserve and protect areas of the County with special and unique social, architectural, or environmental characteristics which require special considerations not otherwise adequately provided by regular zones.

(d) To provide greater flexibility in design than is otherwise provided under the regular zones, to permit and encourage a more efficient development and utilization of areas with unique characteristics, resources, environmental factors and conditions; while preserving and protecting the public interest, health, safety, welfare, and property values.

**PURPOSES**



**(F) FLOOD (COMBINING LAND USE ZONE)**

**235-10. PURPOSES.** 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 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 land from deception as to the utility of the land within the flood zones.

**235-11. PROHIBITION.** No building, structure, vehicle, sign, or area in any zone with which the (F) Combining Zone is combined shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any zone with which the (F) Combining Zone is combined, except as hereinafter specifically provided in this chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any zone with which the (F) Combining Zone is combined shall be regulated and governed by the provisions of this Article, the regulations and provisions applicable to the zone with which the (F) Combining Zone is combined, and the regulations and conditions for each use in Title III of this Code. To the extent of any conflict between the provisions of the zone with which the (F) Combining Zone is combined the provisions of this Article shall prevail.

**235-12. 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, and regulations adopted pursuant thereto.

**235-13. AREA.** Each lot or parcel shall have a minimum lot 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.

**235-14. LOT WIDTH.** Each lot or parcel shall have a minimum lot width as required by the basic zone but in no case shall the lot width be less than seventy-five (75) feet.

(F) FLOOD (COMBINING LAND USE ZONE)

**(PC) PARKWAY CORRIDOR (COMBINING LAND USE ZONE)**

**235-20. PURPOSE.** The Parkway Corridor (PC) Combining Zone as shown on the Comprehensive Zoning Plans shall be used to regulate property along the American River within the unincorporated area of the County to:

(a) Preserve and enhance the American River and its immediate environment consistent with the County General Plan.

(b) Ensure, to the extent possible, the compatibility of land uses within the American River Parkway and land adjacent to the Parkway for their mutual benefit.

(c) Ensure that development with access within and

adjacent to the American River Parkway is designed to reduce as much as possible visible intrusion into the Parkway and to complement the naturalistic amenities of the Parkway.

(d) Provide flexibility in development requirements such as setback, height and bulk and landscaping applicable to parcels of property subject to the regulations of the (PC) Parkway Corridor Zone.

**235-21. APPLICABILITY OF (PC)COMBINING ZONE DESIGNATION.**

(a) The (PC) appearing after a zone abbreviation on the comprehensive Zoning Plans indicates that the property so classified is subject to the provisions of this Article in addition to those of the underlying zone, except as otherwise specified in this Article.

(b) The (PC) Combining Zone may be applied to the unincorporated area of the County adjacent to or near the American River for which the Board determines that land development may have an impact on the preservation or enhancement of scenic, recreational, fishery, or wild life values along or near the American River.

**235-22. USE OF COUNTY OWNED PROPERTY.** County owned or controlled real property, subject to the (PC) Zone, shall require prior approval of the Board for any use of the property. The Board shall not approve any use of such property which is inconsistent with the County General Plan.

**235-23. PERMITTED USES.** All uses designated as either permitted or conditional uses in the basic zone, unless otherwise provided in this Article, shall be authorized in the (PC) Zone provided a conditional use permit is obtained for any such use as provided in Title I, Chapter 10 of this Code.

**235-24. DEVELOPMENT STANDARDS.** Generally, development requirements of property including lot area, lot width or public street frontage applicable to property located in the underlying zone shall apply to the uses authorized by Section 235-23. However, the appropriate authority in granting the conditional use permit may impose any or all of the development requirements specified in this Section if in the judgement of the appropriate authority the special requirements specified in this Section are necessary to carry out the intent of this Article.

The granting authority may:

(a) Require a reasonable additional building setback or yard area particularly in high ground and bluff areas which overlook the American River.

(b) Require the screening of any portion or all of the structure, building or use through the use of walls or fences, the planting of trees or shrubbery, or combinations thereof.

(c) Require the modification of exterior features of structures where necessary to minimize physical or visual intrusion into the Parkway.

(d) Establish a limitation on the size or bulk of a building or structure.

(e) Regulate the design and location of access drives and other features.

(f) Regulate the location, design and capacity of utilities.

(g) Require the use of specific colors, lighting and landscaping features as otherwise required by this Article.

(h) Require the maintenance of grounds, landscaping or an irrigation system.

(i) Regulate noise, vibration, odors and other similar concerns within certain performance standards.

(j) Require the phasing of development.

(k) Require a bond or deposit of money to assure completion of development as authorized by the permit.

If the granting authority imposes any of the development requirements specified above, the granting authority shall find and record in writing as required by Section 110-30 the circumstances which it determined necessary to require the imposition of any special development requirement.

### 235-25. USES PERMITTED WITHOUT CONDITIONAL USE PERMIT.

(a) Notwithstanding other provisions of this Article, the uses, buildings, and structures specified in subdivision (b) of this section are authorized without the grant of a conditional use permit upon compliance with the provisions of Section 235-27, and provided the buildings or structures meet the development standards specified in Section 235-26; otherwise such uses, building or structures shall not be erected or maintained without first obtaining a conditional use permit as set forth in Section 235-23.

#### (b) Permitted Uses, Buildings or Structures:

- (1) One single family detached dwelling on each lot.
- (2) One two-family dwelling on each lot.
- (3) Accessory uses, building, and structures (including swimming pools and appurtenant equipment) customarily incidental to and subordinate to single family detached and two-family dwellings.

### 235-26. DEVELOPMENT STANDARDS.

(a) Development standards for uses, buildings, or structures on lots protected by levees maintained by a public agency:

- (1) Height: The maximum height of a building or structure does not exceed the difference between the elevation of the finished grade of the building site and the elevation of that portion of the levee crown closest to the building site, plus five feet, plus one foot for each five feet by which the distance from the building structure to the landward toe of the levee exceeds thirty-five (35) feet; but in no event greater than the height limitations set forth in the underlying zone.
- (2) Setback: No building or structure other than an accessory building is located closer

than thirty-five (35) feet, and no accessory building is located closer than twenty-five (25) feet to the landward toe of the levee.

(b) Development standards for uses, buildings, or structures on lots not protected by levees maintained by public agency:

- (1) Accessory buildings do not exceed 12 feet in height.
- (2) Dwellings and other structures are screened by live plantings of trees and shrubs to minimize the visual impact of the dwelling or structure from the parkway.
- (3) Dwellings and structures are finished in earth tones as defined in Section 130-64.

**235-27. SUBMITTAL OF PLANS.** Any application for a building permit or other entitlement of use, building or structure subject to the (PC) Combining Zone authorized without a conditional use permit by Section 235-25 shall be reviewed by the Director for compliance with the provisions of this Article. The Director may require a site plan as provided in Section 235-28 to make any determination. If, in the opinion of the Director, the proposed development will not meet the development requirements provided in this Article, he shall inform the applicant that the building permit or other entitlement of use is disapproved. The Director's decision is not subject to an appeal. The applicant's sole recourse to the Director's decision is to apply for approval of the proposed development as provided in Section 235-23.

**235-28. SITE PLAN.** In addition to other data required pursuant to Title I, Chapter 10 for conditional use permits, the following information shall be required for any application of a conditional use permit in the (PC) Zone:

#### (a) Site Plan Showing:

- (1) Location of existing and proposed structures, buildings and signs.
- (2) Location of existing trees and shrubs.
- (3) Location of any proposed off-street parking and loading.
- (4) Location of adjacent public rights-of-way and private easements for ingress and egress, if any.
- (5) Location of proposed vehicle entrances and internal circulation patterns.
- (6) Location of any proposed walls and fences;

the height and the construction thereof.

- (7) Proposed exterior lighting, if any.
- (8) Finished grade of the site at the building.

#### (b) Preliminary landscaping plans.

- (c) Color, materials and texture of proposed buildings and structures.
- (d) Location, materials, size and copy of any signs, and illumination thereof, if any.
- (e) Elevation drawing of all improvements.
- (f) Other data or materials deemed necessary by the Director.

**235-29. EXEMPTION.** *If the procedures set forth in this Article differ from procedures for review of development set forth in any County or privately initiated planned developments or zoning agreements, then the procedures set forth in the planned development ordinance or the zoning agreement shall prevail over the procedures in this Article.*

**(SM) SURFACE MINING (COMBINING LAND USE ZONE)**

**235-40. PURPOSE.** The (SM) Surface Mining Combining Zone is designed to protect the mineral resources of Sacramento County from incompatible land use; to manage the mineral resources; to assure the County of an adequate supply of these resources with due consideration for the environment; and to provide for the restoration of mined lands for future use. The goals to be pursued by establishment of this zone include:

- (a) That mineral resource areas be protected from preclusive and incompatible land uses;
- (b) That surface mining be controlled to provide for protection of the environment;
- (c) That surface mining be controlled to protect the public health, safety, welfare, and property values of residents living near surface mining operations; and
- (d) That provisions be made for the reclamation of mined lands.

**235-41. PROHIBITION.** No building, structure, vehicle, sign or area in the (SM) Combining Zone shall be used, nor shall any building, structure, sign or vehicle be altered, moved, enlarged, or stored in any zone with which the (SM) Combining Zone is combined except as hereinafter specifically provided in this Article or in the underlying zone which is combined with the (SM) Combining Zone. No property subject to the (SM) Combining Zone shall be used in any manner so as to create problems inimical to the public health, safety or general welfare or so as to constitute a public nuisance.

The (SM) zone may be combined with: AG-80, AG-20, A-80, A-20, A-10, UR, M-1, M-2, O, CO, & (F) zoning districts.

**235-42. USES**

- (a) Any permitted or conditional use in the zone with which the (SM) Surface Mining Zone is combined subject to the regulations of the basic zone, except as otherwise provided in this Article.
- (b) Mining Uses. The following uses are permitted subject to approval of a conditional use permit by the Board after receipt of a recommendation on such use by the Project Planning Commission:
  - (1) Sand and Aggregate Mining; subject to the regulations set forth in this Article.
  - (2) Clay, lignite and related minerals mining; subject to the regulations set forth in this Article.

**235-43. APPLICATION DATA; SAND AND AGGREGATE MINING.** In addition to the application data for conditional use permits set forth in Section 110-01, the applicant for a conditional use permit for sand and aggregate mining shall submit as part of the application the data required by Section 235-44 through 235-51.

**235-44. MINING PLAN.** The applicant shall submit a mining plan which shall:

- (a) Show the progression of all operations of the facility.
- (b) Show the location of equipment, stockpiles, settling ponds, interim drainage, deposit locations.
- (c) Indicate the progression of stripping and excavating through the use of cross sections or elevations.
- (d) Indicate the time lag between mining and reclamation between original equipment siting and relocations.
- (e) Show the proposed plan for concurrent excavation and reclamation if applicable.

**235-45. RECLAMATION PLAN.** The applicant shall submit a reclamation plan which shall:

- (a) Show alternative land uses for which the reclaimed site is adaptable.
- (b) Show present and future land use, topography, and general environment of surrounding property, and the coordination of such matters with the proposed reclaimed mining site, including topographic contour maps of the existing terrain and the proposed terrain following reclamation.

(c) Indicate anticipated operations, design and location of berms, landscaping, erosion control seeding, filling of low pit areas, shaping of pit floors, management of mined and unminable portions of deposit, original, interim and final (rough) slopes and grades.

(d) Describe the nature and sequence of reclamation measures.

(e) Show inspection intervals consistent with work staging.

(f) Show the grade of interim and reclaimed slopes, which shall be no closer to horizontal than 2 horizontal to 1 vertical. If sufficient justification is offered, slopes of 1<sup>1</sup>/<sub>2</sub> to 1 may be approved.

**235-46. SOIL, GEOLOGIC AND HYDROLOGIC DATA.** The applicant shall provide the following data:

(a) An estimate of the total quantity of constituent materials (sand and gravel, overburden, other) available at the site.

(b) Anticipated dimensions of the excavation area, i.e., areal extent and average depth of overburden and resource materials.

(c) An estimate of the ton per hour plant capacity and the anticipated annual production rates.

(d) Description of the equipment and methods used in the resource recovery for the total operation and for each constituent resource (sand and gravel, gold, other).

(e) Soil; geologic, especially lithologic; surface and groundwater samplings if required by either the Public Works Department or the Planning Department and any sand and aggregate studies of the site prepared for project proponent. Any previous sand and aggregate studies of the project site or adjacent sites of which project proponent may be aware.

(f) Fate of overburden following removal, i.e., disposal, sale, storage for later use, other

(g) Description of drainage course alterations and diversions.

(h) Identification numbers of existing wells on the project site and the location of proposed wells

(i) Source of water, purpose and rate of water use and description of disposal methods or treatment of such water.

(j) Source and nature of fill, if any, for reclamation

(k) Identification of all sewage disposal systems on the proposed site.

(l) Information regarding mitigation measures proposed to reduce potential nuisances, hazards or environmental impacts if required by the Public Works or Planning Departments.

**235-47. TRAFFIC AND PARKING PLAN.** Applicant shall submit an off-street parking plan for customers, employees and equipment as provided in Section 325-05. The application shall also show the anticipated street truck routes from the site to freeway and major arterials, and site ingress and egress points. The parking plan shall be approved by the Director of Public Works or his designee before the application is heard by the Project Planning Commission.

**235-48. AIR POLLUTION CONTROL PLAN.** Applicant shall give proof of submission of an air pollution control plan to the Air Pollution Control District (APCD). The plan shall provide at least for dust control measure proposed for:

(a) Moving aggregates from mine area(s) to processing plant(s) on the subject property.

(b) Roads and other graded surfaces on the subject property.

(c) Removal of aggregate from off-site public streets or roads used by trucks for a distance of 1500 feet along the public right-of-way from the point of ingress and egress to the subject property.

The plan must be approved by the APCD before a work authorization is issued as provided in Section 235-75.

**235-49. NOISE DATA.** Applicants shall submit a plan indicating the anticipated noise level contours on the mining site and adjacent properties and the measures proposed to control the noise.

**235-50. WASTE DATA.** Applicant shall submit a plan showing the kind, amounts and method of removal of solid and liquid wastes anticipated to occur at the site. The plan shall indicate the quantity of given water wastes which will be discharged into settling or percolation ponds or discharged directly to water courses.

**235-51 DRAINAGE PLAN.** Applicant shall submit a drainage plan for approval to the Water Resources Division of the Department of Public Works. Approval of the Division is required before a work authorization permit will be issued as provided in Section 235-75.

**235-52. STANDARDS FOR SAND AND GRAVEL MINES.** All sand and aggregate mines shall be subject to the requirements set forth in Section 235-53 through Section 235-61. These Sections are not intended to replace or otherwise limit in any manner other County regulations or to preclude the imposition of reasonable use permit conditions as authorized in Section 110-34.

**235-53. OPERATING HOURS.** Unless otherwise provided as a Condition of Use Permit the hours of operation of mining, processing and related activities shall be:

- (a) Monday through Friday: 6:00 A.M. until 10:00 P.M.
- (b) Saturday: 6:00 A.M. through 3:00 P.M.
- (c) Sunday and labor union holidays: no mining or processing.

The zoning administrator may permit different operating hours on an interim basis from the specified operating hours if he finds that the public benefit outweighs the community hardship and/or the work requires a continuous pour of concrete.

**235-54. FENCES.** Unless otherwise provided by condition of the use permit, the following fence requirements shall apply:

- (a) Fences shall be chain-link.
- (b) The fence shall be not less than six feet in height above the grade of the property outside the fenced area.
- (c) Gates shall be installed to fence height at all entrances.
- (d) Fences shall be kept in good repair.
- (e) Fences shall conform to the ground to preclude opening of more than four (4) inches between the ground and the fence.

**235-55. WARNING SIGNS.** The applicant shall provide warning and trespass signs advising of the mining operation on the fences at intervals of not less than 500 feet. Signs shall be kept legible and in good repair.

**235-56. VISUAL SCREEN.** The Board may as a condition of the use permit require a visual screen when the mining site is adjacent to a public street or other public uses such as schools, parks, or golf courses. Visual screening may be accomplished by use of berms, screen fences, landscaping, setbacks or combinations thereof.

**235-57. BONDS.** The Board shall require that the applicants furnish a performance bond or other security to ensure timely and proper reclamation of mined areas. The performance bonds should be coordinated with the inspection intervals of the reclamation plan to avoid excessive penal sums. The bond shall be in a form to be approved by the County Counsel and in an amount approved by the Director of Public Works and shall be deposited with the Clerk of the Board of Supervisors. Generally, the following will satisfy the bond or security requirement:

- (a) Certificates of deposit payable to the County issued by banks doing business in this State and insured by the Federal Deposit Insurance Corporation.
- (b) Investment certificates or share accounts assigned to the County and issued by a savings and loan association doing business in this State and insured by the Federal Savings and Loan Insurance Corporation;
- (c) Bearer bonds issued by the United States government of by this State; or
- (d) Cash deposited with the County.
- (e) Other forms of security acceptable to the County Counsel. The Director of Public Works is authorized to release the bond or security on completion of the reclamation plan.

**235-58. INSPECTIONS AND REPORTS.** Sand and aggregate mines shall be inspected and reports made of their reclamation activities as follows:

- (a) Operators shall notify the Department of Public Works at least thirty days before the conclusion of each stage of reclamation. The notice shall include a written report which specifies how the reclamation of the site conforms or deviates from the reclamation plan.
- (b) The Director of Public Works shall inspect the site within thirty days of receipt of the written report from the operator, and shall issue a written notice of conformance with or deviation from the reclamation plan to the operator.

(c) Failure to inspect within sixty days of receipt of the written report from the operator shall be deemed acceptance of the report and compliance with the reclamation plan.

**235-59. MINING SETBACKS.** Unless otherwise provided as a condition to the use permit, mining areas shall be setback from property lines, public streets and sewage disposal systems as follows:

(a) Periphery of the Mining Site — a twenty-five foot minimum setback from the property line, the first five feet of which shall consist of undisturbed land.

(b) Mining sites adjoining public streets — a twenty-five foot minimum setback from all public streets consisting entirely of unmined land.

(c) Setback areas consisting of mined land shall be reclaimed to original grade within one year or less of completion of mining.

(d) The mining plan shall also show all individual sewage disposal systems within three hundred feet of the proposed mining area. In the event there are individual sewage disposal systems near or within the mining site, the mining setbacks shall conform to the provisions of the Sacramento County Code.

Chapter 6.32 SANITARY SEWAGE SYSTEM, and the rules and regulations adopted pursuant thereto; and shall be subject to the approval of the Sacramento County Health Agency and the Regional Water Quality Control Board. Approval of these agencies must be obtained on the minimum mining setback before a work authorization permit can be obtained. The Project Planning Commission and the Board may consider the setback information on plates 1 and 2 which are part of the Article and other relevant information in establishing setbacks from the mined areas. If setbacks are established which exceed the setbacks prescribed in this Section, the Board shall specify in writing the reasons for requiring the additional setback and the setbacks shall become conditions of the use permit.

**235-60. NOISE STANDARDS.** Unless otherwise provided by ordinance, the sound level created by the mining use at the boundary line of the authorized mining area shall not exceed 70 dBA except along a boundary contiguous to another area authorized to mine for sand or aggregates. A violation of the noise standard will occur if the noise level at the property line exceeds:

(a) The noise limit for a cumulative period of more than thirty minutes in any hour, or;

(b) The noise limit plus 5 dBA for a cumulative period of more than one minute in any hour, or the noise limit plus 20 dBA for any period of time.

**235-61. SITE STANDARDS:** All sites shall be maintained with safe, stable waste piles and slopes. No steep-sided pits or holes shall be permitted to remain on the site. The site shall be kept free of derelict machinery, waste materials, and scrap. Reclaimed areas shall be revegetated for soil stabilization, and maintained free of drainage accumulations.

**235-62. APPLICATION DATA, LIGNITE AND RELATED MINERALS MINING.** In addition to the application data for conditional use permits set forth in Section 110-01, the applicant for a conditional use permit for clay, lignite and related minerals mining when the mining site is located in Permanent Agricultural or Industrial Extensive land use categories on the Sacramento County General Plan shall submit as part of the application the data required by Section 235-63 through 235-66. When the mining site is located in any land use category on the General Plan other than the Permanent Agricultural or Industrial Extensive, the applicant shall submit as part of the application the data required by Sections 235-63 through 235-66, and Sections 235-47, through 235-50 and including 235-67.

**235-63. MINING PLAN.** The applicant shall submit a mining plan which shall:

(a) Show the proposed area of excavation.

(b) Show the anticipated phased progression of mining.

(c) Show the location of inventory piles and overburden piles.

(d) Show the fate of overburden following removal-disposal, sale, storage for other use or other disposition.

(e) Show the estimated surface areas disturbed annually and days of annual production.

(f) Show the anticipated pit side slopes and end slopes.



**235-64. RECLAMATION PLAN:** The applicant shall submit a reclamation plan which shall:

(a) Show land uses for which the site, after reclamation, is adaptable. If storage of water is indicated, the pit shall be justified as a water storage site only if it is demonstrated to be a collector of substantial runoff and the ultimate use of stored water is demonstrated.

(b) Show present and future topography of site after reclamation, showing degree of slopes of remaining excavations, contours, and disposal of drainage.

(c) Show management of mined and unminable portions of deposit.

(d) Show an annual (unless greater period is necessary) inspection schedule and a report schedule in five year intervals. The report shall show five year increments in: changes to original grade; existing grade; and final topography expected with reclamation details to date of report. Each five year report shall indicate progress made and deviations required in reclamation of the property that has occurred since filing of the previous report.

**235-65. SOIL, GEOLOGIC AND HYDROLOGIC DATA.** The applicant shall provide the following data:

(a) A topographic contour map at least ten foot intervals of the existing terrain and the terrain following reclamation.

(b) Anticipated dimensions of the disturbed area and average depth of both overburden and the resource materials.

(c) A summary of sampling data on Soil, Geologic and Hydrologic characteristics and other pre-existing studies of the site prepared for the project proponent or other relevant reports which the proponent may be aware. Environmental Coordinator may require full report if necessary to prepare an environmental impact report.

(d) A description of drainage course alterations and or diversions.

(e) If applicable, source of water, purpose and rate of water use, and description of disposal methods or treatment of any water to be used. If ground-water is to be used, the proponent shall provide identification numbers of any wells on the project site.

(f) Runoff and Flood Control — Applicants shall submit with the permit application a drainage design for approval to the Water Resources Division of the Department of Public Works.

(g) The location of all individual sewage disposal systems within 300 feet of the proposed mining area.

**235-66. FENCING AND POSTING.** The applicant shall show the locations of all fences and signs warning of the mining operations. Trespass signs shall be posted at reasonable access points. Signs shall be kept in good repair.**236-67. AIR POLLUTION CONTROL.** The application shall describe methods to be used in:

(a) Dust control on roads and other graded surfaces on the subject property.

(b) Removal of dust and spillage from off-site public streets or roads used by trucks from the subject property.

(c) Control of dust emanating from mined areas and inventory piles.

**235-68. STANDARDS FOR CLAY, LIGNITE, AND RELATED MATERIALS MINING.** All clay, lignite, and related materials mining shall be subject to the requirements set forth in Sections 235-69 through 235-71 and Section 235-56. These sections are not intended to replace or otherwise limit in any manner other county regulations or to preclude the imposition of reasonable use permit conditions as authorized in Section 110-34.**235-69. MINING SETBACKS.** Mining setbacks of the minable area from property lines shall be as follows:

(a) Mining may take place no closer than five feet of a property line not adjacent to a public street right-of-way. The Board may waive this requirement if:

(1) Evidence is provided by the applicant that the setback can be reduced by engineering design or;

(2) That the neighboring property owners consent to the request.

(b) Mining shall be setback 50 feet from all public street rights-of-way. The setback may be reduced if evidence is provided by the applicant to the Board of Supervisors to the effect that the setback is not necessary.

**235-70 FENCES.** Unless otherwise provided by condition of the permit the applicant shall:

(a) Conform fences to the ground so as to prevent any opening between the fence and ground surface from exceeding four (4) inches.

(b) Maintain gates to fence height at all vehicular and pedestrian entrances.

(c) Keep fences in good repair.

(d) Post trespass signs on the fences at reasonable access points. Signs shall be kept in good repair.

**235-71. RECLAIMED SITE:** All clay, lignite, and related materials mining sites shall be reclaimed after completion of mining operations consistent with the approved reclamation plan. The site shall be left with safe slopes no steeper than 1 horizontal to 1 vertical. Slopes closer to horizontal may be required as a condition of the use permit. The slopes shall be revegetated where necessary for soil stabilization. The site shall be free of derelict machinery, scrap, and non-natural waste materials.

**235-72. TERM OF CONDITIONAL USE PERMIT.** Any conditional use permit granted for clay, lignite and related material mining shall have a term of not less than ten years. Said permit shall thereafter be renewed for three successive five-year periods upon showing to the satisfaction of the Planning Commission and the Board of Supervisors that the mining operation is being conducted in conformance with the provisions of the conditional use permit and applicable Federal, State and County Regulations.

**235-73. REGISTRATION OF MINES UNDER ORDINANCE 1133.** Clay, lignite and other mines registered pursuant to Ordinance No. 1133 of the County of Sacramento are deemed to have a vested right to continue operation of the registered mines. The registration under Ordinance No. 1133 does not exempt the mine nor the operator thereof from the requirements of the Surface Mining and Reclamation Act of 1975, Chapter 9, Division 2 of the Public Resources Code of the State of California.

**235-74. RECORDATION.** No conditional use permit shall be effective until it has been executed by the Chairman of the Board and recorded in the Official records of the County Recorder of Sacramento County. The applicant for the use permit shall provide a legal description for all parcels affected by the use permit sufficient to meet the requirements for recordation.

**235-75. WORK AUTHORIZATION PERMIT.** Prior to commencement of any construction or mining activities pursuant to the Conditional Use Permit, the applicant shall obtain a work authorization permit from the Director of Public Works. This permit shall not be issued until the Director is satisfied that all pertinent conditions of the use permit, and provisions of this Article have been met.

In addition to any other remedies provided at law, the Director may revoke or suspend the work authorization permit as provided in Section 235-76 if the operator of the mining site fails to comply with the provisions of this Article or the conditions of the use permit. Continued operation of a mine after revocation or suspension of the work authorization permit is deemed a violation of this Code.

**235-76. PROCEDURE FOR SUSPENSION OR REVOCATION OF WORK AUTHORIZATION PERMIT.**

(a) The Director of Public Works shall notify the operator in writing of the alleged violation. Notice shall be hand delivered to the operator's local office or deposited as certified or registered mail in the U.S. mails.

(b) The operator shall request an informal hearing with the Director of Public Works or his designee to be held within seven (7) days of delivery of the notice. The purpose of the meeting is to allow the Director and the operator to present their respective views regarding the alleged violations.

(c) At the conclusion of the hearing, or the failure of the operator to ask for an informal hearing, the Director of Public Works, shall determine if the permit should continue in force, be suspended, or be revoked. A copy of the decision shall be delivered to the operator.

(d) The decision of the Director of Public Works may be appealed to the Board by giving notice thereof to the Clerk of the Board not later than five working days from the date of decision of the Director. The clerk shall schedule the appeal to be heard by the Board not later than the third regular meeting of the Board following receipt of notice of the appeal. The Board shall hear the appeal de novo.

**235-77. ACTION BY THE BOARD.** In addition to any other findings required as a matter of law: the Board shall not grant a conditional use permit until it finds:

- (a) That the plans and reports submitted pursuant to Section 235-43 or 235-62 adequately describe the proposed operation;
- (b) That the plans and reports submitted pursuant to Section 235-43 or 235-62 incorporate all reasonable measures to mitigate probable significant adverse environmental effect of the proposed operation;
- (c) That the plans and reports submitted pursuant to Section 235-43 or 235-62 incorporate adequate measures to restore the site in a diligent manner to a usable condition compatible with adjacent areas.
- (d) That the uses proposed are not likely to cause serious public health and safety problems; and
- (e) That the uses proposed would not be incompatible with the objectives, policies, and general land uses and programs specified in the Sacramento County General Plan.

If an application is recommended for denial by the Project Planning Commission and is denied by the Board, the reasons for the denial shall be specified in writing.

**(NPA) NEIGHBORHOOD PRESERVATION AREA  
(COMBINING LAND USE ZONE)**

**235-80. PURPOSE.** It is recognized the some areas of the County, due to their unique social, architectural, environmental or other characteristics, require special regulations not found in the basic Land Use Zones, in order to protect and preserve existing neighborhood characteristics. It is the intent of this article to provide a means by which regulations may be provided to supplement or modify the provisions in the basic Land Use Zones as necessary to preserve existing unique characteristics. An (NPA) zone may be combined with any other zoning classification.

**235-81. PERMITTED USES.** All uses are permitted as specified in the basic land use zone with which the (NPA) Zone is combined.

**235-82. ESTABLISHMENT:** An (NPA) Zone shall be established by ordinance, which shall specify and describe the area to be subjected to the regulaions contained therein. Said ordinance may specify yard areas, lot area, lot width, public street frontage requirements, height limitations, or other development standards to be applied within the district in lieu of the requirements contained in the zone or zones with which the (NPA) Zone is combined, or contained in Title III of this Code. To the extent that such standards are not specified in said ordinance, or to the extent that such requirements and standards are not inconsistent with those contained in the zone or zones with which the (NPA) Zone is combined or contained elsewhere in the Code, the standards and requirements contained in the underlying zone or zones and elsewhere this Code shall apply.

The (NPA) ordinance adopted pursuant to this section shall not limit or add to the uses permitted in the underlying zone of zones, nor shall such ordinance permit a greater density of land use than permitted in the underlying zone or zones.

**235-83. CRITERIA.** The following criteria shall be applicable to the establishment to any (NPA) Zone , and the ordinance establishing said zone shall contain findings relative to such criteria:

(a) The neighborhood described in and subject to the (NPA) ordinance has unique social, architectural, environmental, or other characteristics which will be preserved by the regulations and standards contained in the (NPA) ordinance.

(b) The (NPA) Zone is of sufficient size to constitute an identifiable neighborhood.

(c) The (NPA) Zone does not unduly restrict reasonable uses of the land nor cause undue hardship on property owners within this zone.

**235-84. DESIGNATION.** The abbreviation (NPA) appearing on a comprehensive zone plan incorporated in Title I, Chapter I, Article 4 of this Code, indicates that the property so classified is subject to the provisions of this Article and an ordinance adopted pursuant to this Article.

**(NPA) NEIGHBORHOOD PRESERVATION AREA (COMBINING LAND USE ZONE)**

**SPA SPECIAL PLANNING AREA LAND USE ZONE**

**235-90. PURPOSE.** The purpose of this Article is to establish a procedure whereby the Board or the Commission may initiate proceedings to regulate property in areas throughout the County area that have unique environmental, historic, architectural, or other features which require special conditions not provided through the application of standard zone regulations. It is recognized that in certain circumstances it may be desirable to provide for a greater range or mixture of uses in an area than would be permitted in the standard land use zones of this Code. It is the purpose of this Article to provide the method for the County to guide the development of such areas so as to preserve such unique characteristics or provide for a broader mixture of land uses when appropriate.

**235-91. DESIGNATION.** The abbreviation SPA appearing on a comprehensive zone plan incorporated in Title I, Chapter 1, Article 4 of this Code indicates that the property so classified is subject to the provisions of this Article and an ordinance adopted pursuant to this Article.

**235-92. INITIATION OF ZONE.** The Board or the Commission may initiate proceedings to place parcels within the SPA Land Use Zone, provided that said Board or Commission has made the findings set forth in Section 235-95.

**235-93. MANDATORY CONTENTS OF SPA ORDINANCE.** An SPA Zone shall be established by ordinance, and provisions shall be included in each SPA Ordinance for the following matters:

- |                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. A list of permitted uses.</li> <li>2. Performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.</li> <li>3. Other design standards appropriate for the specific site and development.</li> </ol> | <ol style="list-style-type: none"> <li>4. Legal description of property covered by the ordinance.</li> <li>5. Reasons for establishment of an SPA Land Use Zone on the particular property.</li> </ol> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**235-94. ADDITIONAL PERMISSIVE CONTENTS OF SPA ORDINANCE.** The following provisions are permissive and are not intended to be an exclusive list of the provisions which may be included in an SPA Ordinance.

- |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Procedure for review of proposed development. The procedures may include:               <ol style="list-style-type: none"> <li>a) Types of projects that require review.</li> <li>b) Documents required from developers.</li> <li>c) Hearing procedures, if any.</li> </ol> </li> </ol> | <ol style="list-style-type: none"> <li>2. Regulations relating to nonconforming lots, uses, structures, and signs.</li> <li>3. Time phasing and sequence of development of projects.</li> </ol> |
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**235-95. FINDINGS.** The Planning Commission shall not favorably recommend an SPA Ordinance unless the Commission first finds that:

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. The area included within the SPA Zone has one or more unusual environmental, historic, architectural, or other specified significant features which justify the adoption of the SPA Zone.</li> <li>2. That the said unusual features cannot adequately be protected by the adoption of any other land use zone.</li> <li>3. That the SPA Zone is of sufficient size that the adoption of the regulations contained therein will not constitute the granting of a special privilege nor deprivation of property rights.</li> </ol> | <ol style="list-style-type: none"> <li>4. That the SPA zone will provide for a reasonable use of the land and not cause undue hardship on property owners within the Zone.</li> </ol> |
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**235-96. APPLICATION FOR AMENDMENT TO THE SPA LAND USE ZONE.** The procedures amending an SPA Land Use Zone adopted pursuant to this Article shall be the same as for any amendment to the Zoning Code, as set forth in Title I, Chapter 15, Article 2 including an application therefore pursuant to the provisions of Section 115-12.

# **TITLE III**

## **USE REGULATION AND DEVELOPMENT STANDARD**

**CHAPTER 1 — GENERAL PROVISIONS**  
**ARTICLE 1 — SPECIAL USE REGULATIONS**

**301-01. APPLICATION.** The uses permitted in the various zones in this Code shall be subject to the general use regulations and exceptions in this Article.

**301-02. SALES OF CHRISTMAS TREES.** Christmas trees may be sold as a temporary use in the BP, SC, LC, AC, TC, GC, 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 approval 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.

**301-03. 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 or interim 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 parcel or lot in such zone, on which there is not less than five (5) acres devoted to agricultural use.

**301-04. TRUCK, TRAILER PARKING IN AGRICULTURAL ZONES.** The storage, maintenance, and repair of trucks and truck trailers in any agricultural or interim agricultural zone shall be permitted subject to the issuance of a conditional use permit by the appropriate authority; provided that any parcels so used shall have a minimum lot area of ten (10) acres.

**301-05. 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 approval for such use from the Zoning Administrator.

**301-06. 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 the 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.

**301-07. TEMPORARY SALES OR CONSTRUCTION OFFICES.** A temporary office established to handle sales or construction of lots or homes or both may be authorized in any zone provided a use permit is first obtained from the Zoning Administrator.

**301-08. 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.

**301-09. STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.** The storage of flammable and combustible liquids in excess of ten (10) gallons in residential, interim residential, and interim estate zones as enumerated in Sections 101-23, 101-31 and 101-32 is prohibited unless a conditional use permit is obtained from the appropriate authority. Excluded from this requirement is the storage of flammable liquids in the fuel tank of a motor vehicle, motorboat, mobile power plant or mobile heating plant, and the storage or use of paints, oils, varnishes or similar flammable mixtures when such liquids are stored for maintenance, painting or similar purposes.

**GENERAL HEIGHT REGULATIONS**

**301-20. APPLICATION.** The height regulations specified for the various uses in this Code, and for the various zones in this Code shall be subject to the height regulations and exceptions in this Article.

**301-21. 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 otherwise established within the zone, or for that use, provided that no such exception shall cover at any level more than fifteen percent (15%) of the area of the lot, nor have an area at the base greater than sixteen hundred (1600) square feet.

**301-22. EXCEPTION.** Public buildings, hotels, apartment houses, schools, churches, hospitals, and other similar buildings 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 otherwise established in this title for such structure. 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 sets back from the center line 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 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.

**301-23. INTERPRETATION.** The height provisions for buildings or structures shall be interpreted so that both the limitation as to the number of stories and the limitation of the height in feet apply.

**301-24. HEIGHT LIMITS IN AIRCRAFT APPROACH ZONES.** 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 Code.

**301-25. OPENINGS INTO CELLARS.** In no instance shall an entrance to a building which is open to the general public be into a cellar or basement.



**GENERAL AREA AND YARD REGULATIONS**

**301-30. APPLICATION.** The area, yard, public street frontage, and other regulations specified in this Code for the various uses and the various zones shall be subject to the regulations in this Article.

**301-31. 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.

**301-32. ACCESSORY BUILDINGS.** In the residential, interim residential, interim estate, agricultural and agricultural-residential 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.

**301-33. 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 of any of the streets.

**301-34. 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.

**301-35. 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.

**301-36. THROUGH LOTS.** Where a through lot has a depth of one hundred twenty-five (125) feet or more, said lot may be treated as two lots with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met.

**301-37. SETBACK MEASUREMENT.** The setback of all buildings and structures and the setback of outdoor merchandise displayed in the front of 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 Element of the General Plan for Sacramento County. The width of any street or highway which does not appear in the Master Streets and Highway 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."

**301-38. 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.

**301-39. 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 included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.

**301-40. YARDS TO BE UNOBSTRUCTED.** Except as otherwise provided in this Code, every part of a required yard or court shall be open from its lowest point to the sky unobstructed.

**301-41. AREAS AND WIDTHS OF LOTS FOR LOCAL PUBLIC AGENCY USES.** Contemporaneously with the hearing for a use permit for the establishment of any buildings or grounds owned and operated by a local public agency in any agricultural zone, interim agricultural zone, or agricultural residential zone, the appropriate authority may permit such uses on a lot of less area or width than required in said zones provided:

(a) That the area and width of the lot is adequate for the proposed use and is sufficient to provide the required yards, parking areas, and landscaping.

(b) The area and width of the lot is adequate under the circumstances of the particular case to prevent the proposed use from being detrimental to the

health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or to property and improvements in the neighborhood or to the general welfare of the County.

**REGULATIONS FOR TEMPORARY MOBILE HOMES**

**301-50. TEMPORARY DWELLING.** In any zone where a dwelling is permitted, the Chief Building Inspector may authorize an occupancy permit for the use of a mobile home, 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.

**301-51. MOBILE HOME AS AN ACCESSORY DWELLING FOR PERSONS IN NEED OF CARE AND SUPERVISION.** In those zones where a mobile home as an accessory dwelling for persons in need of care and supervision is indicated as a permitted use in Table I, Section 201-02, the appropriate authority may grant a conditional use permit for the use of a mobile home or travel trailer as an accessory dwelling where there is a need to provide close care and supervision of a handicapped person occupying either the principal dwelling or the accessory dwelling by the occupant of the other dwelling on the premises, where the appropriate authority finds:

(a) That the person for whom the care and supervision is to be provided is related by blood or marriage to an occupant of the other dwelling on the premises, in one or more of the following categories: a parent, child, grandchild, grandparent, sibling, aunt, uncle, niece, nephew, cousin germane.

(b) That the person for whom the care and supervision is to be provided is physically or

mentally handicapped to the extent that he requires immediate supervision and care by the occupant of the other dwelling on the property. Proof of physical or mental handicap may be required.

(c) That the establishment of the accessory dwelling in the mobile home or travel trailer is necessary in order to provide the required care and supervision of the handicapped person.

The mobile home or travel trailer is to serve only as an accessory dwelling and shall be removed from the premises within thirty (30) days after the expiration of the permit, or when the occupancy of the mobile homes or travel trailer is no longer necessary for the provision of care and supervision of the handicapped person, if earlier. The appropriate authority may impose additional conditions deemed necessary to protect the purpose and integrity of the zone in which a mobile home is located and to protect the general welfare of the community.

**301-52. USE OF MOBILE HOMES AND TRAVEL TRAILERS FOR HUNTING CLUBS.** The Chief Building Inspector may authorize the use of an independent or self-contained mobile home 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 Section 301-57.

**301-53. USE OF MOBILE HOMES AND TRAVEL TRAILERS AT CONSTRUCTION SITES.** Mobile homes 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.

**301-54. USE OF MOBILE HOMES AND TRAVEL TRAILERS AS TEMPORARY OFFICES.** Mobile homes 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 in Section 301-57. The use for offices beyond the period of one (1) year shall be approved by the Board of Supervisors of Sacramento County.

**301-55. USE OF MOBILE HOMES AND TRAVEL TRAILERS FOR NIGHT WATCHMEN.** A mobile home or travel trailer may be authorized in any zone by the Chief Building Inspector to house a night watchman provided a permit to occupy shall be secured as prescribed in Section 301-57. The use of a mobile home 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.

**301-56. MOBILE HOME OR TRAVEL TRAILER, HEALTH DEPARTMENT APPROVAL.** No mobile home or travel trailer shall be occupied for residential purposes until the mobile home 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.

**301-57. MOBILE HOMES AND TRAVEL TRAILERS, DEPARTMENT OF PUBLIC WORKS REGULATIONS.** In addition to the approval of the Health Department as required by Section 301-56, the Department of Public Works is authorized to establish reasonable regulations relating to the occupancy of the mobile homes and travel trailers including, but not limited to requiring annual occupancy permits for all mobile homes, travel trailers, campers, and motor homes used for dwelling units and located outside either licensed mobile home parks or mobile home subdivisions. The required fees shall be \$25.00 per year for all campers, travel trailers or motor-homes and for a mobile home shall be \$35.00. Said regulations shall be filed with the Clerk of the Board of Supervisors.

## CHAPTER 5 — RESIDENTIAL USE DEVELOPMENT STANDARDS

### ARTICLE 1 — SINGLE FAMILY, TWO FAMILY STRUCTURES

**305-01.** The provisions of this Article shall apply to the following uses in any zone:

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| <p>(a) One (1) single family detached dwelling on an individual lot.</p> <p>(b) Foster Home.</p> <p>(c) Residential care homes.</p> <p>(d) Family day care home.</p> <p>(e) Mobile Homes, when used as the primary residence on a single lot.</p> | <p>(f) Two family residential dwelling (duplex).</p> <p>(g) Any use found by the Planning Commission, pursuant to Section 110-31, to be substantially similar to any of the above areas.</p> |
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**305-02. YARDS.** No building or structure, nor the enlargement of any building or structure shall be erected for any of the uses specified in Section 305-01 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 twenty-five (25) feet. Rear yards for lots less than one hundred twenty-five (125) feet in depth may be reduced to twenty (20) percent of the average depth of the lot, but in no event less than ten (10) feet, for one story buildings, and fifteen (15) feet for two and three story buildings.

The main building may project into the required rear yard for an interior lot or into the required side yards for a corner lot up to ten (10) feet provided that an equal area is provided as a yard or court within the buildable portion of the lot.

- (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.
- 3) For a three story building the side yard shall be not less than twenty-five (25) 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.

**305-03. EXCEPTION TO YARD REQUIREMENTS.** The yard requirements set forth in this Article shall not apply to dwellings erected above or as a part of commercial buildings.

**305-04. HEIGHT REGULATIONS.** No structure or building for any of the uses specified in Section 305-01, shall have a height greater than two (2) stories, nor greater than thirty (30) feet except that in accordance with the provisions of Section 201-02, a single family dwelling or two family dwelling may have a height no greater than three (3) stories nor greater than forty (40) feet.

**305-05. OFF STREET PARKING.** Off street parking shall be provided for the uses specified in Section 305-01 as follows:

- (a) Not less than two (2) parking spaces shall be provided for each dwelling unit within the buildable portion of the lot or within the required front yard on the driveway of the property. The required parking spaces may be provided within a garage, under a carport, on an open dust-free surface, or any combination thereof. 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 (20) feet shall be provided for the temporary parking of vehicles free and clear of the street right-of-way.

- (b) In addition to the number of spaces provided pursuant to subparagraph (a) of this section, a residential care home providing care for four (4) or more adults, shall provide one additional parking space.

- (c) In addition to the number of spaces provided pursuant to subparagraph (a) of this section, a family day care home, foster home, or other similar uses, shall provide one additional space for every ten (10) or more children receiving care in the home.

**ARTICLE 2 — MULTIPLE FAMILY DWELLINGS**

MULTIPLE FAMILY

**305-10.** The provisions of this article shall apply to the following uses:

- |                                                                                                                                                                                                                                    |                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(a) Apartment houses.</li> <li>(b) Boarding houses.</li> <li>(c) Fraternity or Sorority Houses, dormitories.</li> <li>(d) Group care facilities.</li> <li>(e) Child care center.</li> </ul> | <ul style="list-style-type: none"> <li>(f) Child day care facilities.</li> <li>(g) Any use found by the Planning Commission pursuant to Section 110-31, to be substantially similar to any of the above uses.</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**305-11. COURTYARD, MINIMUM WIDTH.** Except as otherwise provided in this Code, for any of the uses specified in Section 305-10, the minimum width of a courtyard between buildings or wings of a building or the width of an enclosed courtyard shall be:

- |                                                                                                                                                           |                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(a) Not less than the sum of the side yards required for each building, building wing or building face,</li> </ul> | <ul style="list-style-type: none"> <li>(b) Not less than the height of the highest building, building wing or building face, whichever is greater.</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

**305-12. HEIGHT REGULATIONS.** No building or structure for any of the uses specified in Section 305-10 shall have a height greater than three (3) stories, nor greater than forty (40) feet.

**305-13. FRONT YARD.** No building or structure nor the enlargement of any building or structure shall be erected for any of the uses specified in Section 305-10 unless a front yard of not less than twenty-five (25) feet is provided and maintained.

**305-14. REAR YARD.** No building or structure nor the enlargement of any building or structure shall be erected for any of the uses specified in Section 305-10 unless a rear yard of not less than twenty-five (25) feet is provided and maintained, except as follows:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(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 (20) percent 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.</li> <li>(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 the area which would be required for the combined area of a normal rear yard and</li> </ul> | <ul style="list-style-type: none"> <li>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.</li> <li>(c) On an interior lot the minimum 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.</li> </ul> |
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**305-15. SIDE YARDS.** No building or structure nor the enlargement of any building or structure shall be erected for any of the uses specified in Section 301-10 unless side yards are provided and maintained as follows:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(a) One Story Building. 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.</li> <li>(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.</li> </ul> | <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> </ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**TOWNHOUSE, ROW HOUSE AND CLUSTER DEVELOPMENT**

TOWNHOUSE

**305-30.** The provisions of this Article shall apply to the following uses in any zone:

- (a) Townhouse.
- (b) Row house.
- (c) Cluster development.

**305-31. ATTACHED DWELLINGS, MAXIMUM NUMBER.** There shall be not more than eight (8) dwelling units in each group of attached dwellings.

**305-32. BUILDING COVERAGE.** The total area covered by roofed structures shall not exceed thirty-five (35) percent of the net area of the lot on single family and duplex lots nor thirty-five (35) percent of the project area excluding public streets, public parks and school grounds in townhouse, row house or cluster developments.

**305-33. DISTANCE BETWEEN BUILDINGS AND WINGS OF A BUILDING.** No building or structure nor the enlargement of any building or structure shall be erected for any of the uses specified in Section 305-30 unless the following yards and distances between buildings are provided and maintained:

(a) The required yard widths shall be provided adjoining each building face. The yard width required for one building may not overlap the space required for an adjacent building.

(b) Buildings shall be considered to have one or more primary and secondary living view walls. The primary view wall(s) shall be designated by design and may include portions of living and dining room and related spaces. The secondary view wall(s) shall be designated by design and may include bedroom, bath and related spaces and the balance of the spaces in the dwelling.

(c) End walls of buildings which are not primary view walls and which have no primary entrances shall require only minimum width adjoining yard space.

(d) One-Story Buildings. Primary view walls of the building shall have an adjoining yard width of not less than fifteen (15) feet. Secondary view walls and end walls shall have an adjoining yard width of not less than seven and one-half (7½) feet.

(e) Two-Story Buildings. Primary view walls of the building shall have an adjoining yard width of not less than twenty-five (25) feet. Secondary view walls and end walls shall have an adjoining yard width of not less than twelve and one-half (12½) feet.

(f) Courtyards. The minimum width of an enclosed courtyard or of a courtyard between wings of a building shall be not less than the sum of the yard widths required for each primary and secondary view wall and not less than the height of the building in any case.

(g) Accessory Structures. Detached structures are those having a roof separation of more than six (6) feet. Attached accessory structures shall provide yard widths as required for the principal structural unit. Detached accessory structures may approach any lot line as regulated by the Building Code except that no accessory structure may be located in the required front yard or side street yard area.

**305-34. SETBACK FOR BUILDINGS.** Except as provided in Section 305-35, all buildings shall set back from a public street, measured from the edge of the right-of-way, not less than twenty-five (25) feet except where the side of a dwelling unit, major structure, or carport in which there are no vehicular entrances faces the street, in which case the minimum setback shall be twenty (20) feet.

**305-35. SPECIAL SETBACK FOR BUILDINGS FROM PUBLIC STREETS.** In order to accomplish a better design and break the monotony of a long flat wall or rows of buildings, the front setback may vary as follows:

The front setback may be reduced to not less than twenty (20) feet provided that no more than twenty (20) percent of the units or building length are placed less than twenty-five (25) feet from the street right-of-way; provided that the overall average setback of the units in the block is not less than twenty-five (25) feet from a public street; and provided that no portion of a building or individual unit with a setback greater than fifty (50) feet may be considered in obtaining an overall average.

**305-36. SETBACK FOR BUILDINGS FROM PRIVATE STREETS.** The minimum setback from a private street, measured from edge of curb or edge of paving, if there is no curb, shall be ten (10) feet for dwelling units, major buildings and carports.

**305-16. SIDE STREET YARDS.** No building or structure nor the enlargement of any building or structure shall be erected on a corner lot for any of the uses specified in Section 305-10 unless a side street yard is provided and maintained as follows.:

(a) For buildings with no primary entrances to said side street yard, the side street yard shall be not less than twelve and one-half (12½) feet.

(b) For buildings having one or more primary entrance to said side street, the side street yard shall be not less than fifteen (15) feet for a one story building and twenty-five (25) feet for a two or three story building.

**305-17. EXCEPTION TO YARD REQUIREMENTS.** The yard requirements set forth in this Article shall not apply to dwellings erected above or as a part of commercial buildings.

**305-18. OFF-STREET PARKING:** Off-street parking shall be provided in conformity with the standards set forth in Title III, Chapter 30 of this Code for the uses specified in Section 305-10 as follows:

(a) Apartment houses and similar uses shall provide at least one and one-half (1½) parking spaces per dwelling unit or one parking space per each six hundred (600) square feet of gross floor area, whichever is greater.

(b) Boarding houses, fraternity or sorority houses, dormitories, group care facilities and similar uses where the structure contains 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, except that:

Fraternity or sorority houses and dormitories 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.

(c) Child day care facility, child care centers, and similar uses, 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.

**305-37. SETBACK FOR BUILDINGS FROM EXTERIOR BOUNDARY OF THE PROJECT.** All major buildings including all residential, recreation and office buildings shall setback at least twenty (20) feet from the exterior boundary of any project development.

**305-38. SETBACK OF OPEN PARKING SPACES (PARKING LOTS FROM PUBLIC AND PRIVATE STREETS).** All open parking spaces shall setback not less than twenty (20) feet measured from edge of the right-of-way for a public street and measured from the edge of the curb, or from the edge of the pavement if there is not a curb for a private street.

**305-39. PRIVATE YARD AREA.** Exclusive of and in addition to the common open space, each dwelling unit shall have a private yard area for the exclusive use of the occupant or resident therein of not less than two hundred (200) square feet per dwelling unit.

**305-40. LOT WIDTH — ATTACHED DWELLING UNITS.** Each individual lot shall have a minimum width of twenty-one (21) feet.

**305-41. MAINTENANCE OF COMMON AREAS.** If common grounds are involved in the project development, the developer shall submit to the Planning Commission for approval a maintenance program by a homeowner's association or other enforceable means to assure maintenance of common areas, landscaping, private streets, parking areas, and recreational facilities. The approved maintenance program shall be filed with the Building Inspection Office.

**305-42. HEIGHT.** No building or structure for any of the uses specified in Section 305-30 shall have a height greater than two (2) stories or thirty (30) feet.

**305-43. OFF-STREET PARKING.** Off-street parking shall be provided in conformity with the standards set forth in Title III, Chapter 30, of this Code for the uses specified in Section 305-30 as follows:

(a) Two (2) parking spaces shall be provided for each dwelling unit, and at least one (1) guest parking space shall be provided for each ten (10) dwelling units in a project.

(b) All required parking may be provided in widened private streets or in off-street parking areas.

(c) Vehicular access to a required off-street parking area shall be provided by a driveway which is not more than six hundred (600) feet in length.

(d) Off-street parking areas for attached dwelling units shall be designed so that vehicles will not back out onto a public street.

(e) The setback area from streets specified in Section 305-38, excluding driveways and walls, shall be developed and properly maintained with appropriate soft, live landscaping.



**HALF-PLEXES**

HALF-PLEXES

**305-50. APPLICATION.** The provisions of this Article shall apply to half-plex development in any zone.

**305-51. LOT WIDTH AND PUBLIC STREET FRONTAGE.** No building or structure shall be erected on any lot where the lot is to be divided into two sections, each section to be occupied by a half-plex dwelling, unless the following width and public street frontage is provided and maintained for each individual half-plex section:

(a) Interior sections: Each interior section shall have public street frontage and width of not less than twenty-six (26) feet.

(b) Corner sections: Each corner section shall have public street frontage and width of not less than thirty-six (36) feet.

(c) The public street frontage for sections fronting on a 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.

**305-52. LOT AREA.** No building or structure shall be erected on any lot where the lot is to be divided into two sections, each section to be occupied by a half-plex dwelling, unless the following area is provided and maintained for each individual half-plex section:

(a) Two thousand six hundred (2,600) square feet for interior sections.

(b) Three thousand six hundred (3,600) square feet for corner sections.

**305-53. YARDS.** No building or structure shall be erected on any lot where the lot is to be divided into two sections, each section to be occupied by a half-plex dwelling, unless the following yards are provided and maintained for each half-plex section:

(a) Front yard: There shall be a front yard of not less than twenty (20) feet.

(b) Side yard: There shall be a side yard on each side of a main building of not less than five (5) feet for a one (1) story building and seven and one-half (7½) feet for a two (2) story building, and twenty-five (25) feet for a three (3) story building.

(c) Side street yard: On corner lots there shall be a side street yard of not less than twelve and one half (12½) feet.

(d) Rear yards: There shall be a rear yard of not less than twenty-five (25) feet, as follows:

1) Rear yards for lots less than one hundred twenty-five (125) feet in depth may be reduced to twenty percent (20%) of the average depth of the lot, and fifteen (15) feet for two or three story buildings, but in no event less than ten (10) feet for one story building.

2) 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 not be less than the area which would be required for the combined area of a normal 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 (1) story building and seven and one-half (7½) feet for a two (2) story building.

3) 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.

**305-54. HEIGHT REGULATIONS.**

(a) No half-plex shall have a height greater than three (3) stories.

(b) No half-plex shall have a height greater than forty (40) feet.

**305-55. OFF-STREET PARKING.** Off street parking shall be provided for the uses specified in Section 305-50 as follows:

(a) Not less than one (1) parking space shall be provided for each dwelling unit within the buildable portion of the lot or within the required front yard on the driveway of the property. The required parking spaces may be provided within a garage, under a carport, on an open dust-free surface, or any combination thereof. 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 (20) feet shall be provided for the temporary parking of vehicles free and clear of the street right-of-way.

**TRAVEL TRAILER & RECREATIONAL  
VEHICLE PARKS**

**305-60.** No building or structure shall be erected or maintained on any lot or parcel devoted to any use specified in this Section, in any zone established by this Code, unless the standards set forth in this Article are complied with and maintained. The provisions of this Article shall apply to the following uses:

(a) Recreational vehicle parks

(b) Travel trailer parks

**305-61. LOT AREA.** The minimum net lot area for any lot used for any use set forth in Section 305-60, shall be five (5) acres, or the lot area specified in the zone standards applicable to the zone in which the property is located, whichever is the greater.

**305-62. PUBLIC STREET FRONTAGE.** Any lot used for any use set forth in Section 305-60 shall have not less than sixty (60) feet of frontage on a public street, or the minimum public street frontage specified in the zoning regulations applicable to the zone in which the property is located, whichever is the greater. Such public street frontage requirement shall be satisfied only where the public street has the right-of-way width of sixty (60) feet or greater.

**305-63. SITE STANDARDS.** Each travel trailer or recreational vehicle site within the park shall be clearly defined and marked on each corner with permanent markers. Each site shall have a width of not less than twenty-five (25) feet and a depth of not less than fifty (50) feet. A yard of not less than five (5) feet shall be provided and maintained between the boundary line of each site and any travel trailer, recreational vehicle, awning, patio cover, or other structure. 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.

**305-64. RECREATIONAL AREAS.** Each park 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.

**305-65. STORAGE AREAS.** Each 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 within a chain-link or comparable fence not to exceed five (5) feet in height and shall be screened from exterior view.

**305-66. DRIVEWAYS.** 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.

The minimum pavement width on every interior driveway shall be twenty-five (25) feet. Interior driveways on which parking is permitted on one side shall have a paved width of not less than thirty-five (35) feet, and where parking is permitted on both sides shall have a width of not less than forty-five (45) feet. Any interior driveway or portion thereof 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 and shall terminate with a turnabout design sufficient to permit a travel trailer or recreational vehicle to turn around without backing.

**305-67. SIGNS.** One (1) on-site, non-flashing, stationary sign may be erected on any lot or parcel used for a use specified in Section 305-60. Such sign shall not have an area greater than eight (8) square feet, nor be located closer than twenty-five (25) feet from any property or street right-of-way line, and shall be arranged so as to not produce a glare on any other property.

**305-68. PARKING.** 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, subject to the provisions of Title III, Chapter 30 of this Code.

**305-69. DENSITY.** The number of travel trailer and recreational vehicle sites shall not exceed twenty-two (22) per acre for the net area of the park.

**ACCESSORY STRUCTURES INCIDENTAL  
TO PRIMARY RESIDENTIAL DWELLINGS**

**305-80.** The provisions of this Article shall apply to the following uses and structures in any zone, when incidental to a primary residence located on the same lot or parcel.

- |                                                                                                                     |                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| (a) Detached garages.                                                                                               | (g) Mobilehomes used as an accessory residence.                                                                            |
| (b) Guest houses.                                                                                                   | (h) Non-commercial greenhouse.                                                                                             |
| (c) Storage sheds.                                                                                                  | (i) Facilities for private outdoor recreation, such as swimming pool facilities, bathhouse, cabana and similar structures. |
| (d) Carports and other unenclosed detached structures which provide shelter for items intended for residential use. | (j) Any other structure incidental and accessory to a residential building.                                                |
| (e) Detached covered patios.                                                                                        |                                                                                                                            |
| (f) Detached residential workshops.                                                                                 |                                                                                                                            |

**305-81. PROHIBITION.** No building or structure used for an accessory structure incidental to a primary residential dwelling shall be built, enlarged, or moved unless the provisions of this Article are met. No accessory building shall be used as sleeping or housekeeping quarters unless expressly permitted in the zone in which the property is located.

**305-82. HEIGHT REGULATIONS.** Accessory residential structures shall not exceed sixteen (16) feet in height. The vertical height from the grade to the plot line of a gable, hip or gambel roof shall not exceed thirteen (13) feet.

**305-83. LOCATION.** Accessory structures shall not be located:

- |                                                              |                                                                                            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| (a) Within six (6) feet of the main building.                | (d) Within three (3) feet of the rear property line.                                       |
| (b) Within twenty-five (25) feet of the front property line. | (e) Within ten (10) feet of an existing primary residential structure on any adjacent lot. |
| (c) Within three (3) feet of the side property lines.        |                                                                                            |

**CHAPTER 10 — AGRICULTURAL USE DEVELOPMENT STANDARDS**  
**ARTICLE 1 — GENERAL AGRICULTURAL USES**

**310-01. APPLICATION.** The provisions of this Article shall apply to general agricultural uses, as defined in Section 130-06, in any zone.

**310-02. HEIGHT REGULATIONS.** No building or structure shall be located on any lot or parcel, where the building or structure is or will be used for general agricultural purposes, to a height greater than fifty (50) feet, provided however, that water tanks, silos, graneries, barns, antennas and similar accessory structures or necessary mechanical appurtenances may exceed a height of fifty (50) feet provided they do not exceed any other height restrictions imposed on the specific location of the structure.

**310-03.** No building or structure shall be erected or maintained on a lot or parcel, where the building or structure is used for general agricultural purposes unless a front, rear, side, and side street yard of not less than fifty (50) feet is provided and maintained.

GENERAL AGRICULTURAL USES

**INCIDENTAL AGRICULTURAL USES**

**310-10. APPLICATION.** The provisions of this Article shall apply to the following uses in any zone, whether such use is the principal use of the property, or incidental to another principal use:

(a) Incidental agricultural uses, as defined in Section 130-07.

(b) Riding stables, boarding stables, and riding academies, whether private or commercial.

**310-11. HEIGHT.** No building or structure shall be erected or maintained on any lot or parcel where the building or structure is used for any use set forth in Section 310-10 to a height greater than three (3) stories, or greater than forty (40) feet; provided, however, that towers, water tanks and similar accessory structures or necessary mechanical appurtenances may exceed the limit provided the structure shall cover no more than fifteen (15) percent of the area of the lot nor have an area at the base greater than sixteen hundred (1600) square feet.

**310-12. YARDS.** No building or structure shall be erected or maintained on any lot or parcel where the building or structure is used for any use set forth in Section 310-10, unless the building or structure is located not less than eighty (80) feet from any public street right-of-way, thirty (30) feet from any lot line, one hundred and fifty (150) feet from any dwelling on an adjacent lot or parcel existing at the time the building or structure is erected, and thirty (30) feet from any dwelling on the same lot.

**310-13. LOT AREA.** The minimum lot area for any lot used for any use set forth in Section 310-10, whether such use is a principal use of the property or is incidental to another principal use, shall be twenty thousand (20,000) square feet or the minimum lot area specified in the zoning regulations applicable to the zone in which the property is located, whichever is the greater.

**310-14. RIDING STABLES AND CORRALS.** In addition to the requirements set forth in this Article, riding stables, boarding stables, and riding academies, whether private or commercial, shall not be erected, located, enlarged, or maintained without complying with the following standards:

(a) 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.

(b) All pasture shall be of such size and have the care necessary to ensure a dust free surface.

(c) Premises shall be sanitary and be maintained to the standards established by the Department of Public Health.

(d) Drainage of the premises shall be subject to approval of the Department of Public Works.

INCIDENTAL AGRICULTURAL USE

**CHAPTER 15 — COMMERCIAL USE DEVELOPMENT STANDARDS****ARTICLE 1 — COMMERCIAL USES**

**315-01.** Commercial structures erected in any commercial land use zone shall conform to the development standards in that zone.

Chapter 15  
Article 2**BUSINESS & PROFESSIONAL USES &  
CONVENIENCE CENTERS**

**315-10. APPLICATION.** No building or structure shall be erected or maintained for use as business and professional offices, or as a convenience center, whenever such use is located within any residential zone pursuant to the Residential-Open Space Land Use Table, Table I, Section 201-02, unless the standards and requirements set forth in this Article are complied with and maintained.

**315-11.** The minimum net lot area, lot width, lot depth, and public street frontage for any lot used for any use set forth in Section 315-10 shall be as set forth below or as specified in the zone standards applicable to the zone in which the property is located, whichever is greater:

(a) Lot area: The minimum lot area shall be at least six thousand (6,000) square feet where both a public water system and a public sewerage facility are both in use; ten thousand (10,000) square feet if either a public water system or a public sewerage facility, but not both, is in use; or one (1) acre if neither a public water system nor a public sewerage facility is in use.

(b) Lot frontage and width: The minimum public street frontage and lot width shall be at least sixty (60) feet.

(c) Lot depth: The minimum lot depth shall be at least one hundred (100) feet.

**315.12 YARDS** The yards to be provided and maintained for those uses set forth in Section 315-10 shall be as follows:

(a) Front yard and side street yard: There shall be a front yard and side street 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 except where the rear yard is adjacent to a commercial or industrial zone; in such case a rear yard is not required.

(c) Side yard: There shall be a side yard of not less than twenty (20) feet except where the side yard is adjacent to a commercial or industrial zone; in such case a side yard is not required.

**315-13. HEIGHT.** Structures and buildings for those uses set forth in Section 315-10 may not exceed twenty-four (24) feet in height and shall not exceed one story. The Board may, however, after a public hearing before the Planning Commission and a recommendation therefrom, grant a conditional use permit to allow a structure or multi-story building to be erected to a height not to exceed forty (40) feet. The Board shall consider at least the following factors before granting such a use permit:

(a) The uses of all contiguous parcels.

(b) The elevations of the subject parcel and all contiguous parcels.

(c) The height and number of stories of structures and buildings on contiguous parcels.

(d) The distance of the buildable area of the subject parcel from buildings on contiguous parcels.

(e) The beneficial or harmful effect of a higher building on existing terrain and vegetation.

(f) The opportunity for the higher structure to overlook yard areas of contiguous parcels and invade the privacy of such yard areas.

(g) The impact of the structure on traffic circulation.

COMMERCIAL USES

BUSINESS AND PROFESSIONAL USES

**315-14. LANDSCAPING:**

(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 property lines of all vacant adjoining parcels, or adjoining parcels used for residential purposes. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along any such property 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 located in relation to the required perimeter fence in such a manner as to form a visual screen between the parcel and adjoining residential uses.

(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in and subject to the standards set forth in Article 3, Chapter 30, Title III of this Code.

(d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.

(e) 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 (30) percent 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.

**OFF-STREET PARKING REGULATIONS**

**315-20. PARKING REQUIREMENTS.** The number of off-street parking spaces specified in this Article for commercial uses shall be provided and maintained in compliance with the standards set forth in Title III, Chapter 30, of this Code. 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.

**315-21. MOTELS, HOTELS, AUTO COURTS.** 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, 100 percent of the requirement specified in this Article for the principal use requiring the greatest amount of parking shall be provided, and 70 percent of the requirement specified in this Article for the other uses shall be provided in addition.

**315-22. SKATING RINKS.** For skating rinks, there shall be provided at least one (1) parking space for every one hundred (100) square feet of skating area.

**315-23. MEDICAL AND DENTAL OFFICES.** For medical and dental offices 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 shall be provided.

**315-24. BANKS AND OTHER OFFICES.** For banks and other offices at least one (1) parking space for every two hundred (200) square feet of gross floor area shall be provided.

**315-25. BARBER AND BEAUTY SHOPS AND SIMILAR USES.** For barber and beauty shops, wig salons and similar uses, 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 shall be provided.

**315-26. PHYSICAL FITNESS CENTERS AND SIMILAR USES.** For physical fitness centers, health studios, steam baths, and similar uses at least one (1) parking space for every two (2) occupants based upon the maximum occupant load as determined under the Uniform Building Code shall be provided.

**315-27. RENTAL SALES, STORES, AND SIMILAR USES.** For general retail sales including department and discount stores not located in a shopping center at least three (3) square feet of parking area for each one (1) square feet of gross floor area shall be provided.

**315-28. MARINAS** For marinas at least one (1) parking space for each boat berth plus one boat trailer space for every twenty-five (25) boat berths, shall be provided.

**315-29. RETAIL FURNITURE, APPLIANCE STORES AND SIMILAR USES.** For commercial uses such as retail stores displaying and selling principally furniture, floor coverings, pianos and organs, and large appliances at least one (1) parking space for every five hundred (500) square feet of gross floor area shall be provided.

**315-30. RESTAURANTS AND BARS.** For restaurants and bars, including those with dancing, 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 shall be provided.

**315-31. UNCOVERED SALES AREAS.** For uncovered sales areas such as new or used automobile, boat or trailer sales, lumber or building material yards, plant nurseries or similar uses 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 shall be provided. In addition, there shall be at least one (1) parking space for each employee.

**315-32. APPLIANCE REPAIR SHOPS.** For shops repairing household appliances and equipment at least one (1) parking space for every two hundred (200) square feet of gross floor area plus one parking space for each employee, shall be provided.



**315-33. SHOPPING CENTERS.** Parking to be provided for shopping centers shall be determined as follows: For the first twenty-five thousand (25,000) square feet of gross floor area 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 at least three (3) square feet of parking area for each one (1) square foot of gross floor area, and 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.

**315-34. BOWLING CENTERS.** 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 by the provisions of this Article for each such use.

**315-35. POOL AND BILLIARD ROOMS.** Pool, card and billiard rooms shall provide at least two (2) parking spaces for each table.

**315-36. OTHER USES.** Other office, personal service, or commercial uses not listed in this Article 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.

## CHAPTER 20 — INSTITUTIONAL USE DEVELOPMENT STANDARDS

### GENERAL INSTITUTIONAL USE STANDARDS

**320-01.** The provisions of this Chapter shall apply to the following uses in any zone:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(a) Convalescent hospital, nursing homes, sanitariums.</li> <li>(b) Animal hospital — veterinary office.</li> <li>(c) Hospital/Medical Clinic.</li> <li>(d) Funeral establishments, including but not limited to cemeteries, crematories, mausoleums, columbariums, mortuaries.</li> <li>(e) Church.</li> <li>(f) Public or private school K-12.</li> <li>(g) College or university.</li> <li>(h) Government buildings and parks.</li> <li>(i) Community center, including but not limited to swimming and tennis clubs, cabana clubs.</li> </ul> | <ul style="list-style-type: none"> <li>(j) Private social center, lodges, or fraternal halls, theaters, auditoriums and other places of public assembly.</li> <li>(k) Public airports.</li> <li>(l) Public utilities.</li> <li>(m) Outdoor recreation facilities, including but not limited to stadiums, ball parks, golf courses, and tennis clubs.</li> <li>(n) Social rehabilitation center, child day care center.</li> <li>(o) Any use found by the Planning Commission pursuant to Section 110-31, to be substantially similar to any of the above uses.</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**320-02. GOVERNMENT PROPERTY.** The provisions of this Chapter shall apply to government property to the extent provided in Section 101-11 of this Code.

**320-03. EXCEPTION.** Any building or structure used for any of the uses specified in Section 320-01, located in any commercial or industrial Land Use Zone shall conform to the standards specified in that zone. Any building or structures used for any of the uses specified in Section 320-01, located in any Land Use Zone other than a commercial or industrial zone shall conform to the standards set forth in this Article.

**320-04. HEIGHT.** No building or structure nor the enlargement of any building or structure for any of the uses specified in Section 320-01 may be erected to a height exceeding forty (40) feet.

**320-05. DEVELOPMENT REQUIREMENTS.** No building or structure may be erected or enlarged for any of the uses specified in Section 320-01 unless the following development requirements are provided and maintained in connection with such buildings or uses:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(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.</li> <li>(b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining residential, interim residential, interim estate, recreation, agricultural-residential, 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 aforesaid adjoining zone.</li> </ul> | <ul style="list-style-type: none"> <li>(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3 of this Code.</li> <li>(d) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained.</li> <li>(e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in Title III, Chapter 30, Article 3 of this Code.</li> <li>(f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface area provided that such hard surface does not cover more than thirty (30) percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purpose of this provision.</li> </ul> |
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**SPECIAL INSTITUTIONAL USE STANDARDS**

**320-10.** In addition to the general standards set forth in Article 1 of this Chapter, the special standards set forth in this Article shall apply to the specific uses set forth in this Article, and to any use found by the Planning Commission pursuant to Section 110-31 to be substantially similar to such specific use.

**320-11. CHURCH STANDARDS.**

(a) Any lot or parcel used for church purposes shall have frontage on a public street as follows:

(1) For churches with less than five hundred (500) seats in the main assembly room, the street shall be a public street with a width of not less than fifty-four (54) feet.

(2) For churches with five hundred (500) or more seats in the main assembly room, the street shall be a public street with a width of

not less than eighty (80) feet or the church grounds shall have direct vehicular access to more than one public street.

(b) The net lot area shall not be less than two hundred (200) square feet per seat in the main assembly room.

(c) Identification signs shall conform to the provisions of Section 335-07.

**320-12. CEMETERY.** All storage areas within cemeteries for the storage of 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 the cemetery when the cemetery is located in a residential or interim residential zone; otherwise such storage area shall be located not less than one hundred (100) feet from the boundary line of a residential or interim residential zone.

**320-13. KENNEL STANDARDS.** Every lot or parcel used for a kennel shall have a net lot area of not less than one (1) acre.

**320-14. SCHOOL STANDARDS.** Every lot or parcel used for a school or for any use which the Planning Commission has found pursuant to Section 110-31 to be similar to a school, shall have a net lot area of not less than five hundred (500) square feet per student.

**PARKING STANDARDS**

**320-20. OFF-STREET PARKING REQUIREMENT.** Off-street parking shall be provided for the uses specified in Section 320-01 as provided in this Article, and in conformity with the standards set forth in Title III, Chapter 30 of this Code.

**320-21. 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.

**320-22. HOSPITALS.** 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.

**320-23. CONVALESCENT HOSPITALS.** Convalescent hospitals, nursing homes and sanitariums shall provide at least one (1) parking space for every four (4) beds licensed by the County or State.

**320-24. SWIMMING AND TENNIS CLUBS AND SIMILAR USES.** 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 percent of the parking required by the sum of other uses, as specified in this Article.

**320-25. SCHOOLS.** Elementary schools shall provide at least one (1) parking space for each employee plus off-street loading space for at least two school buses. Junior high schools shall provide at least one (1) parking space for every three (3) seats in the main auditorium or assembly hall. High schools shall provide the greater of the following:

(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

(b) At least one (1) parking space for every three (3) seats in the main auditorium or stadium, whichever is the greater.

**320-26. COLLEGES.** Colleges shall provide the greater of the following:

(a) At least one (1) parking space for each employee and one (1) parking space for every two (2) students, or

(b) At least one (1) parking space for every three (3) seats in the main auditorium or stadium, whichever is the greater.

**320-27. CHURCHES.** Churches and other places of worship, mortuaries or funeral homes shall provide at least one (1) parking space for every three (3) seats within the main chapel or assembly room.

**320-28. STADIUMS AND SIMILAR USES.** Stadiums, ball parks and other outdoor sports areas with fixed seating shall provide at least one (1) parking space for every four (4) seats.

**320-29. GOLF COURSES.** 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.

**320-30. DRIVING RANGES.** Driving ranges or shooting ranges shall provide at least one and one-half (1½) parking spaces for each tee or shooter station.

**320-31. MINIATURE GOLF COURSES** Miniatures golf or pitch and putt courses shall provide at least one and one-quarter (1¼) parking spaces for each hole.

**320-32. TENNIS AND OTHER COURT GAMES.** Tennis or other court games shall provide at two (2) parking spaces for each court.

**320-33. THEATERS.** Theaters, auditoriums and similar places of public assembly with fixed seating shall provide at least one (1) parking space for every three (3) seats. 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).

**320-34. PARKS.** Public parks over ten (10) acres in size shall provide at least five percent of the total area for off-street parking facilities.

**320-35. POOLS.** 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.

**320-36. PUBLIC UTILITIES.** Public utility buildings, 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.

**320-37. CEMETERIES.** Cemeteries and crematories, mausoleums, columbariums, and funeral establishments when incidental to a cemetery, 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.

**320-38. OTHER USES.** For uses not otherwise specified in this Article, off-street parking shall be provided as follows:

(a) *Institutional uses shall provide at least one (1) parking space for every three (3) occupants based upon the maximum occupant load of the institution at any one time as determined from the Uniform Building Code.*

(b) *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.*

**CHAPTER 25 — INDUSTRIAL USE DEVELOPMENT STANDARDS**  
**ARTICLE 1 — PARKING STANDARDS**

**325-01. OFF-STREET PARKING.** Any building or structure used for industrial purposes shall, in addition to the standards specified in the applicable industrial zone, provide off-street parking in conformity with the standards set forth in this Article and the standards set forth in Title III, Chapter 30 of this Code.

**325-02. MANUFACTURING PLANTS.** 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. | (500) square feet of gross floor area and each company operated vehicle. |
| (b) One (1) parking space for every five hundred                               |                                                                          |

**325-03.** 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.

**325-04. WAREHOUSES.** 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.

**325-05. OTHER INDUSTRIAL USES.** Other industrial uses not listed in this Article 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.

**CHAPTER 30 — OFF-STREET PARKING**  
**ARTICLE 1 — GENERAL PROVISIONS**

**330-01. 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.

X **330-02. GENERAL STANDARDS.** Accessible off-street parking areas shall be provided and maintained as set forth in this Chapter and as specified for the uses to which the property is devoted pursuant to the provisions of Title III of this Code. The parking access shall provide 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.

**330-03. SEATS OF SEATING CAPACITY.** Where the standards for parking set forth in Title III are based upon seating capacity, the capacity shall be determined by reference to 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.

X **330-04. PLANTER OR LANDSCAPED AREAS.** Where the standards set forth in this Chapter or elsewhere in this Code require the installation of planters or landscaped areas within or adjacent to parking areas, such planters or landscaped areas shall be planted with and maintained in live landscaping such as lawn, ground cover, trees or shrubs. The landscaped areas shall not be less than the width specified, excluding any perimeter curbing that may be necessary or desired.

**330-05. 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 improvements. 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.

**330-06. 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.

**330-07.** 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, and where unique design characteristics warrant, appropriate modifications of the Improvement Requirements may be as herein provided. Such reductions or modifications may be granted by the Project Planning Commission or the Policy Planning Commission, or the Board of Supervisors whenever such reduction or modification is in conjunction with the review of proposed development plans by such Commission or Board, as a part of a hearing on a rezoning, use permit, or variance. Otherwise, such reductions or modifications shall be granted by the Subdivision Review Committee.

**330-08. 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.

**330-09. EXISTING FACILITIES:** Any building or use whose parking facilities become substandard by the adoption of this Chapter, but was lawful prior thereto, shall be considered a nonconforming use. Such nonconforming use may continue, but no enlargement or expansion shall be made in such use or building, unless the required number of parking spaces or parking area as designated by this Code are provided. Any change of occupancy or use in an existing building or lot which requires more parking space shall provide the additional parking areas required in this Code.

**330-10. PARKING OF NON-RESISTERED 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, interim residential, interim estate, recreation, agricultural, or agricultural-residential zones.



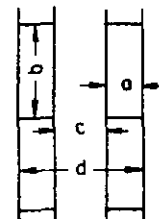
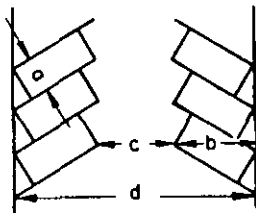
**PARKING SIZE AND LOCATION**

**330-20. 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<br>a | Stall To Curb<br>b | Aisle<br>c | Two Rows<br>+ Aisle<br>d | Stall Width<br>a | Stall Length<br>b | Aisle<br>c | Two Rows<br>+ Aisle<br>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         |                   |            |                          |
|               | 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 (10) percent 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.

**IMPROVEMENT REQUIREMENTS FOR PUBLIC PARKING AREAS**

**330-30. 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.

**330-31. 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.

**320-32. 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 residential, interim residential, agricultural-residential, interim estate, 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 the Sacramento County Code.

**330-33. BUMPRER 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.

**330-34. 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 (5) percent 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 (30) percent 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.

**330-35. 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.

**330-36. 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.

**330-37. ACCESS TO PARKING AREAS:** Access to public parking areas and curb cuts for driveways 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.

**330-38. 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.

**330-39. 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

**330-40.** Plate I is intended to serve as a guide to the design of public parking areas using sixty (60) degree angle stalls.

**330-41.** Plate II is intended to serve as a guide to the design or public parking areas using forty-five (45) degree angle stalls.

**330-42.** Plate III is intended to serve as a guide to the design of public parking areas using ninety (90) degree angle stalls.

# PLATE I



PLATE II  
GUIDE TO DESIGN 45 DEGREE ANGLE PARKING

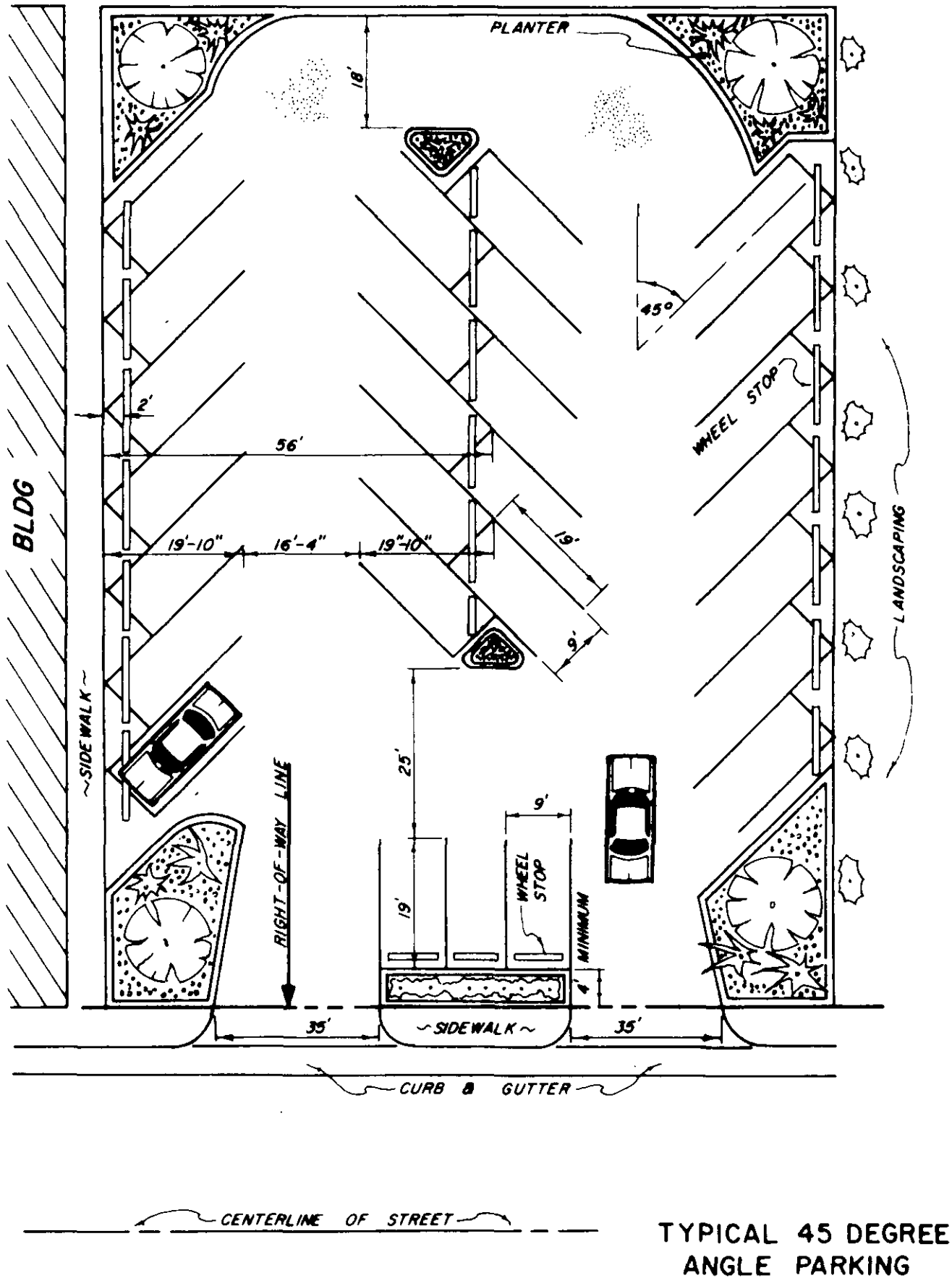
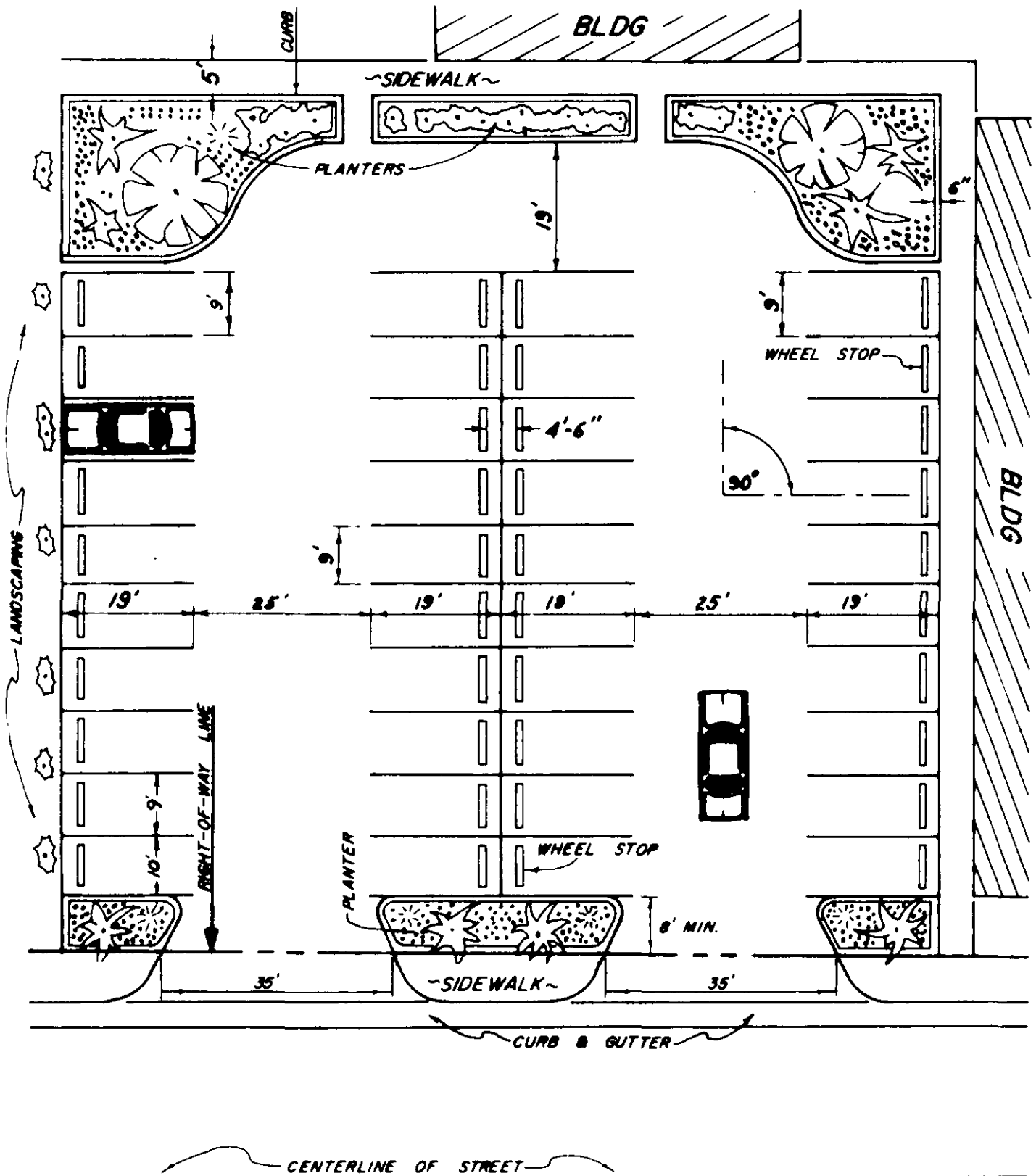


PLATE III  
GUIDE TO DESIGN 90 DEGREE ANGLE PARKING



TYPICAL 90 DEGREE  
ANGLE PARKING

**TRUCK LOADING AND UNLOADING AREAS**

**330-50. 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.

**330-51. 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<br>(square feet) | Loading-Unloading Spaces<br>(number) |
|-----------------------------------|--------------------------------------|
| 7,490 or less                     | 0                                    |
| 7,500-14,000                      | 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                                    |

**330-52. 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.

## CHAPTER 35 — SIGN REGULATIONS

### ARTICLE 1 — GENERAL PROVISIONS

**335-01. REAL ESTATE SIGNS.** Real estate signs advertising the particular property on which the sign is located are authorized in all zones provided:

(a) Number of on-site signs: 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.

(b) Maximum size: The sign does not exceed ten (10) feet in length and twenty-four (24) square feet in area in the AG-80, AG-20, UR, IR, RR, AR-10, AR-5, land use zones or the A-80, A-20, A-10, or A-5 zones; eight (8) feet in length and sixteen (16) square feet in area in the AR-2 and AR-1 land use zones and the A-2, A-2-B, A-1-A, A-1-B interim zones; six (6) square feet in area in the O and C-O Zones and Scenic Corridors and Expressway Corridors; four (4) feet in length and five (5) square feet in area in any interim estate zone, interim residential zone, or residential land use zone; ten (10) feet in length and thirty-two (32) square feet in area in any commercial land use zone, industrial land use zone, or obsolete zone.

(c) Illumination: The sign is not illuminated.

(d) Location: The setback from street right-of-way and from property line is fifty (50) feet in the AG-80, AG-20, UR, IR, RR, AR-10, AR-5, AR-2 land use zones and the A-80, A-20, A-10, A-5, A-2, A-2-B interim zones and Scenic Corridors and Expressway Corridors; twenty-five (25) feet in the AR-1, A-1B, A-1-A, O, M-1 and M-2 Zones; fifteen (15) feet in any interim estate zone, interim residential zone, or residential land use zone; the setback from street right-of-way is twenty-five (25) feet and from a property line is five (5) feet in any commercial zone or obsolete zone.

**335-02. TEMPORARY CONSTRUCTION SIGNS.** Where a building is under construction temporary signs are authorized in all zones identifying the architect, landscape architect, contractor, or builder, provided:

(a) There is no more than one (1) such on-site sign.

(b) The sign shall not exceed thirty-two (32) square feet in area.

(c) The sign is not illuminated.

(d) The sign is set back from each street right-of-way not less than one-half ( $\frac{1}{2}$ ) of the required yard depth.

(e) 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.

(f) The sign is stationary.

(g) The sign is removed at the time of final inspection of the job.

**335-03. POLITICAL, RELIGIOUS AND CIVIC CAMPAIGN SIGNS.** Such signs are authorized in any zone for a period not to exceed ninety (90) days provided:

(a) Such signs are removed within ten (10) days following the conclusion of the campaign.

(b) Said signs shall not be displayed in the Scenic Corridors as specified in Article 2 of this Chapter. Otherwise, signs shall not be within five (5) feet of the side property lines and shall be set back from the street right-of-way lines at least twelve and one-half ( $12\frac{1}{2}$ ) feet.

(c) Regulations: The official designated by the Board of Supervisors to administer this Code may adopt rules and regulations to regulate such signs.

#### 335-04. 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 3 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.



**335-05. HOME OCCUPATION SIGN.** Home occupation signs are authorized in any zone in which a home occupation use is permitted provided:

- (a) No more than one (1) sign is authorized for each permitted home occupation.
- (b) Said sign shall not be illuminated or spotlighted.
- (c) Said sign shall be attached flat against the main building.
- (d) The area of the sign shall not exceed four (4) square feet.

**335-06. AGRICULTURAL SIGNS.** Agricultural signs are authorized in all agricultural land use zones, agricultural-residential land use zones, or interim agricultural zones provided:

- (a) There shall not be more than one (1) such sign.
- (b) The sign is not over twenty-four (24) square feet in area.
- (c) The sign is not more than six (6) feet in height.
- (d) The sign is located on a parcel at least five (5) acres in size and set back at least twelve and one-half (12½) feet from the street right-of-way.
- (e) The sign is not illuminated.
- (f) The sign shall be stationary.

**335-07. CHURCH SIGNS.** Identification signs for churches are permitted provided:

- (a) There is no more than one (1) such on-site sign.
- (b) The sign area is not larger than twenty-four (24) square feet in the residential, interim estate, agricultural-residential, agricultural and interim agricultural zones. In the commercial zones the sign area is to be not greater than that allowed per building front footage.
- (c) The illumination of the sign, if any, shall be indirect and nonflashing.
- (d) The sign is located on the lot on which the church building is located and shall be set back not less than twenty-five (25) feet from the street right-of-way.
- (e) The height of the sign shall not exceed six (6) feet above the ground if free standing. If attached to a building, the height of the sign shall not exceed the roof line or parapet wall of the building.
- (f) 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.
- (g) All signs shall be stationary.

**335-08 EXEMPT SIGNS.** The following signs are exempt from the provisions of this Code:

- (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.

**335-09. PROHIBITED SIGNS.** The following signs are prohibited in all zones:

- (a) Moving signs.
- (b) Signs with flashing, moving, or animated illumination.
- (c) Statuary, real or simulated, as part of the sign design.
- (d) Any sign displaying any obscene, indecent or immoral matter or untruthful matter.
- (e) Signs which are prohibited by the obstruction of corners regulations, Title 12, Chapter 12.12 of the Sacramento County Code.
- (f) Signs which include the words "Stop, Look, Listen", or any other word, phrase symbol, lights, motion, sound, fumes, mist, or other effluent or character in such manner as to interfere with, mislead or confuse traffic.
- (g) Portable signs.

**335-10. 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 district 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 zone or residential land use 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 appropriate authority. Notwithstanding any other provisions of this Code, no fee shall be required for the filing of the application for the Use Permit required by this subparagraph.

**335-11. IDENTIFICATION SIGNS.**

(a) Identification signs for public and private schools, colleges and universities as authorized in any zone, provided:

- 1) There is no more than one (1) such onsite sign.
- 2) The sign shall not exceed twenty-four (24) square feet in area.
- 3) Illumination of the sign, if any, shall be indirect, non-flashing.
- 4) The set-back is not less than one-half ( $\frac{1}{2}$ ) of the required yard depth.
- 5) If attached to a building, the height of 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) The sign is stationary.
- 7) 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.

8) 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 single bounding perimeter.

(b) Signs identifying permitted uses in the Agricultural, Recreational and Residential Zones are permitted, subject to the issuance of a Use Permit by the appropriate authority. In deciding the number, size, location and type of lighting for each sign the Board shall consider the effect said sign will have on the general purpose of the particular zone where the sign is to be located.

**335-12. STANDARDS FOR OFF-SITE SIGNS.** Except for Directory Pole Signs, the following standards shall apply to any off-site exterior sign authorized by the provisions of this Code:

- (a) The total area of any off-site exterior sign shall not exceed seven hundred and twenty (720) square feet nor shall the sign exceed a length of fifty (50) feet.
- (b) Each off-site exterior sign shall have the same set backs as that permitted for a building on the property. Each off-site sign shall be located not less than three hundred (300) feet from any other off-site sign. No off-site sign shall be located within one hundred (100) feet of a residential building, nor shall any such off-site sign be located more than one thousand (1,000) feet from a parcel lawfully used for commercial or industrial purposes.
- (c) The maximum height for off-site sign shall be thirty (30) feet.

**SIGNS IN INDUSTRIAL ZONES**

**335-20. ON-SITE SIGNS.** Except as otherwise provided in this Code, on-site signs and permitted advertising devices may be erected in industrial zones subject to the following provisions:

**(a) Signs attached to Buildings:**

- 1) Area: The area of a sign attached to a building with less than a fifty (50) foot set back from the street right-of-way line shall not exceed (2) two square feet per foot of building frontage. For buildings with a fifty (50) foot or greater set back from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.
- 2) 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 (50) percent of the area within straight lines enclosing the copy.
- 3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.
- 4) 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.

**(b) Non Directory Pole Signs:**

- 1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.
- 2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.
- 3) Height: The maximum height of a non directory pole sign with a ten (10) foot set back from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the set back of the sign is increased provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) Illumination: There shall be no flashing, moving or animated illumination. Lighting or 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) 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.

(e) Banners, string lights and pennant-flags are not permitted in industrial zones.

(f) Real estate signs as provided in Section 335-01.

(g) Temporary construction signs as provided in Section 335-02.

(h) Political, religious and civic campaign signs as provided in Section 335-03.

**335-21. DIRECTORY POLE SIGNS.** Except as otherwise provided in this Code, directory pole signs are permitted in the industrial zones subject to the following provisions:

- (a) Area: The maximum area of a directory pole sign shall be two hundred (200) square feet.
- (b) Location: Directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than the ten (10) feet from said street right-of-way line.

**335-22. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS.** One pole sign, whether directory or non directory shall be allowed per seventy five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**335-23. OFF-SITE SIGNS.** Off-site signs, except Directory Pole Signs as regulated by Section 335-21 of this Article, are permitted in an industrial zone subject to the provisions of Section 335-12.

**SIGNS — SCENIC CORRIDORS**

**335-30. GENERAL PROVISION.** No sign or other advertising display shall be placed or maintained within the Scenic Corridors of state freeways, country roads or county routes except as provided in this Article.

**335-31. ON-SITE SIGNS — ALL ZONES:** The following On-Site Signs as defined in this Code 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, subject to the provisions of Section 335-05.
- (c) Subdivision signs, subject to the provisions of Section 335-04.

(d) Real Estate signs, subject to the provisions of Section 335-01.

(e) Signs identifying architects, contractors or builders, subject to the provisions of Section 335-02.

**335-32. 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 within a scenic corridor advertising the name of the owner or tenant or the agricultural products produced on the premises provided that no signs exceeds sixteen (16) square feet in area nor twenty (20) feet in height.

**335-33. 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.

**335-34. DIRECTIONAL SIGN GROUPS.**

(a) The Sacramento County Project 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 appropriate authority which shall specify the size, placement, design and landscaping 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 (20) percent of the sign area to brand name advertising.

**335-35. 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.

**335-36. BOUNDARIES OF SCENIC CORRIDORS.** The locations and boundaries of the scenic corridors shall be shown on the various Comprehensive Zoning Plans which are part of this Code.

**335-37. FREEWAYS DESIGNATED AS SCENIC CORRIDORS.** The provisions of this Article shall apply to the following 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.

**335-38. 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 to Fair Oaks Boulevard on the north.

- (g) Scenic Corridor for the Scott Road from White Rock Road south to Latrobe Road.
- (h) Scenic Corridor for Latrobe Road.
- (i) Scenic Corridor for Michigan Bar Road.
- (j) Scenic Corridor for Twin Cities Road from Highway 160 east to Highway 99.

**335-39. 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.

**335-40. OFF-SITE SIGNS.** Off-site signs are not permitted in the scenic corridors except within an approved directional sign group, pursuant to the provisions of Section 335-34.

**SIGNS — EXPRESSWAY CORRIDORS**

**335-50. 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.

**335-51. DEFINITIONS.** For the purposes of this Article, certain terms and words are defined as follows:

(a) Expressway: Alta-Arden Expressway from centerline of Ethan Way on the west to the centerline of Watt Avenue on the east.

(b) Expressway Corridors: 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.

**335-52. OFF-SITE SIGNS.** Off-site signs shall not be permitted within the expressway.

**335-53. 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 of indirectly lit signs 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 Section 335-54 shall be located within twenty-five (25) feet or the expressway right-of-way line.

(f) In no case shall the overall size of any advertising display visible from the expressway exceed one-half ( $\frac{1}{2}$ ) square foot per foot of public street frontage serving the property.

**335-54. 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.

**SPECIAL SIGN DISTRICT**

**335-60. PURPOSE.** The purpose of this Article is to regulate directory and non-directory advertising structures in various places throughout the County so as to create a more attractive appearance in major shopping and business centers. The implementation of the regulations herein will enhance and protect the physical values of the community and at the same time reduce the distraction to motorists caused by numerous sign structures of various size and type of construction.

**335-61. BOUNDARIES.** The boundaries of the special sign districts are shown on the various comprehensive zoning plans which are part of this Code.

**335-62. DEFINITIONS.** For the purposes of this Article certain words and phrases are defined as follows:

(a) **Special Sign District:** An area described in one or more comprehensive zoning plans which the Board determines meets the requirements for special sign regulations.

(b) **Monument Sign:** An on-site sign which may be either a directory pole or non-directory pole sign subject to the requirements of this Article and structural requirements of Title 18 of the Sacramento County Code.

**335-63. REGULATIONS.** For property subject to this Article, the provisions of this section relating to monument signs supercede and replace the provisions elsewhere in this Code which relate to and regulate directry and non-directory signs.

(a) **Sign Area:** Monument signs shall be allowed an area of one (1) square foot per foot of the public street frontage with a maximum area of one hundred (100) square feet.

(b) **Location.** Monument signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line and any property line.

(c) **Height.** The maximum height of a monument sign shall be twelve (12) feet.

(d) **Sign Support.** Width of the monument sign support must be at least one-half ( $\frac{1}{2}$ ) of the width of the sign face. For the purposes of this section, the width requirements shall be applied to all project elevations of the monument sign.

(e) **Landscaping:** Two feet of landscaping is required in every direction from the exterior portions of any part of the monument sign.

(f) **Orientation:** Signs are not allowed in controlled areas of visibility as determined by County Code Sections 12.12.010 and 12.12.020.

(g) **Illumination:** There shall be no flashing, moving or animated illumination. Illumination shall be interior lights or spot lighted. Lighting filaments or gas-tubes shall not be visible from adjacent property or public streets.

**335-64. INTERPRETATION.** This article shall not be construed to limit the erection and maintenance of signs except as provided herein.



**CHAPTER 40 — AUTOMOBILE SERVICE STATION  
ARTICLE 1 — PURPOSE**

**340-01. PURPOSE.** The purpose of this Chapter is to establish requirements for the location and construction of automobile service stations in Sacramento County in order to protect and promote the public health, safety and general welfare by lessening the danger of fire and explosion from automobile service stations, by providing for the free flow of traffic along major arterials in Sacramento County, by lessening the danger of traffic accidents resulting from automobile ingress to and egress from automobile service station sites, by eliminating the overconcentration of automobile service stations in close proximity to one another, by protecting residential areas from fire, explosions, toxic and noxious matter, offensive noise, vibrations, smoke, and other objectionable influences arising from automobile service station sites, by preventing the uncontrolled encroachment of commercial establishments adjacent to freeways within Sacramento County, by eliminating automobile service stations no longer in operation which detract from the environment and create urban blight within the entire community, by protecting property values, and by preventing the uncontrolled proliferation of signs on automobile service station sites.

In adopting this Chapter the Board finds and declares that automobile service stations are commercial enterprises unique and different from other commercial enterprises, and as such require regulation as provided herein.

**340-02. DECLARATION AND FINDING RE: AUTOMOBILE SERVICE STATIONS NO LONGER IN OPERATION.** The Board does hereby find and declare that in the unincorporated area of Sacramento County automobile service stations have proliferated to the extent that the area is oversaturated with them, that a substantially large number of automobile service stations have closed and are no longer in operation, that for the most part vacant and unused buildings are left standing on such automobile service station sites, that such automobile service station sites no longer in operation are unsightly and constitute blight and an eyesore to the community, that such automobile service stations have a depressing effect on the economy of the area surrounding such automobile service stations, that they tend to reduce surrounding property values, that they are offensive to the senses so as to interfere with the comfortable enjoyment of life or property, that they present a potential and actual danger to the health, safety, and general welfare of the community, and that in many instances they are a public nuisance.

**SPECIAL REQUIREMENTS — CONDITIONAL USE PERMITS**

**340-10. APPLICATION.** In addition to the requirements for an application for a conditional use permit specified in Title I, Chapter 10, Article 1 of this Code, an application for a conditional use permit for a service station shall contain a site plan showing therein the location of all buildings, structures, signs, landscaping, driveways, circulation patterns, parking facilities, lights, street improvements, and drainage facilities.

The application shall also be accompanied by elevations or renderings which clearly show the style, height, size of the structures and buildings. These elevations and renderings shall be on material satisfactory to the planning department.

**340-11. HEARING.** The Board of Supervisors shall be the appropriate authority to hear and decide all applications for conditional use permits for Automobile Service Stations, after a recommendation by the Project Planning Commission. After a hearing, pursuant to the provisions of Title I, Chapter 10, of this Code, the Project Planning Commission may recommend to the Board of Supervisors either to issue the permit with or without conditions or to deny the application and refuse to issue the permit.

Upon receipt of the written recommendation of the Project Planning Commission, the Board of Supervisors shall hold a public hearing on the application pursuant to the provisions of Title I, Chapter 10, of this Code. Upon hearing the application and the recommendation of the Project Planning Commission, the Board of Supervisors shall either issue the permit with or without conditions or deny the application and refuse to issue the permit.

**340-12. CONFORMANCE TO CHAPTER, GENERAL PLAN, AND OTHER PLANS.** Whenever an application for a conditional use permit is being considered pursuant to this Chapter, the Board and Commission shall consider whether the proposed automobile service station and its site are consistent with the purposes and requirements of this Chapter, of the Zoning Code of Sacramento County, of the General Plan, of any element thereof, of any community plan, or of any other pertinent ordinance, plan or program adopted by the Board of Supervisors.

**340-13. CONDITIONS.** In addition to any other conditions which may be imposed lawfully, any conditional use permit issued pursuant to this Chapter shall include the following conditions:

(a) That if the operation of the automobile service station is discontinued for any reason for a continuous period in excess of one hundred eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit as provided by Section 110-10.

(b) That upon the revocation of the conditional use permit the applicant shall remove all buildings, pumps, pump islands, signs, underground storage

tanks, fences, walls and all other structures and instruments related to the automobile service station and shall return the property to substantially the condition it was in prior to the construction of the automobile service station thereon.

(c) That the applicant to whom a conditional use permit has been granted shall post on the premises for public display the use permit or a copy thereof when issued.

**340-14. USE PERMIT FOR ANCILLARY USES.** The Project Planning Commission shall be the appropriate authority to hear and decide applications for a use permit for the storage or rental of trucks or trailers as an ancillary use to primary automobile service stations. The Project Planning Commission may issue a use permit pursuant to this section subject to the issuance of a conditional use permit by the Board of Supervisors for an automobile service station as provided in this Chapter.

**LOCATION OF AUTOMOBILE SERVICE STATIONS**

**340-20. LOCATION.** Subject to the limitations of Section 340-21 through and including Section 340-26, a primary automobile service station shall be permitted only in the following locations:

(a) At the intersection of a major arterial with another major arterial; or along a major arterial at other than an intersection with another major arterial only when the automobile service station is more than 1000 feet from the nearest intersecting point of street right-of-way lines of major arterials;

(b) At a freeway interchange;

(c) Within a shopping center in an SC zone;

(d) Within an industrial park;

(e) Regardless of the foregoing, no automobile service station, primary or secondary, shall be located mid-block along a major arterial when it is within 1500 feet of the nearest lot line of an existing automobile service station.

**340-21. NUMBER.** The maximum number of automobile service stations permitted at the following locations is as follows:

(a) There shall be no more than two (2) automobile service stations at an intersection of a major arterial with a major arterial;

(b) There shall be no more than four (4) automobile service stations at a freeway interchange.

**340-22. CRITERIA FOR SELECTING AUTOMOBILE SERVICE STATION SITES.** In determining which sites at an intersection or freeway interchange shall be the sites for the location of an automobile service station pursuant to this Chapter, the Board and Commission shall make its determination based on which site or sites available for the location of automobile service stations pursuant to this Chapter are more or most likely, as the case may be, to reduce the danger from fire and explosion, to provide for the free flow of traffic to reduce the danger of traffic accidents arising from ingress to and egress from automobile service station sites, and otherwise to accomplish the purposes heretofore set forth in Article 1 of this Chapter.

**340-23. ABUTTING RESIDENTIAL ZONES.** No automobile service station shall be permitted on lots abutting property zoned as AR-10, AR-5, AR-2, AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, RD-10, A-10, A-5, A-2, A-2-B, A-1-A, A-1-B, O, R-E-3, R-E-2A, R-E-2, R-E-1, R-1-A, R-1-B, R-2, RM-1, RM-2, or R-TH. In the event that the property abutting an automobile service station previously constructed and operating pursuant to the provisions of this Chapter is subsequently zoned to a zone enumerated in this section, such subsequent zoning for such abutting property shall not cause the automobile service station site to be non-conforming to the provisions of this Code.

**340-24. AUTOMOBILE SERVICE STATIONS ALONG COUNTY DESIGNATED FREEWAYS.** No automobile service station shall be constructed along a County designated freeway except when the automobile service station is within a shopping center in an SC zone or industrial park and then subject to the provisions of Section 340-50 and 340-51.

**340-25. AUTOMOBILE SERVICE STATIONS AT FREEWAY INTERCHANGES.** Subject to Section 340-21 an automobile service station shall be permitted at a freeway interchange only when the automobile service station is located in a TC zone and when the automobile service station is within the boundaries of a scenic corridor.

**340-26. LOCATION NEAR AUTOMOBILE SERVICE STATIONS NO LONGER IN OPERATION.** In deciding whether an automobile service station shall be permitted pursuant to this Chapter, the Board and Commission shall consider in addition to any other limitation provided by this Article whether there are any vacant or unoccupied automobile service stations within a one-half (½) mile radius of the proposed automobile service station site, and, if so, shall determine whether the area immediate to such proposed automobile service station suffers from an overconcentration of automobile service stations. If it is determined that the area does suffer from an overconcentration of automobile service stations, then the application for a conditional use permit shall be denied.

**SPECIAL REQUIREMENTS — PRIMARY SERVICE STATIONS**

**340-30. APPLICATION.** The special requirements set forth in this Article shall apply to primary automobile service stations. In the event that any provision in this Article conflicts with any other provision in the Zoning Code of Sacramento County, this Article shall prevail.

**340-31. PUBLIC STREET FRONTAGE.** The minimum public street frontage shall be one hundred thirty-five (135) feet on each public street.

**340-32. YARD REQUIREMENTS.** Yard requirements for the main building on an automobile service station site shall be the same as those required for other structures located in the same zone in which the automobile service station is located.

**340-33. PUMP ISLANDS** Service station pump islands may be placed in required yards provided they are no closer than fifteen (15) feet to the street right-of-way.

**340-34. YARD REQUIREMENTS, MAIN BUILDING OF AUTOMOBILE SERVICE STATIONS ORIENTED TOWARD A SHOPPING CENTER OR INDUSTRIAL PARK.** For the main building of any automobile service station adjacent to a shopping center in the SC zone or industrial park and oriented towards the shopping center or industrial park as required by Section 340-50, the minimum yard requirements for the main building shall be as set forth in Plate II, of this Chapter.

**340-35. ACCESS DRIVEWAYS.** Driveways shall have a minimum width of thirty (30) feet and shall be no wider than thirty-six (36) feet; in all other respects, driveway width shall be as set forth in the County of Sacramento, Department of Public Works Improvement Standards adopted by the Board of Supervisors by Resolution No. 73-495. Driveways shall be no closer than forty (40) feet from the nearest intersecting point of street right-of-way lines except for automobile service stations located in SC zones or residential parks where a driveway shall be no closer than one-hundred twenty-five (125) feet from the nearest intersecting point of street right-of-way lines. Access driveways shall be as set forth in Plates I and II of this Chapter.

**340-36. LANDSCAPING.** Landscaped areas shall be established and maintained on all automobile service station sites. The landscaped area shall comprise a minimum of twenty (20) percent of the lot area. For the purposes of this section not less than seventy (70) percent of the landscaped area as provided in this section shall be covered with live landscaping, such as lawn, ground cover, trees or shrubs, and not more than thirty (30) percent of the landscaped area as provided in this section shall be covered with hard surfaces such as gravel, landscaping rock, concrete, artificial materials, or other impervious materials.

**340-37. ON-SITE LIGHTING.** Lighting shall be so designed, controlled, and maintained that no source of light is visible from off the property. There shall be no flashing, moving, or animated lights on automobile service station sites.

**340-38. SIGNS.** Except as provided otherwise in this Chapter, all signs are subject to all other provisions of the Zoning Code of Sacramento County regulating signs.

**340-39. SIGNS, TOTAL AREA.** The total area of all signs on an automobile service station site including but not limited to all freestanding signs, all signs mounted on walls, and all price and special announcement signs collectively, shall not exceed one (1) square foot per two (2) feet of public street frontage of the premises, but in no event greater than one hundred twenty-five (125) square feet.

**340-40. SIGNS, COMPUTATION OF AREA.** When the sign is composed of letters applied to the building without a distinctive background, the area of the sign shall be measured by the height of the letters times the length of each line of letters. When the sign is against the building with a distinctive background, the area shall be measured to the outside perimeter, including the area of voids within the background area. The area of freestanding signs, whether double-faced or single faced, shall be computed on the basis of the outside perimeter of one side of the sign.

**340-41. SIGNS, FREESTANDING.** Freestanding signs are permitted, provided there shall not be more than one (1) pole sign on each automobile service station site, nor more than two (20) monument signs. Freestanding signs shall not exceed fifteen (15) feet in height. The total area of all freestanding signs shall not exceed thirty-six (36) square feet, except that where price signs are included on the freestanding signs, the total area shall not exceed fifty (50) square feet.

**340-42. SIGNS, FULL-SERVICE — SELF-SERVICE.** Signs indicating whether pump islands are "Full-Service" or "Self-Service" are permitted provided there shall not be more than two (2) such signs each pump island, the signs are located within the pump island area, do not project beyond the edge of the pump island curb, do not exceed the height of the gas pump, and do not exceed three (3) square feet in area.

**340-43. SIGNS, SPECIAL ANNOUNCEMENT.** A Special Announcement sign is permitted, provided there shall not be more than one (1) such sign on each automobile service station site, and such sign shall be located flat against the building.

**340-44. SIGNS, PRICE.** Signs indicating the current price of gasoline and other products are permitted either as part of freestanding signs as provided in Section 340-41, or as provided in this Section, but not both. Price signs, when not a part of the freestanding signs provided in Section 340-41, shall be located within the pump island, shall not project beyond the edge of the pump island curb, shall not project more than four (4) feet above the height of the pumps, and shall not exceed five (5) square feet in area.

**340-45. ARCHITECTURE.** The design of every structure including signs on an automobile service station site shall be compatible with the character of the surrounding neighborhood whenever the Board and Commission determines that a dominant character of the neighborhood surrounding the automobile service station site has been established and that such dominant character of the neighborhood is beneficial to the community.

**340-46. REFUSE AREAS.** Any refuse area on an automobile service station site shall be fenced or screened from the view of any pedestrian or vehicle traffic. The design of such fences and screens shall be compatible with the design of the main building.

**340-47. FENCES AND WALLS.** Where the automobile service station site abuts property residentially zoned or residentially used, there shall be a solid fence such as a wood fence or a solid masonry wall or masonry and wood at least six (6) feet in height along the property line between the automobile service station site and the abutting property except that within the first twenty-five (25) feet from the street right-of-way line said fence or wall shall not exceed two and one-half (2½) feet in height.

**340-48. SERVICE BAYS.** Automobile access to lube bays and bays for minor repair shall not be in the direction of adjacent streets; except that when an automobile service station site is located adjacent to property residentially zoned or residentially used and not prohibited by Section 340-23, then automobile access to any lube bays or bays for minor repairs shall not be in the direction of said property and may be in the direction of adjacent streets.

**340-49. STRUCTURE HEIGHT.** No building or other structure located on an automobile service station site shall exceed sixteen (16) feet in height.

**340-50. AUTOMOBILE SERVICE STATIONS ORIENTED TOWARD SHOPPING CENTERS OR INDUSTRIAL PARKS.** Any automobile service station within or adjacent to a shopping center in an SC zone or an industrial park shall be oriented to the shopping center or industrial park and not an adjoining street for access to and egress from the automobile service station site. For purposes of this Section, the words "oriented toward" shall mean the direction in which the pump islands, means of access to and egress from the automobile service station site, and the main building face. In the event that an automobile service station is constructed prior to the construction of the shopping center adjacent thereto, the construction of a shopping center shall not cause the automobile service station to be nonconforming to the provisions of this Code.

**340-51. AUTOMOBILE SERVICE STATIONS WITHIN OR ADJACENT TO SHOPPING CENTERS OR INDUSTRIAL PARKS.** The site design and architectural style of an automobile service station located within a shopping center in an SC zone or industrial park shall be consistent where possible with the site design and architectural style of the shopping center or industrial park. Internal circulation of traffic within a shopping center in an SC zone or industrial park shall be so designed as not to create traffic hazards as between any automobile service station located as provided herein and other parts of the shopping center or industrial park.

**SPECIAL REQUIREMENTS  
SECONDARY AUTOMOBILE SERVICE STATION**

**340-60. APPLICATION.** The special requirements set forth in this Article shall apply to secondary automobile service stations. In the event that any provision in this Article conflicts with any other provision of the Zoning Code of Sacramento County, the provision of this Article shall prevail.

**340-61. PUMP ISLANDS** *Pump islands may be placed within required front or side street yards provided they are located no closer than fifteen (15) feet from the street right-of-way.*

**340-62. SIGNS.** There shall be no more than two (2) price or special announcement signs for each secondary automobile service station site, provided that the total sign area on the parcel does not exceed the maximum area provided for in the zone in which the secondary automobile service station is located.

Chapter 40  
Article 6**AUTOMOBILE SERVICE STATIONS  
NO LONGER IN OPERATION**

**340-70. MODIFICATION OR REVOCATION OF CONDITIONAL USE PERMIT.** Whenever the operation of an automobile service station is discontinued for any reason for a period of time exceeding one hundred eighty (180) days, the Project Planning Commission on its own motion may hold a hearing for modifying or revoking any conditional use permit pursuant to the procedures set forth in Section 110-10.

**340-71. REFERRAL FOR ABATEMENT.** Whenever a conditional use permit for an automobile service station has been revoked by the Project Planning Commission, the Secretary shall forward a copy of the decision of the Commission to the Chief Building Inspector for the Department of Public Works who shall make an inspection of the automobile service station site in order to ascertain whether abatement procedures are warranted.

SPECIAL REQUIREMENTS  
SECONDARY SERVICE STATIONS

AUTOMOBILE SERVICE STATIONS NO LONGER IN USE

**EXISTING AUTOMOBILE SERVICE STATIONS**

**340-80. EXISTING AUTOMOBILE SERVICE STATIONS.** Any automobile service station in existence as of the effective date of this Chapter and complying with all requirements of law in effect prior to the effective date of this Chapter may continue as a legal conforming use except as provided in this Article.

**340-81. REPAIRS, ADDITIONS, ALTERATIONS, RELOCATIONS OR RESTORATION: MORE THAN FIFTY (50) PERCENT.** When any repairs, additions, alterations, relocation or restoration made within a 12 month period to any structure or structures used in connection with any automobile service station existing as of the effective date of this Chapter exceed fifty (50) percent of the full cash value, as determined by the Assessor from the last assessment roll, of all improvements located on the site of said automobile service station, then the automobile service station site and any structure thereon shall comply with all special requirements set forth in Article 4; in the event that the automobile service station is unable to comply with said special requirements, then a variance may be applied for as provided in Title I, Chapter 10 of this Code.

**340-82. SIGNS.** Signs existing on any automobile service station site as of the effective date of this Chapter shall be replaced, restored, or added to only if such replacement, restoration, or addition is in compliance with the requirements for signs set forth in Article 4. The provisions of this section shall not apply to normal maintenance done to existing signs as repainting, minor alterations, and replacement of existing parts. Non-conforming signs shall be abated pursuant to the provisions of Title I, Chapter 20, Article 6, and the replacement thereof shall be in conformity with the requirements of Article 4.

**340-83. EFFECT.** The provisions of this Article shall not operate to nullify any abatement procedures to be applied to any existing automobile service station; the provisions of this Article shall not be construed to make conforming any automobile service station which was non-conforming to or not in compliance with all applicable laws and regulations in effect prior to the effective date of this Chapter.

**NOV 1977**

**TILLE III  
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CHAPTER 35 SIGNS**



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## AMENDMENTS TO THE ZONING CODE RELATING TO SIGNS.

The proposed amendments herein are for clarification of existing regulations, elimination of duplication, uniformity throughout the regulation, elimination of conflict, and added provisions where need has been established. It is not the intent to make major or controversial changes, only to change format and clarification of the regulations.

To be consistent with the format of the new zoning code, signs as permitted uses are included in Use Tables I, II, and III and in the general provisions of Chapter 35, Article 1, with the development standards for signs in Chapter 35, Article 2.8. In this way, use and application of the sign regulations will be simplified, reduce confusion and misunderstanding. This will aid in the uniformity of interpretation of the sign regulations. Additionally, duplication of the use tables and Chapter 35 would provide a sign code available to the public without being confused by the complete zoning code. Accompanying reference of need for change or previous section number, illustrations, and explanations will be included.

Proposed amendments with changes are indicated by underlining and, where complete change or addition, a vertical line in the left margin will indicate same and refer to accompanying reference for explanations. Where only simple omissions take place, omissions are lined out or, where section is detailed, it is so stated.

TITLE II

AMEND SECTION 130-161, to read:

130-161. SIGN, DIRECTORY POLE. An on-site or off-site sign supported by a sign structure from the ground which directs attention to three (3) or more businesses, professions, services, or entertainments located on the same or an adjacent parcel on which the sign is located. Sign copy, excluding shopping center or building identification name, shall be reasonably equal with no advertising copy exceeding twice the size of any other advertising copy.

Change.  
Need.

AMEND SECTION 130-165, to read:

130-165. SIGN, MONUMENT. A sign constructed upon a solid appearing base or pedestal, the total width of which is at least fifty (50) percent of the overall width of the sign.

Change  
Conflict.

AMEND SECTION 130-166, to read:

130-166. SIGN, NON-CONFORMING. A sign which was never-lawful-or-was lawful when erected, but which does not conform to currently established zone regulations.

Change  
Legal?

This ground features "every" type of sign. Conflicts with other provisions.

AMEND SECTION 130-170, to read:

130-170. 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 (499 sq. ft.) for any sign located elsewhere and located within the same recorded subdivision.~~

Change  
Remove development standards from definition.

ADD SECTION 130-170.1, to read:

130-170.1 SIGN, SUBDIVISION DIRECTIONAL. A sign located outside the subdivision for the purpose of advertising and providing direction to a

Change  
Outdoors Only.

subdivision. Signs that are off-site but less than 800 feet from the point of the property or entrance to the site are considered as on-site signs under the Outdoor Advertising Act, Section 5272 (c).

ADD SECTION 130-170.2, to read:

130-170.2. SIGN, SUBDIVISION PERMANENT IDENTIFICATION. A sign located at the entrance to the subdivision for the purpose of a permanent identification of the subdivision.

AMEND SECTION 215-106, to read:

*Change -*  
*Must.*  
*Constant with*  
*multi-family / det*  
*Signs.*  
~~215-106. SIGNS. No more than one sign, other than those signs provided for in Title III, Chapter 35, Article 1, of this Code shall be permitted, said sign shall be nonflashing, stationary, and shall not exceed twenty-four (24) square feet in area. Lighting for 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) ten (10) feet and shall not exceed eight-(8) six (6) feet in height.~~ *(development standards in Am. 2)*

*or OK* 215-106. SIGNS. Signs as provided in Title III, Chapter 35, Article 1, Sign Regulations, and Section 335-11, Identification signs. *or refer to*  
*may need both!*

AMEND TABLE II, Item 32, to read:

32) Billboard, off-site.

AMEND TABLE II, to add Item 193.3, to read:

193.3. SIGN, on-site; as provided in Title III, Chapter 35 (Sign regulations). X all zones.

AMEND SECTION 225-14, Condition 18, to read:

18) Signs may be placed in the required yards and other open spaces, provided they meet all requirements of this Code development standards of Title III, Chapter 35 (Sign regulations) and any other County ordinance or State statute regulating signs.

AMEND SECTION 225-14, Condition 23, to read:

*Change.  
Refer to Sec. 225-14  
for sign location*

23) Permitted provided a conditional use permit has been granted by the appropriate authority. Said conditional use permit shall not be granted for a billboard within 100 feet of property located within a residential land use zone, an interim residential zone, or an interim estate zone. If the sign is to be located on unimproved property, said sign shall be located no further than one thousand (1,000) feet from a lot line of real property used for commercial or industrial purposes. Further, subject to the development standards of Title III, Chapter 35, Article 1, (Sign regulations).

AMEND SECTION 225-25, to read:

*Change -  
Refer to Sec. 225-14*

225-25. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Article 1, Chapter 35.

AMEND SECTION 225-35, to read:

*Change -  
Refer to Sec. 225-14*

225.35. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Article 1, Chapter 35.

REPEAL SECTION 225-37.

REPEAL SECTION 225-38.

AMEND SECTION 225-45, to read:

*Change -  
Refer to Sec. 225-14*

225-45. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Chapter 35, Article 1.

REPEAL SECTION 225-46.

REPEAL SECTION 225-47

REPEAL SECTION 225-48.

AMEND SECTION 225-55, to read:

*Change Page 11*  
225-55. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Chapter 35, Article 1.

REPEAL SECTION 225-57.

REPEAL SECTION 225-58.

REPEAR SECTION 225-59.

AMEND SECTION 225-65, to read:

225-65. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Chapter 35, Article 1.

REPEAL SECTION 225-67.

REPEAL SECTION 225-68.

AMEND SECTION 225-80, to read:

225-80. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Chapter 35, Article 1.

REPEAL SECTION 225-81.

REPEAL SECTION 225-82.

REPEAL SECTION 225-83.

ADD SECTION 225-93, to read:

*Change - Ref. new stb.*  
225-93. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Chapter 35, Article 1, except where otherwise regulated by conditions of the use permit.

AMEND TABLE IV, Miscellaneous, Signs, to include:

TABLE IV

MP M-1 M-2

*Change - In table for new sign to add stb.*  
Miscellaneous

|                                                                                             |          |          |          |
|---------------------------------------------------------------------------------------------|----------|----------|----------|
| Signs, <u>On-Site</u> , as provided in Title III, Article 1, Chapter 35 (Sign regulations). | <u>X</u> | X        | X        |
| <u>Signs off-site, as provided in Title III, Article 1, Chapter 35 (Sign regulations).</u>  |          | <u>X</u> | <u>X</u> |

ADD SECTION 230-26. Signs, On-Site.

✓  
230-26. SIGNS, ON-SITE. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Article 1, Chapter 35.

ADD SECTION 230-35, to read:

*Change - Ref. to new stb.*  
230.35. ON-SITE SIGNS. Except as otherwise provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Article 1, Chapter 35.

AMEND SECTION 230-51, to read:

✓  
230-51. ON-SITE SIGNS. Except as other provided in Title III, Chapter 35, Article 1, General Provisions for signs, on-site signs and permitted advertising devices may be erected in this zone subject to the development standards of Title III, Article 1, Chapter 35.



ADD SECTION 235-85, to read:

235-85. SIGNS. Signs and permitted advertising devices may be erected in the Neighborhood Preservation Area subject to the development standards of Title III, Chapter. Where specific conditions of the NPA are more restrictive than the development standards, the conditions shall apply.

ADD SECTION 235-97, to read:

235-97. SIGNS. Signs and permitted advertising devices may be erected in the Special Planning Area subject to the development standards of Title III, Chapter 35. Where specific conditions of the SPA are less or more restrictive than the development standards, the conditions shall apply.

ADD SECTION 235-130, to read:

235.130. ON-SITE SIGNS. On-site signs and permitted advertising devices may be erected subject to the development standards of Title III, Chapter 35. Where specific conditions of the use permit are less or more restrictive than the development standards, the condition shall apply.

ADD SECTION 235-154, to read:

235-154. SIGNS. Signs and permitted advertising devices may be erected subject to the development standards of Title III, Chapter 35. Where specific conditions of the use permit are less or more restrictive than the development standards, the condition shall apply.

### TITLE III

AMEND SECTION 301-02 to read:

301-02. SALES OF CHRISTMAS TREES. Christmas trees may be sold as a temporary use in the BP, SC, LC, AC, TC, GC, 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 approval for such use from the Zoning Administrator. The Zoning Administrator

*Change  
Ref. to March. Sec.*

*Provisions for  
Temporary Signs*

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. Temporary signs are permitted subject to the provisions of Title III, Chapter 35, Article 1, for commercial and industrial zones, and subject to approval by the Zoning Administrator in all other zones.

*leave*

AMEND SECTION 301-05, to read:

*Provisions for Temporary Signs*

301-05. 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 approval for such use from the Zoning Administrator. Temporary signs are permitted subject to approval by the Zoning Administrator.

AMEND SECTION 301-06, to read:

*Provisions for Temporary Signs*

301-06. 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 the 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. Temporary signs are permitted subject to approval by the Zoning Administrator.

AMEND SECTION 301-07, to read:

*Permits for  
Temporary Signs*

301-07. TEMPORARY SALES OR CONSTRUCTION OFFICES. A temporary office established to handle sales or construction of lots or homes or both may be authorized in any zone provided a use permit is first obtained from the Zoning Administrator. Temporary signs are permitted subject to approval by the Zoning Administrator.

Starts Chapter 35

AMEND SECTION 335-01, to read:

335-01. REAL ESTATE SIGNS. Real estate signs advertising the particular property on which the sign is located are authorized in all zones provided:

- (a) NUMBER OF ON-SITE SIGNS. 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.
- (b) MAXIMUM SIZE. The sign does not exceed ten (10) feet in length and twenty-four (24) square feet in area in the AG-160, AG-80, AG-40, AG-20, UR, IR, RR, AR-10, AR-5 land use zones or the A-80, A-20, A-10, or A-5 zones; eight (8) feet in length and sixteen (16) square feet in area in the AR-2 and AR-1 land use zones and the A-2, A-2-B, A-1-A, A-1-B interim zones; six (6) feet in length and twelve (12) square feet in area in the O and C-0 zones and Scenic Corridors and Expressway Corridors; four (4) feet in length and five (5) square feet in area in any interim estate zone, interim residential zone, or residential land use zone; ten (10) feet in length and thirty-two (32) square feet in area in any commercial land use zone, industrial land use zone, or obsolete zone.

- (c) ILLUMINATION. The sign is not illuminated.
- (d) LOCATION. The setback from street right-of-way and from property line is fifty (50) feet in the AG-160, AG-80, AG-40, AG-20, UR, IR, RR, AR-10, AR-5, AR-2 land use zones and the A-80, A-20, A-10, A-5, A-2, A-2-B interim zones and Scenic Corridors and Expressway Corridors; twenty-five (25) feet in the AR-1, A-1-B, A-1-A, O, M-1, and M-2 zones; fifteen (15) feet in any interim estate zone, interim residential zone, or residential land use zone; the setback from street right-of-way is twenty-five (25) feet and from a property line is five (5) feet in any commercial zone or obsolete zone.
- (e) HEIGHT. If attached to the building, the sign shall not exceed roof line or parapet wall of the building. If free-standing, the maximum height is six (6) feet.
- (f) 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 enclosed buildings within the buildable area of the lot, provided the signs are not visible from a public street or adjoining property.
- (g) PORTABLE OFF-SITE DIRECTIONAL SIGNS. Notwithstanding the prohibition of Section 335-09, portable off-site directional signs may be utilized in conjunction with open house real estate sales activity provided that the directional portable signs do not exceed an overall size of nine (9) square feet, including support, do not exceed a height of two and one-half

- (i) Portable off-site directional signs located within County right-of-way, ~~or existing~~ may be removed by county personnel without ~~notice~~ <sup>notice</sup>.  
(j) Any sign in violation of any provision hereinafter may be removed by county personnel without ~~notice~~ <sup>notice</sup> (2 1/2) feet, and are not located within County rights-of-way.

Signs shall be on display only when open for inspection.

- (h) TIME LIMITATION. Real estate signs shall be removed within thirty (30) days after sale of the property or immediately upon being leased.

AMEND SECTION 302-02, to read:

335-02. TEMPORARY CONSTRUCTION SIGNS. Where a building is under construction, temporary signs are authorized in all zones identifying the project architect, landscape architect, contractor, builder, or proposed business provided:

- (a) There is no more than one (1) such on-site sign.  
(b) The sign shall not exceed thirty-two (32) square feet in area.  
(c) The sign is not illuminated.  
(d) The sign is set back from each street right-of-way not less than ~~one-half (1/2) of the required yard depth~~ ten (10) feet from the County right-of-way line.  
(e) 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)~~ ten (10) feet.  
(f) The sign is stationary.  
(g) The sign is removed at the time of final inspection of the job.

335-03. POLITICAL, RELIGIOUS, AND CIVIC CAMPAIGN SIGNS. Such signs are authorized in any zone for a period not to exceed ninety (90) days provided:

- (a) Such signs are removed within ten (10) days following the conclusion of the campaign.

Need -  
proposed building

Consistent with  
sign & out of context  
area

Need  
change  
who wants  
to handle

or proposed construction  
signs  
(limited?)

(not future!)

(b) Said signs shall not be displayed in the Scenic Corridors as specified in Article 2 of this Chapter. Otherwise, signs not be within five (5) feet of the side property lines and shall be set back from the street right-of-way lines at least twelve and one-half (12½) feet.

(c) REGULATIONS. The official designated by the Board of Supervisors to administer this Code may adopt rules and regulations to regulate such signs.

AMEND SECTION 335-04, to read:

335-04. SUBDIVISION SIGNS.

(a) PERMANENT SUBDIVISION IDENTIFICATION SIGNS. A permanent subdivision identification sign is permitted in any zone subject to the approval of the Zoning Administrator provided that:

- (1) The sign shall be appropriate for the structure and landscaping design.
- (2) The sign shall be limited to a sign attached to an entrance fence or structure or a monument sign, not to exceed six (6) feet in height, not to exceed twenty-four (24) square feet in size, be located in a maintained landscaped area, be located on parcel within the subdivision and at primary entrance, setback shall be ten (10) feet from County right-of-way.
- (3) Sign shall be nonilluminated except for low silhouette spotlight not creating a glare to adjoining property.
- (4) Computation of sign. Computation shall be at fifty percent when letters are placed flat against a fence or structure with no distinguishable background and that the fence or structure be in natural tones.

(b) DIRECTIONAL SUBDIVISION SIGNS. Temporary directional subdivision signs are permitted in any zone subject to the approval of the Zoning Administrator provided that:

- (1) The signs shall be located at primary streets providing directions to the subdivision.
- (2) The signs shall be limited to a pole sign, not to exceed six (6) feet in height, not to exceed twenty-four (24) square feet, setback to be ten (10) feet from County right-of-way line.
- (3) The signs are not to exceed four (4) signs for a subdivision.
- (4) Security shall be provided as specified in (d) below.

(c) SUBDIVISION SIGNS. Subdivision signs are permitted in any zone subject to the approval of the Zoning Administrator providing that:

- (1) The signs shall be located at the primary entrance to the subdivision or at the model homes.
- (2) The signs shall be limited to a pole sign, not exceeding six (6) feet in height, not to exceed thirty-two (32) square feet, setback to be ten (10) feet from the County right-of-way line.
- (3) Security shall be provided as specified in (d) below.
- (4) Signs exceeding size and height are permitted subject to a use permit from the Zoning Administrator except in a Scenic Corridor.

(d) SECURITY. Security in the amount of five hundred dollars (\$500) shall be provided to the Building Inspection Division

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 Building Inspection Division of the Sacramento County Department of Public Works.

AMEND SECTION 335-05, to read:

335-05. HOME OCCUPATION SIGNS. Home occupation signs are authorized in any zone in which a home occupation use is permitted provided:

- (a) No more than one (1) sign is authorized for each permitted home occupation.
- (b) Said sign shall not be illuminated or spotlighted.
- (c) Said sign shall be attached flat against the main building on the front of the dwelling providing primary access to the public or private street.
- (d) The area of the sign shall not exceed four (4) square feet.

AMEND SECTION 335-06, to read:

335-06. AGRICULTURAL SIGNS. Agricultural signs are authorized in all Agricultural land use zones, Agricultural-Residential land use zones, or Interim Agricultural zones provided:

- (a) There shall not be more than one (1) such sign.

*Change -  
New sign  
over*

~~X Put sign by Sacramento - condition?  
(10' set back, 2-6 hgt, 4 sq ft.)~~



- (b) The sign is not over ~~twenty-four-(24)~~ sixteen (16) square feet in area for parcels less than five (5) acres and twenty-four (24) square feet when exceeding five (5) acres.
- (c) The sign is not more than six (6) feet in height.
- (d) The sign is located on a parcel at least five (5) acres in size and set back at least ~~twelve-and-one-half-(12½)~~ ten (10) feet from the street right-of-way.
- (e) The sign is not illuminated.
- (f) The sign shall be stationary.

AMEND SECTION 335-07, to read:

*Reviewed*  
335-07. CHURCH SIGNS. Identification signs for churches in commercial zone shall be regulated by the development standards for signs in commercial zone in which it is located. Identification signs for churches in all other zones are permitted provided:

- (a) There is not more than two (2) on-site signs, one (1) of which may be a free standing sign.
- (b) The total area of both signs shall not exceed a total of thirty-six (36) square feet with the free standing sign not exceeding twenty-four (24) square feet.
- (c) The illumination of the sign, if any, shall be indirect and nonflashing.

*Consistent with Council Decision 3/24/80*  
(d) The sign is located on the lot on which the church building is located and shall be set back not less than ~~twenty-five-(25)~~ ten (10) feet from the street right-of-way.

- (e) The height of the sign shall not exceed six (6) feet above the ground if free standing. If attached to a building, the height of the sign shall not exceed the roof line or parapet wall of the building.

- (f) 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, and may be computed at fifty (50) percent; 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.
- (g) All signs shall be stationary.
- (h) Generally recognized and acceptable religious symbols that are free standing or attached to, or part of, the church may be exempt from the provision herein regarding height, area, and number of signs, when approved by the Zoning Administrator.

AMEND SECTION 335-08, to read:

335-08. EXEMPT SIGNS. The following signs are exempt from the provisions of this Code:

- (a) Approved highway directional signs.
- (b) Railroad signal signs.
- (c) Signs prohibiting trespassing and 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~~, and taxis as advertising devices.
- (h) Signs on automobiles and trucks that are painted on or attached flat against the vehicle to identify or advertise the business providing the primary use of the vehicle is for the business operation and the parking of the vehicle on private property

is a normal function and is not parked in the required front yard."

See 301-11  
page 231  
See 335-13  
page 271

- (i) Signs attached to bus stops ~~and shelters~~. *See Shelter provisions.*
- (j) Window display signs limited to painted signs on glazing, poster paper signs, and plate cards attached to the inside of glazing of store fronts, providing that the store front is not covered exceeding fifty (50) % percent.
- (k) Signs that are painted on or attached to the windshield of a vehicle or boat, properly located for display.

AMEND SECTION 335-09, to read:

335-09. PROHIBITED SIGNS. The following signs are prohibited in all zones:

- (a) Moving signs, *including*,
- (b) Signs with flashing, moving, or animated illumination.
- (c) Statuary, real or simulated, as part of the sign design.
- (d) Any sign displaying any obscene, indecent, or immoral matter or untruthful matter.
- (e) Signs which are prohibited by the obstruction of corners regulations, Title 12, Chapter 12.12 of the Sacramento County Code.
- (f) Signs which include the words "Stop, Look, Listen," or any other word, phrase, symbol, lights, motion, sound, fumes, mist, or other effluent or character in such manner as to interfere with, mislead, or confuse traffic.
- (g) Portable signs, except as provided for real estate signs (see 335-01(g), Portable Off-Site Signs).
- (h) Temporary signs, except as provided for temporary construction signs in 335-02, real estate signs in 335-01, temporary sales

or construction office in 301-07, sale of Christmas trees in 301-02, promotional display and sales in 301-05, temporary uses in 301-06, and temporary concession stands in 315-02.

- (i) Signs on inflatable advertising devices when said device is attached or secured from the ground.
- (j) Portable reader board advertising devices.
- (k) Signs projecting over roofs and roof signs except where specifically provided for under the provisions of signs attached to buildings.
- (l) Signs projecting from buildings except where provided for in special sign district ordinance or otherwise specifically provided for.
- (m) Banners, penant flags, string penant flags, other than the flag of the United States or State of California.
- (n) Any other advertising device attached to a building, fence, pole, vehicle on display, not specifically mentioned unless otherwise provided for in this code.

AMEND SECTION 335-10, to read:

335-10. 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 signs.
- (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 twenty (20) square feet.

(c) No more than four (4) locations for such signs will be permitted within any town or community or unincorporated area constituting a district place with a name and common interests.

*Conflict previous?*  
(d) The minimum setback for such signs from the nearest right-of-way line of a street shall be ~~25-feet-in-a-R-1-A; R-1-B; R-2; R-2-A; R-3-zone-or-residential-land-use-zone~~ 25 feet in the interim residential zone, 20 feet in the residential zone, and agricultural-residential zone. *and interim residential zones.*

AMEND SECTION 335-11, to read:

335-11. IDENTIFICATION SIGNS.

(a) Identification signs for ~~public~~ and private schools, colleges, and universities are authorized in any zone, provided:

- (1) There is no more than one (1) such on-site sign.
- (2) The sign shall not exceed twenty-four (24) square feet in area.
- (3) Illumination of the sign, if any, shall be indirect and nonflashing.
- (4) The setback is not less than one-half ( $\frac{1}{2}$ ) of the required yard-depth: ten (10) feet ~~or twelve (12) feet~~ from the right-of-way line.
- (5) If attached to a building, it must be flat against the building and the height of the sign shall not exceed the roof line or parapet wall of the building. If free standing, the maximum height is ~~fifteen (15)~~ six (6) feet.
- (6) The sign is stationary.
- (7) 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.

- (8) 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 single bounding perimeter.
- (9) Identification signs for private schools, colleges, and university in commercial and industrial zones shall be regulated by the development standards (sign regulations) for the zone in which it is located.

- (b) Signs identifying permitted uses in the agricultural, recreational, and residential zones are permitted, subject to the issuance of a use permit by the appropriate authority. In deciding the number, size, location, and type of lighting for each sign, the ~~Board~~ shall consider the effect said sign will have on the general purpose of the particular zone where the sign is to be located.
- (c) Notwithstanding the provisions of paragraph (b) of this Section, one (1) on-site monument sign is permitted to identify four or more dwelling units located in the RD-10, RD-20, RD-30, or RD-40 <sup>multiple family P-3 R2A</sup> and interim zones subject to the following provisions:
- (1) The sign shall not exceed twenty-four (24) square feet in area.
- (2) The height of the sign does not exceed six (6) feet.

- (3) The sign shall be located at least ten (10) feet from any street right-of-way line, and shall be located within a planter with not less than three (3) feet of landscaping all around the base of the sign.
- (4) There shall be no flashing, moving, or animated illumination. Lighting of signs shall be arranged so that the source of the light shall not be visible from adjacent property or a public street.

- New  
alter  
manuscript*
- (d) Group directional identification off-site signs along primary highways and County roads including Scenic Corridors, for the purpose of providing direction for recreational business when in the best interest of the general public to locate said recreational business, is permitted subject to a use by the Zoning Administrator. Sign copy shall be limited only to the names of the recreational business and directional information. The size and design must be appropriate for the area and the Zoning Administrator is to approve same including determination of height, setback, location, illumination limited to spotlight.

335-12. STANDARDS FOR OFF-SITE SIGNS. Except for Directory Pole Signs, the following standards shall apply to any off-site exterior sign authorized by the provisions of this Code:

- (a) The total area of any off-site exterior sign shall not exceed seven hundred twenty (720) square feet nor shall the sign exceed a length of fifty (50) feet.
- (b) Each off-site exterior sign shall have the same setbacks as that permitted for a building on the property. Each off-site

sign shall be located not less than three hundred (300) feet from any other off-site sign. No off-site sign shall be located within one hundred (100) feet of a residential building, nor shall any such off-site sign be located more than one thousand (1,000) feet from a parcel lawfully used for commercial or industrial purposes.

(c) The maximum height for off-site sign shall be thirty (30) feet.

335-13. BUS SHELTER SIGNS. A sign shall be permitted upon a bus shelter in any zone, provided:

- (a) There is no more than one (1) single-faced or two-faced sign upon or within any bus shelter.
- (b) Each face of such sign does not exceed thirty (30) square feet in area, for each basic soze of bus shelter, or multiple thereof, as defined in Section 301-10.
- (c) Such sign is not illuminated.
- (d) Such sign does not project above the top of nor exceed the width of the bus shelter.
- (e) Such sign complies with the provisions of Section 335-09 of the Zoning Code.

ADD SECTION 335-14, to read:

335-14. NONCONFORMING SIGNS. Nonconforming signs are subject to the provisions of Title I, Chapter 20, Article 6, and are as follows:

NONCONFORMING SIGNS

CHAPTER 20, ARTICLE 6

~~Added from Amended Ordinance 7-1979~~  
120-50. APPLICATION. Nonconforming signs shall be regulated by the provisions of this Article.



120-51. EXTENT OF REGULATION. The provisions of this Article shall apply to all zones and scenic corridors established at the effective date of this Code or thereafter established by amendment.

120-52. CONTINUATION. Except as otherwise provided in this Article, any sign lawfully in use on the effective date of this Code may continue to be used for a period of five (5) years. Any sign which becomes nonconforming because of an amendment of this Code may continue for a period of five (5) years from the effective date of such amendment. *Exception -*

120-53. ALTERATION AND MAINTENANCE OF NONCONFORMING SIGNS. Non conforming signs shall be kept in good repair and visual appearance during the five (5) year period the sign may be used. Structural alterations or modifications of any nonconforming sign are prohibited. ✓

120-54. 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.

120-55. WIND SIGNS. Any lawfully existing wind sign in any zone or Scenic Corridor shall be removed within one (1) year from the effective date of this Code.

120-56. NONCONFORMING DIRECTORY POLE SIGNS. A directory pole sign which becomes nonconforming because of the removal of advertising copy may be made a conforming nondirectory pole sign if a use permit is granted by the Project Planning Commission after application and public hearing as provided in Title I, Chapter 10, of this Code.

ADD SECTION 335-15, to read:

SIGNS, BUSINESS AND PROFESSIONAL OFFICE ZONE

*See Attached*

*Exception. Signs for non-conforming uses in non-conforming business presently no agreement on structural development, structural of interior structural sign is permitted sign use permit*

*By [Signature]*

335-15. ON-SITE SIGNS. Except as otherwise provided in this Code, on-site signs and permitted advertising devices may be erected subject to the following provisions:

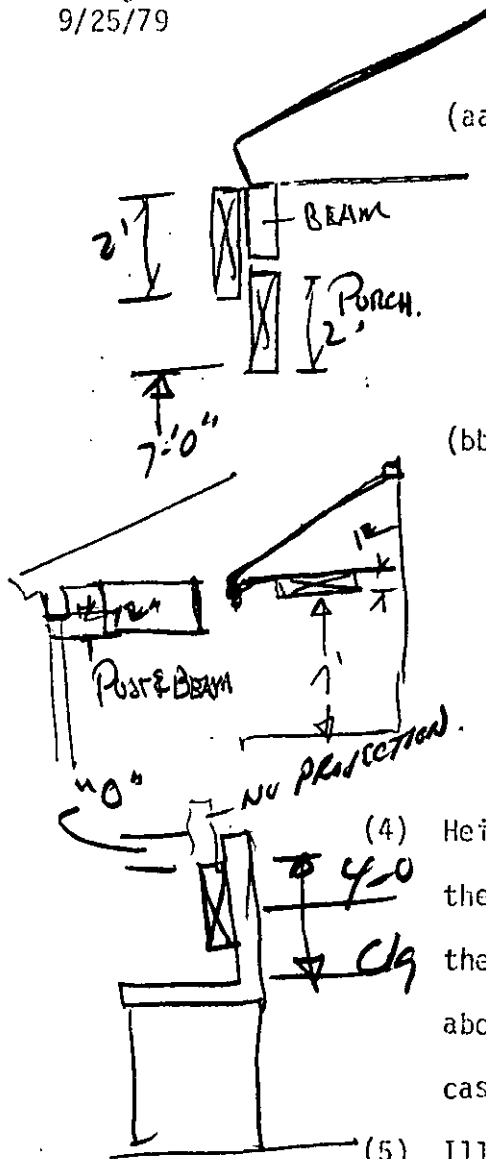
(a) Signs attached to buildings.

- (1) Area. The total area of all exterior on-site signs and advertising devices including any monument sign, shall not exceed one (1) square foot per foot of building frontage facing street, or one (1) square foot per two (2) feet of public street frontage of the premises, whichever is greater; and no monument sign shall exceed twenty-four (24) square feet in area.
- (2) 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 (50) percent of the area within straight lines enclosing the copy.

All other signs shall be computed at one-hundred (100) percent.

- (3) Location. All on-site signs or advertising devices advertising an individual use, business, or building shall be located flat against the building except as herein provided.



(aa) Signs may be mounted to a beam or suspended from a canopy or porch providing that they do not project above the roof surface and do not exceed two (2) feet in height and, when over a public way, minimum clearance of seven (7) feet is provided.

(bb) Business identification signs may be mounted below the soffit of a porch, canopy, or overhang and perpendicular to the building not exceeding twelve (12) inches or supporting beam (12) feet below soffit line providing clearance below the sign in the public way is seven (7) feet minimum. *Minimum 7' clearance*

(4) 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, but in no case can it project above the wall on which it is located.

(5) 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.

(b) Free Standing Signs.

(1) A free standing sign is permitted provided it is a monument sign and subject to the following provisions:

(aa) Area. Maximum area is twenty-four (24) square feet and is part of the total area permitted for all signs.

(bb) Setback. Setback shall be ten (10) feet from street right-of-way line.

(cc) Location. Sign shall be located in a planter, ~~with~~

Not less than three (3) feet landscaping all around

base of sign. *is required for existing developments but meeting current development standards*

(c) 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 public street.

*add*  
AMEND SECTION 335-20 to read:  
*(d) the provisions of this Section shall not restrict signs erected in site enclosed malls.*  
SIGNS, COMMERCIAL AND INDUSTRIAL ZONES

335-20. ON-SITE SIGNS. Except as otherwise provided in this Code, signs and permitted advertising devices may be erected where permitted use by Table II or IV, subject to the following provisions:

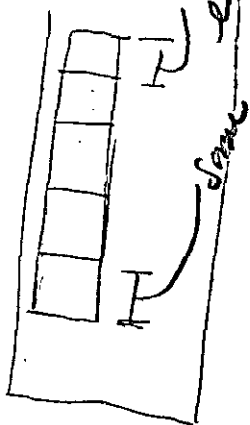
(a) Signs Attached to Buildings.

(1) Area. The total area of all signs attached to a building with less than fifty (50) feet setback from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with fifty (50) feet or greater, setback from the street right-of-way line, the total area of all signs shall not exceed three (3) square feet per foot of building frontage.

Where buildings with tenants having primary frontage to

a courtyard rather than being based on building frontage ~~being a public street~~ *may have two (2) square feet per tenant building* Where a tenant has building frontage to a public street and a courtyard frontage, area

*frontage facing the courtyard rather than being based on building frontage facing a public street.*

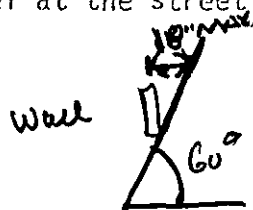
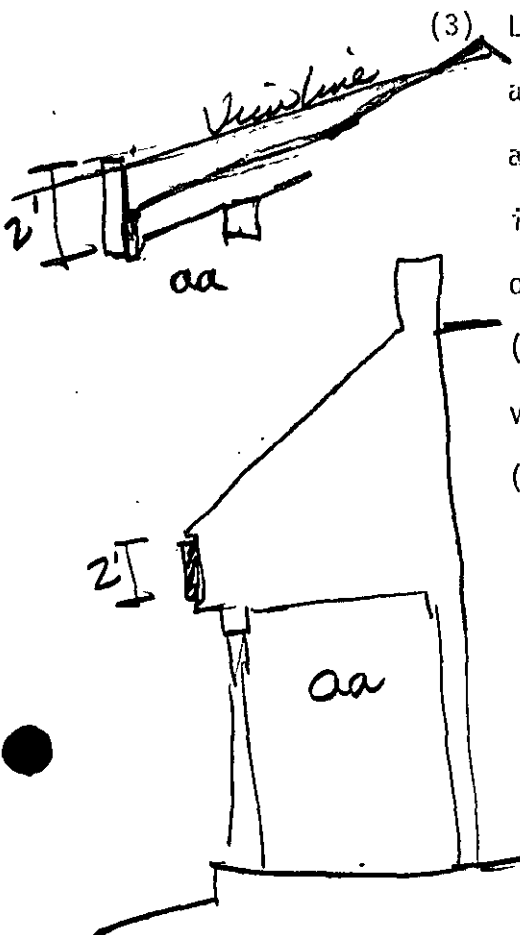


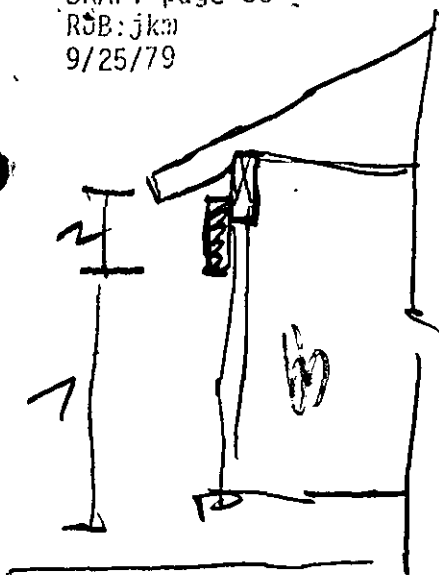
will be limited to two (2) square feet per foot of building frontage by designed frontage of the tenant's portion of the building as deemed reasonable by the enforcing agency. Exception to this provision is where the courtyard is immediately adjacent to a residential zone, the area is to be limited to one (1) square foot of building frontage facing the courtyard and illumination of signs are to be limited to eight (8) feet in height within the courtyard.

- (2) Computation of Area. Signs which are placed flat against the building but are not on a background which is distinguishable from the overall architectural motif of the buildings, may be counted at fifty (50) percent of the area within straight lines enclosing the copy. All other signs shall be counted at one hundred (100) percent.

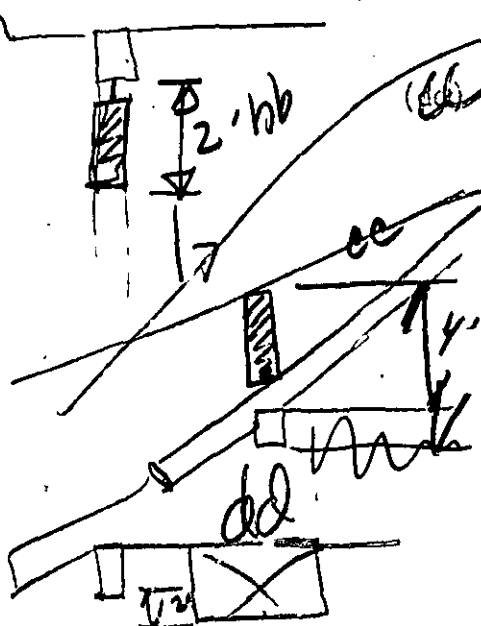
- (3) Location. All signs attached to a building shall be attached flat against the building and parallel thereto and said sign shall not extend more than eighteen (18) inches from the wall of the building. For the purpose of this Section, a wall is a surface not less than sixty (60)<sup>°</sup> from the horizontal. Exceptions to this provision are as follows:

- (aa) Signs may be attached to the facia of the building providing that they do not exceed two (2) feet in height and that the sign does not project above the peak of the roof of the building as visual from eye level at the street right-of-way line.

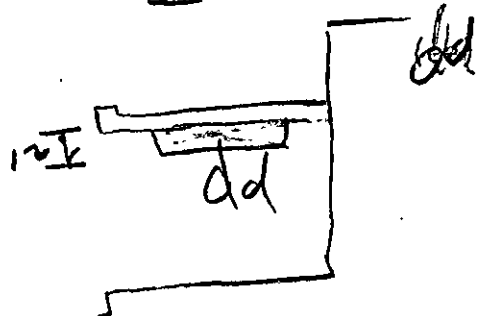




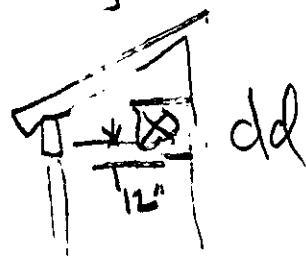
(bb) Signs may be mounted to the beam or ridgedly suspended from the beam of a porch or canopy and may project above or below the beam provided that they do not exceed two (2) feet in height, that when over public way minimum clearance from the public way to bottom of sign is seven (7) feet and that sign does not project above the roof of the porch or canopy.



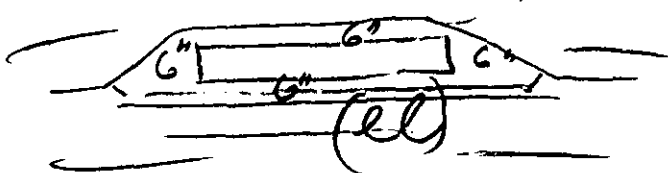
(cc) Signs may be mounted on the roof of the building, porch, or canopy at the exterior wall or supporting beam and posts providing that they do not extend more than four (4) feet in height above the ceiling, soffit, or horizontal line from the top of the beam to the building for sloped roof, and the sign doesn't project above the peak of the roof of the building as visual from eye level at the street right-of-way line.



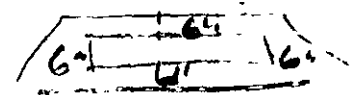
(dd) Business identification signs may be mounted below the soffit of a canopy, overhang, or porch and may be perpendicular to the building providing that they do not exceed twelve (12) inches below the soffit or beam and maintain a minimum of seven (7) feet below the sign to a public way.



(ee) Signs mounted on a flat vertical surface architecturally designed as part of the building within the roof slope but not projecting above the highest portion of the roof will be considered as flat against



A min. of 6' base  
of building surface.



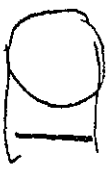
the building. Signs are not to project above the provided surface.

- (3) Height of signs attached to buildings. No sign or advertising device attached to a building shall project above the roof of a building except as provided in 335-20 or 335-20.

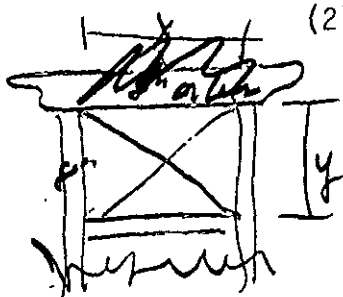
(a), 3 ~~as~~ <sup>cc</sup> location of signs attached to buildings.

(b) Nondirectory Pole Signs.

- (1) Area. Nondirectory pole signs shall be allowed an area of one (1) square foot per foot of the public street frontage with a maximum area of two hundred (200) square feet.



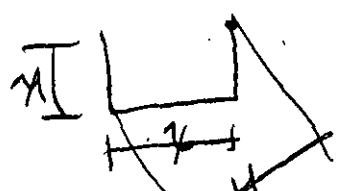
- (2) Computation of area. Free standing signs are to be computed as total height by the total length of the sign or signs for one side for double faced signs, excluding frame work of separate single wood post or masonry column and single board or masonry beam of eight (8) inches or less.



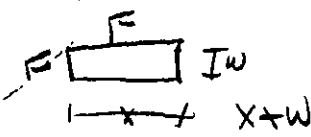
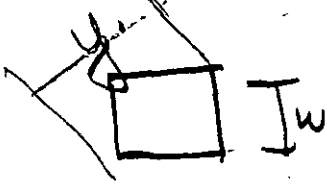
Free standing signs that are spread with two (2) faces shall be computed by the greatest between area of one side or the projected area of two sides.



Free standing signs that are spread with three (3) faces shall be computed by the greatest between area of one (1) side or the projected area of two (2) sides or three (3) sides.



Free standing signs that are four (4) sided shall be computed by the greatest between area of ~~one (1) side~~ <sup>two (2)</sup> sides or the projected area of two (2) sides.



- (3) Location. Nondirectory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.
- (4) Height. The maximum height of a nondirectory pole sign with a ten (10) foot setback from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased, provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) Directory Pole Signs.

- (1) Area. The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.
- (2) Computation of area. Free standing signs are to be computed as total height by the total length of the sign or signs for one side for double faced signs, excluding frame work of separate single wood post or masonry column and single board or masonry beam of eight (8) inches or less.

Free standing signs that are spread with two (2) faces shall be computed by the greatest between area of one side or the projected area of two (2) sides.

Free standing signs that are spread with three (3) faces shall be computed by the greatest between area of one (1) side or the projected area of two (2) sides or three (3) sides.



Free standing signs that are four (4) sided shall be computed by the greatest between area of ~~one~~ <sup>two</sup> (2) sides or the projected area of two (2) sides.

- (3) Location. Directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.
- (4) Height. The maximum height of a directory pole sign shall be twenty-five (25) feet.
- (d) Spacing of Directory and Nondirectory Pole Signs. One pole sign, whether directory or nondirectory, shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.
- (e) Illumination. Lighting shall be so 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 public street. See SAC 335-09 for prohibited signs.
- (f) Courtyards. This subitem shall not restrict the amount of signing 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, interim residential, agricultural residential, or interim estate zone or from a public street.

(g) *Which, This subitem shall not restrict the amount of signs erected within a mall enclosed*

335-21. OFF-SITE SIGNS. Where permitted by Table II, Item 32, and except as provided herein for directory signs and subdivision signs, all off-site signs are subject to the following provisions:

(1) Area. The total area of any off-site sign shall not exceed seven hundred twenty (720) square feet nor shall the sign exceed the length of fifty (50) feet.

(2) Location. Each off-site sign shall be located not less than three hundred (300) feet from any other off-site sign. No off-site sign shall be located within one hundred (100) feet *of property* ~~of a residential building~~ *in a residential zone* nor shall any such off-site sign be located more than one thousand (1,000) feet from a parcel lawfully ~~and~~ *used* for commercial or industrial purposes.

Each off-site sign shall be so located that the part of the sign closest to the street right-of-way shall be not less than fifty (50) feet, except where the parcel of land has been developed under the provisions of 225-32c, 225-42c, 225-52c, 225-62c, or 225-76, an off-site sign may be permitted with a setback the same as the building on the parcel ~~down to~~ *with* a minimum of twenty-five (25) feet. When the parcel is developed with nonconforming buildings as to setbacks, the setback for an off-site sign may be the same as the building on the parcel ~~down to~~ *with* a minimum of twenty-five (25) feet.

(3) The maximum height for off-site signs shall be thirty (30) feet.

ADD SECTION 335-25

SIGNS, INDUSTRIAL OFFICE PARK USE (MP2 zone)

335-25. ON-SITE SIGNS. Except as otherwise provided in this code, on-site signs and permitted advertising devices may be erected subject to the following provisions:

(a) Signs Attached to Buildings.

- (1) Area. Each business may have one sign attached flat against the building in which that business is located, such that the area of such a sign does not exceed 5 percent of the wall area of the frontage of the business, nor may the total area of all such signs exceed 5 percent of the total wall area of the building.
- (2) Location. Each sign attached to the building shall be located flat against the wall except when attached to the vertical surface area of the facia of the building providing that it does not extend above the roof surface.

(b) Nondirecting Pole.

One free standing sign is permitted provided it is subject to the following provisions:

- (1) Must be a monument sign.
- (2) Area not to exceed forty (40) square feet.
- (3) Located so that the part of the sign closest to the street right-of-way is not less than ten (10) feet.
- (4) Height shall not exceed six (6) feet.

(c) Directory Sign.

In addition to a nondirectory sign, one directory pole sign is permitted at the entrance to the development containing multiple uses, subject to the following provisions:

- (1) Directory sign must be a monument sign.
- (2) Sign area, location, setback, design, and height as provided by conditions of development plan approval and/or Planning approval.

All signs applications are to be submitted to the Planning Department for approval as provided for by Section 230-52, Site Plan Review.

ADD SECTION 335-28, to read:

SIGNS, AUTOMOTIVE SERVICE STATIONS

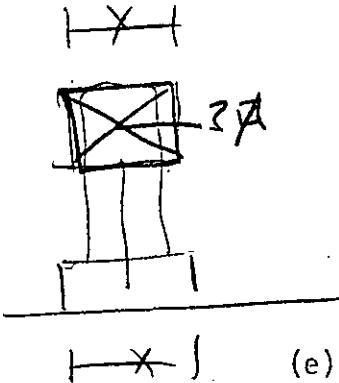
335-28. SIGNS - PRIMARY AUTOMOTIVE SERVICE STATIONS.

- (a) Signs, Total Area. The total area of all signs on an automobile service station site, including but not limited to, all free standing signs, all signs mounted on walls, and all price and special announcement signs collectively, shall not exceed one (1) square foot per two (2) feet of public street frontage of the premises, but in no event greater than one hundred twenty-five (125) square feet.
- (b) Signs, Computation of Area. When the sign is composed of letters applied to the building without a distinctive background, the area of the sign shall be measured by the height of the letters times the length of each line of letters. When the sign is against the building with a distinctive background, the area shall be measured to the outside perimeter, including the area of voids within the background area. The area of free standing signs, whether double faced or single faced, shall be computed on the basis of the outside perimeter of one side of the sign.
- (c) Signs, Freestanding. Freestanding signs are permitted, provided there shall not be more than one (1) pole sign on each automobile service station site, nor more than two (2) monument signs. Freestanding signs shall not exceed fifteen (15)

*Reduction  
75% to 100%  
W. J. Smith*

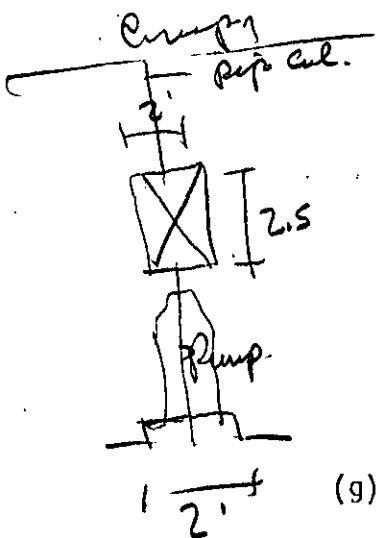
feet in height. The total area of all freestanding signs shall not exceed thirty-six (36) square feet, except that where price signs are included on the freestanding signs, the total area shall not exceed fifty (50) square feet.

- (d) Signs, Full-Service, Self-Service. Signs indicating whether pump islands are "full-service" or "self-service" are permitted provided there shall not be more than two (2) such signs to each pump island, the signs are located within the pump island area, do not project beyond the edge of the pump island curb, do not exceed the height of the gas pump, and do not exceed three (3) square feet in area.



- (e) Signs, Special Announcement. A Special Announcement sign is permitted, provided there shall not be more than one (1) sign on each automobile service station site, and such sign shall be located flat against the building. *See compilation*

- (f) Signs, Price. Signs indicating the current price of gasoline and other products are permitted either as part of freestanding signs as provided in (c) above, ~~or as provided in this Section~~ but not both. Price signs, when not a part of the freestanding signs provided in (3) above, shall be located within the pump island, shall not project beyond the edge of the pump island curb, shall not project more than four (4) feet above the height of the pumps, and shall not exceed five (5) square feet in area.



- (g) Signs, Design. The design of every structure including sign on an automobile service station site shall be compatible with the character of the surrounding neighborhood whenever the Board and Commission determines that a dominant character of



the neighborhood surrounding the automobile service station site has been established and that such dominant character of the neighborhood is beneficial to the community.

(h) Signs, Nonconforming. Signs existing on any automobile service station site as of the effective date of this Chapter shall be replaced, restored, or added to only if such replacement, restoration, or addition is in compliance with the requirement for signs set forth in Article 4- herein. The provisions of this Section shall not apply to normal maintenance done to existing signs as repainting, minor alterations, and replacement of existing parts. Nonconforming signs shall be abated pursuant to the provisions of Title J, Chapter 20, Article 6, and the replacement thereof shall be in conformity with the requirements of this Article 4.

(i) Signs, Food Market Ancillary to Service Station. Signs for a food market ancillary to a service station shall be included within the total area provided.

ADD SECTION 335-29, to read:

335-29. SIGNS - SECONDARY AUTOMOTIVE SERVICE STATIONS. Signs and permitted advertising devices may be erected subject to the provisions of Chapter 35, Article 1 and Article 3, except that there shall be no more than two (2) price or special announcement signs for each secondary automobile service station site, provided that the total sign area on the parcel does not exceed the maximum area provided for in the zone in which the secondary automobile service station is located.

*Signs at pump island shall conform to the provisions of "335-28 (b) Signs Price"*

ADD SECTION 335-29.1, to read:

335-29.1. NONCONFORMING SIGNS.

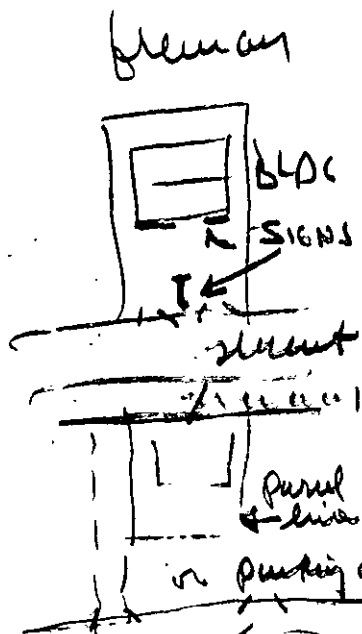
AMEND SECTION 335-30, to read:

SIGNS, SCENIC CORRIDOR

335-30. GENERAL PROVISION. No sign or other advertising display shall be placed or maintained within the Scenic Corridors of State freeways, country roads, or County routes except as provided in this Article.

- / (1) On-Site Signs. On-site signs as defined in this code may be placed or maintained within the scenic corridor when permitted by Table I, II, or III or general provisions of Chapter 35, subject to the development standard for the zone classification and as further provided in this Article.
- 2 (2) 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 (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 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.



(c) Signs Attached to Buildings. Signs shall be attached flat against the building and shall not project above the roof line. Exceptions shall be as defined by Section 335-20 (a) (3) location.

(d) 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.

(e) Nondirectory or Directory Signs. Freestanding pole or monument signs are as regulated within the provisions of the development standards of the zoning classification. Location shall be in the yard providing access to a public street and shall be orientated to the access public street. Area is as provided for by (2)(a) above, except that the area for the pole or monument sign is inclusive of the total permitted area.

(f) 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.

However, if access directly to public street can not be achieved, then a sign can be placed to a public street.

For the purpose of this section, primary vehicle access shall mean access from parcel to a public street, or where there is no public street, access is across adjacent parcel by easement or parking agreement, primary vehicle access shall mean



(3) Off-Site Signs. Off-site Signs, except Real Estate signs as regulated by Section 335-01(g), <sup>Community Interest</sup> ~~Directional Group~~ signs as regulated by Section 335-10(4), Recreational Group directory signs as regulated by Section 335-11(d), and Directory Pole signs ~~as regulated by Section 335-21 of this Article, are~~ permitted in an industrial zone subject to the provisions of Section 335-20 are permitted.

335-36. BOUNDARIES OF SCENIC CORRIDORS. The locations and boundaries of the scenic corridors shall be shown on the various Comprehensive Zoning Plans which are part of this Code.

335-37. FREEWAYS DESIGNATED AS SCENIC CORRIDORS. The provisions of this Article shall apply to the following 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.

335-38. 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 to Fair Oaks Boulevard on the north.
- (g) Scenic Corridor for the Scott Road from White Rock Road south to Latrobe Road.
- (h) Scenic Corridor for Latrobe Road.
- (i) Scenic Corridor for Michigan Bar Road.
- (j) Scenic Corridor for Twin Cities Road from Highway 160 east to Highway 99.
- (k) Scenic Corridor for Sunrise Boulevard (American River to Kiefer Boulevard).
- (l) Scenic Corridor for Bradshaw Road (Old Placerville Road to Jackson Road).
- (m) Scenic Corridor for Manlove Road (Folsom Boulevard to Jackson Road).

335-39. 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.

DELETE SECTION 335-40, OFF-SITE SIGNS.

DELETE SECTION 335-41, SIGNS WITHIN INDUSTRIAL AND COMMERCIAL ZONES ALONG COUNTY SCENIC CORRIDORS.

AMEND SECTION 335-50, to read:

SIGNS, EXPRESSWAY CORRIDORS

335-50. 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.

335-51. DEFINITIONS. For the purposes of this Article, certain terms and words are defined as follows:

- (a) Expressway. Alta-Arden Expressway from centerline of Ethan Way on the west to the centerline of Watt Avenue on the east.
- (b) Expressway Corridors. Means a strip of land adjacent to an expressway, the boundary of which is 400 feet on each side of the centerline or three hundred (300) feet from the expressway right-of-way line, whichever is greater.

335-52. OFF-SITE SIGNS. Off-site signs shall not be permitted within the expressway.

335-53. 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:

- (1) 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:
  - (a) In the case of a single-faced sign, such sign is located parallel to the street.

- (b) In the case of a double-faced sign, such sign is located perpendicular to the street.
- (2) 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 sixteen (16) feet high.
- (3) For the purpose of determining allowable sign area in any zone within the expressway corridor, "frontage" shall be limited to public streets to which the property has direct access.
- (4) In no case shall the overall size of any advertising display visible from the expressway exceed one-half (1/2) square foot per foot of public street frontage serving the property.

Chapter 35, Article 8

SPECIAL SIGN DISTRICT

335-60. PURPOSE. The purpose of this Article is to regulate directory and nondirectory advertising structures in various places throughout the County so as to create a more attractive appearance in major shopping and business centers. The implementation of the regulations herein will enhance and protect the physical values of the community and at the same time reduce the distraction to motorists caused by numerous sign structures of various size and type of construction.

335-61. BOUNDARIES. The boundaries of the special sign districts are shown on the various comprehensive zoning plans which are part of this Code.

335-62. DEFINITIONS. For the purposes of this Article, certain words and phrases are defined as follows:

- (1) Special Sign District. An area described in one or more comprehensive zoning plans which the Board determines meets the requirements for special sign regulations.
- (2) Monument Sign. An on-site sign which may be either a directory pole or nondirectory pole sign subject to the requirements of this Article and structural requirements of Title 18 of the Sacramento County Code.

AMEND SECTION 335-63, to read:

335-63. REGULATIONS. For property subject to this Article, the provisions of this Section relating to monument signs supersede and replaced the provisions elsewhere in this Code which relate to and regulate directory and nondirectory signs.

- (1) Sign Area. Monument signs shall be allowed an area of one (1) square foot per foot of the public street frontage with a maximum area of one hundred (100) square feet.
- (2) Location. Monument signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line and any property line.

- (3) Height. The maximum height of a monument sign shall be twelve ~~ten~~ feet, and may be increased one foot for each foot of set back of the sign increased, provided however the maximum height shall not exceed 12 feet.

- (4) Sign Support. Width of the monument sign support must be at least one-half (1/2) of the width of the sign face. For the purposes of this Section, the width requirements shall be applied to all project elevations of the monument sign.

- (5) Landscaping. Two feet of landscaping is required in every direction from the exterior portions of any part of the monument sign.

AMEND SECTION 340-62, to read:

340-62. SIGNS. Signs and permitted advertising devices may be erected subject to the provisions of Chapter 35, Article 1, and Article 2, and the nine special provisions of Chapter 35.

ADD SECTION 401-06, to read:

401-06. SIGNS. Signs and permitted advertising devices as provided in interim zoning classifications shall be subject to the provisions of Title III, Chapter 35, and where development standards in the zoning classification conflict, Chapter 35 shall prevail.

# TITLE IV

INTERIM ZONES

**CHAPTER 1 — INTERIM ZONES  
GENERAL PROVISIONS****ARTICLE 1 — GENERAL PROVISIONS**

**401-01. PURPOSE.** The zones set forth in this Title are designed to promote and protect the public health, safety and general welfare in the same general manner as the permanent Land Use Zones described in Title 2 of the Zoning Code. The zones in this Title, however, are considered to be temporary and it is the intent of the Board of Supervisors to rezone each parcel of property to one of the permanent Land Use Zones as each new community plan is adopted. It is intended that this Title be eliminated from the Zoning Code after each of the zones herein has been rezoned to a permanent Land Use Zone.

**401-02. DEFINITION — DIVISION.** As used in and for the purposes of this Title, the term Division shall refer to and mean the Zoning Code of Sacramento County.

**401-03. DEFINITION — ZONING BOARD OF ADJUSTMENT:** As used in and for the purposes of this Title, the term Zoning Board of Adjustment shall refer to and mean the Appropriate Authority as defined in Section 130-15.

**401-04. DEFINITION — DAY CARE HOME.** As used in and for the purposes of this Title, the term Day Care Home shall refer to and mean Family Day Care Home as defined in Section 130-69.

**401-05. CONFLICTING PROVISIONS:** Where there is a conflict between the provisions of this Title relative to the standards for development within the various zones, including but not limited to lot areas, lot frontage and width, yards, and height requirements, and the provisions relative to the standards for development for the various uses as set forth in Chapter 5, 10, 15, 20, and 25 of Title III, the provisions of this Title shall prevail. Otherwise, the provisions of Titles I, II, and III shall be applicable to properties zoned an interim zone as provided for in Title IV.

GENERAL PROVISIONS



**CHAPTER 2 — INTERIM AGRICULTURAL HOLDING ZONES**  
**ARTICLE 1 — GENERAL PURPOSES**

**402-01. 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 establish long term holding zones which:

(a) Are appropriate in the Agricultural-Urban Reserve, Agricultural Recreation Reserve, Recreational, and Industrial land use categories shown on the Sacramento County General Plan.

(b) Provide for agricultural uses during the planning period of the General Plan and protect these uses from the encroachment of urban development and related uses which are incompatible with the agricultural use of the land.

(c) Provide reserve areas for future urban, recreational or industrial uses and protect these areas from the encroachment of uses which are incompatible with the ultimate planned uses indicated on the Sacramento County General Plan.

**402-02. 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.

**402-03. 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.

GENERAL PURPOSES

**A-80 AGRICULTURAL HOLDING ZONE**

**402-10. 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. Off-site signs are prohibited.

**402-11. 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 335-06.
- (f) Home occupations as defined in Section 130-91.
- (g) Wildlife preserves, game preserves.
- (h) Foster homes not to exceed six foster children.
- (i) Day Care Homes not to exceed 10 children.
- (j) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 110-34, 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 pastures, 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.
- (k) Home occupation signs as provided in Section 335-05.
- (l) Real estate signs as provided in Section 335-01.
- (m) Temporary construction signs as provided in Section 335-02.
- (n) Political, religious and civic campaign signs as provided in Section 335-03.

**402-12. 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 110-34 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 320-11 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 dwelling for persons (and their families) receiving a substantial portion 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 301-51.

(q) On-site identification sign. The Zoning Board of Adjustment, when granting a use permit, 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 exclusive agricultural zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds the standards of the agricultural sign.

#### **402-13. 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 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.

**402-14. YARDS.** No building or structure nor the enlargement of any building nor 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.

#### **402-15. 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.

**402-16. LOT WIDTH.** Each lot or parcel shall have a minimum width of one thousand (1,000) feet.

**A-20 AGRICULTURAL HOLDING ZONES**

**402-20. 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. Off-site Signs are prohibited.

**402-21. PERMITTED USES.** The following uses shall be permitted in the A-20 Zone:

- (a) Agricultural Uses.
- (b) One single family 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 335-06.
- (f) Home occupation as defined in Section 130-91.
- (g) Wildlife preserves, game preserves.
- (h) Foster homes not to exceed six foster children.
- (i) Day Care Homes not to exceed 10 children.
- (j) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 110-34, 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 pastures, 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.
- (k) Home occupation sign as provided in Section 335-05.
- (l) Real estate signs as provided in Section 335-01.
- (m) Temporary construction signs as provided in Section 335-02.
- (n) Political, religious and civic campaign signs as provided in Section 335-03.

**402-22. 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 110-34, relating to conditional uses in general and further subject to the following conditions:
  - 1) Crematories, mausoleums, columbariums 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 school, kindergarten through high school.
- (c) Churches subject to development standards as provided in Section 320-11, 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 reserves, 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 301-51.

(q) On-site identification sign. The Zoning Board of Adjustment, when granting a use permit, 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 exclusive agricultural zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds the standard of the agricultural sign.

#### **402-23. 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) Exception. 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.

**402-24. 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.

#### **402-25. 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.

**402-26. LOT WIDTH.** Each lot or parcel shall have a minimum width of five hundred (500) feet.

**A-10 AGRICULTURAL HOLDING ZONE****A-10 AGRICULTURAL HOLDING ZONE**

**402-30. 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. Off-site signs are prohibited.

**402-31. PERMITTED USES.** The following uses shall be permitted in the A-10 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 mobilhome.
- (c) Forestry.
- (d) Accessory buildings.
- (e) Agricultural signs as provided in Section 335-06.
- (f) Home occupation as defined in Section 130-91.
- (g) Foster homes not to exceed six foster children.
- (h) Day Care Homes not to exceed 10 children.
- (i) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 110-34, 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 pastures, 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.
- (j) Home occupation sign as provided in Section 335-05.
- (k) Real estate signs as provided in Section 335-01.
- (l) Temporary construction signs as provided in Section 335-02.
- (m) Political, religious and civic campaign signs as provided in Section 335-03.

**402-32. USES PERMITTED WITH USE PERMIT.** Uses permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Cemeteries subject to conditions as provided in Section 110-34, 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 sign 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 320-11 and concurring approval by the Board of Supervisors.
- (d) Community centers, lodges, and 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

(continued)

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 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 301-51.

(p) On-site identification sign. The Zoning Board of Adjustment, when granting a use permit, 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 of any sign shall have on the general purposes of the exclusive agricultural zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds the standards of agricultural sign.

#### **402-33. HEIGHT REGULATION.**

(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 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.

**402-34. YARDS.** No building or structure no 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.

#### **402-35. 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.

**402-36. 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 the 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.

**402-37. LOT WIDTH.** Each lot or parcel shall have a minimum width of three hundred (300) feet.

### CHAPTER 3 — INTERIM AGRICULTURAL ZONES

#### ARTICLE 1 — A-5 AGRICULTURAL ZONE

**403-10. 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 the property in the vicinity or with the County of Sacramento as a whole. *Off-site signs are prohibited.*

**403-11. 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 mobilehome if the net lot area is not less than ten (10) acres.

(c) Parks, playgrounds, golf courses, swimming and tennis clubs, archery ranges, and community centers owned and operated by a government agency.

(d) Churches and incidental residential uses on the same lot, subject to development standards as provided in Section 320-11.

(e) Public and private schools, kindergarten through high school.

(f) Public and private colleges and universities.

(g) Foster homes not to exceed six (6) foster children.

(h) Accessory uses customarily incidental to and subordinate to a principal use on the premises.

(i) Accessory building including a private garage appurtenant to any permitted uses and 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, same lot.

(j) Residence in any 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 occupation as defined in Section 130-91.

(l) Day Care Homes not to exceed ten (10) children.

(m) Riding stables, boarding stables and riding academies subject to conditions as provided in Section 110-34, 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 pastures, 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.

(n) Agricultural sign as provided in Section 335-06.

(o) Home occupation sign as provided in Section 335-05.

(p) Real estate signs as provided in Section 335-01.

(q) Temporary construction signs as provided in Section 335-02.

(r) Political, religious and civic campaign signs as provided in Section 335-03.

(s) Identification signs for public and private schools, colleges, and universities as provided in Section 335-11.

**403-12. USES PERMITTED WITH USE PERMIT.** The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority.

(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 nonprofit corporation.



(e) Animal hospitals, kennels, and veterinarian offices.

(f) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of a handicapped person, subject to the provisions of Section 301-51.

(g) 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. For this purpose, the appropriate authority may consider mobilehomes and travel trailers to be accessory dwellings.

(h) 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.

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

(j) On-site identification sign. The appropriate authority, when granting a use permit, shall determine the size and location for each sign. In making this determination, the appropriate authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the general agricultural zones, and shall not approve any sign which exceeds the standards of the agricultural sign.

#### **403-13. HEIGHT RESTRICTIONS.**

(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. 301-20.

**403-14. 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.

**403-15. LOT AREA.** Each lot or parcel shall have a minimum net land area of five (5) acres.

**403-16. LOT WIDTH.** Each lot or parcel shall have a minimum width of two hundred fifty (250) feet.

**403-17. PUBLIC STREET FRONTAGE.** Each lot shall have a public street frontage of not less than two hundred fifty (250) feet.

**A-2 AGRICULTURAL ZONE**

**403-20. 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. Off-site signs are prohibited.

**403-21. 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 (10) 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) foster children.
- (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 buildings shall be located within the buildable portion of the lot.
- (n) Agricultural signs as provided in Section 335-06.
- (o) Home occupation as defined in Section 130-91.
- (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 110-34 and further subject to the following conditions:
  - (1) The net land area of each lot area shall not be 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.
- (s) Home occupation sign as provided in Section 335-05.
- (t) Real estate signs as provided in Section 335-01.
- (u) Temporary construction signs as provided in Section 335-03.
- (v) Political, religious and civic campaign signs as provided in Section 335-11.
- (w) Identification signs for public and private schools, colleges and universities as provided in Section 335-11.

**403-22. 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.

(continued)

(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 301-51.

(d) Cemeteries subject to conditions as provided in Section 110-34 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 320-11.

(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.

(o) On-site identification sign. The Zoning Board of Adjustment, when granting a use permit, 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 general agricultural zones and shall not approve any sign which exceeds the standards of the agricultural sign.

#### 403-23. 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 Section 301-20.

**403-24. 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 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 of not less than fifty (50) feet for all buildings and structures.

#### 403-25. 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.

**403-26. LOT WIDTH.** Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.

**403-27. 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**

**403-30. 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. Off-site signs are prohibited.

**403-31. 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.

(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) foster children.

(h) Residential care homes not to exceed six (6) persons receiving care.

(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. The building shall be located within the buildable portion of the lot.

(l) Agricultural signs are provided in Section 335-06.

(m) Home occupations as defined in Section 130-91.

(n) Home occupation sign as provided in Section 335-05.

(o) Animal hospitals, kennels, veterinary offices, and animal cemeteries.

(p) Riding stables, boarding stables, and riding academies subject to conditions as provided in Section 110-34, and further subject to the following conditions:

(1) The net land area of each lot 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.

(q) Real estate signs as provided in Section 335-01.

(r) Temporary construction signs as provided in Section 335-02.

(s) Political, religious, and civic campaign signs as provided in Section 335-03.

**403-32. USES PERMITTED WITH USE PERMIT.** The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority.

(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 indus-

trial 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) Animal hospitals, veterinarian offices, and kennels.

(d) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of a handicapped person, subject to conditions of Section 301-51.

(continued)

(e) Cemeteries subject to conditions as provided in Section 110-34 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.

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

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

(h) On-site identification sign. The appropriate authority, when granting a use permit, shall determine the size and location for each sign. In making this determination, the authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the general agricultural zones and shall not approve any sign which exceeds the standards of the agricultural sign.

#### **403-33. 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.

**403-34. LOT WIDTH.** Each lot or parcel shall have a minimum width of one hundred twenty-five (125) feet.

**403-35. PUBLIC STREET FRONTAGE.** Each lot shall have a public street frontage of not less than one hundred twenty-five (125) feet.

**403-36. 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, providing 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.

**403-37. YARDS.** No building or structure no the enlargement of any building or structure shall be hereinafter 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 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 of not less than twenty-five (25) feet for all buildings and structures.

**A-1-A AGRICULTURAL ZONE**

**403-40. 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. Off-site signs are prohibited.

**403-41. 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) foster children.
- (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 as defined in Section 130-91.
- (j) Home occupation sign as provided in Section 335-05.
- (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 110-34 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 not be less than three (3) acres.
- (n) Agricultural signs as provided in Section 335-06.
- (o) Real estate signs as provided in Section 335-01.
- (p) Temporary construction signs as provided in Section 335-02.
- (q) Political, religious and civic campaign signs as provided in Section 335-11.

**403-42. USES PERMITTED WITH USE PERMIT.** The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority:

- (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 301-51.
- (b) Child care center not to exceed fifteen (15) children.
- (c) Churches subject to the development standards of Section 320-11.
- (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 administration, 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 by the Health Department.
- (j) Veterinary Hospitals.

(continued)

(k) On-site identification sign. The Zoning Board of Adjustment, when granting a use permit, shall determine the number of on-site signs and the location, size 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 general agricultural zones and shall not approve any sign which exceeds the standards of the agricultural sign.

(l) One stand for the display and sale of crops and produce.

**403-43. 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.

**403-44. 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 Section 301-21.

**403-45. 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.

**403-46. 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.

**403-47. LOT WIDTH.** Each lot or parcel shall have a minimum width of seventy-five (75) feet.

**403-48. PUBLIC STREET FRONTAGE.** Each lot shall have a public street frontage of not less than seventy five (75) feet.

**A-2-B AGRICULTURAL ZONE**

**403-50. PROHIBITION.** No building, structure, vehicle, sign, or area in the A-2-B Zone shall be used nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged or stored in the A-2-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. Off-site signs are prohibited.

**403-51. PERMITTED USES.** The following uses shall be permitted in the A-2-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 within 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 (10) acres.

(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) foster children.

(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. The building shall be located within the buildable portion of the lot.

(l) Agricultural signs as provided in Section 335-06.

(m) Home occupation as defined in Section 130-91.

(n) Home occupation signs as provided in Section 335-05.

(o) 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.

(p) Riding stables, boarding stables, and riding academies, subject to the following conditions:

(1) The net land area of each lot area shall be not less than three 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 Health.

(5) Drainage of the premises shall be subject to approval of the Department of Public Works.

(q) Real Estate Signs as provided in Section 335-01.

(r) Temporary Construction Signs as provided in Section 335-02.

(s) Political, religious and civic campaign signs as provided in Section 335-03.

**403-52. USE 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, similar outdoor sport and recreational grounds and uses providing for the dispersal of a limited number of people when owned and operated by a nongovernmental entity.

(b) 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 301-51.

(c) Cemeteries subject to conditions as provided in Section 130-91 relating to conditional uses in general and further subject to the following conditions:

(continued)



(1) Crematories, mausoleums, and columbariums 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.

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

(e) Animal hospitals, kennels, veterinarians offices, and animal cemeteries.

(f) 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.

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

(h) On-site identification sign. The Zoning Board of Adjustment, when granting a use permit, shall determine the number of on-site signs and the size, location, the 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 general agricultural zones, and shall not approve any sign which exceeds the standards of the agricultural sign.

**403-53. 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 regulations of a governmental agency.

**403-54. YARDS.** No building or structure nor the enlargement of any building or structure shall be hereinafter 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 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 yard of not less than fifty (50) feet for all buildings and structures.

**403-55. 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 two (2) acres per dwelling unit located thereon.

**403-56. LOT WIDTH.** Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.

**403-57. PUBLIC STREET FRONTAGE.** Each lot shall have a public street frontage of not less than one hundred fifty (150) feet.

**CHAPTER 4 — INTERIM ESTATE ZONES**  
**ARTICLE 1 — GENERAL PURPOSES**

**404-01. 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 estate 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

**404-10. 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 Code. 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. Off-site signs are prohibited.

**404-11. 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 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, kindergarten through high school provided there shall be a net lot area of not less than five hundred (500) feet per student.
- (g) Home occupation as defined in Section 190-91.
- (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 310-12.
- (j) Foster homes not to exceed six (6) foster children.
- (k) Day Care Homes not to exceed 10 children.
- (l) Home occupation sign as provided in Section 335-05.
- (m) Real estate signs as provided in Section 335-01.
- (n) Temporary construction signs as provided in Section 335-02.
- (o) Political, religious and civic campaign signs as provided in Section 335-03.
- (p) Identification signs for public and private schools as provided in Section 335-11.

**404-12. USES PERMITTED WITH USE PERMIT.**

- (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 nonprofit 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 320-11.
- (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 (1) 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 301-51.

(continued)

(j) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 permit, shall consider the effect any sign shall have on the general purposes of the Rural Estate Zones as set forth in Article 1 of this chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

#### **404-13. 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 Section 301-21.

**404-14. 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.

(c) Side Yard. There shall be a side yard on each side of a main building of not less than twenty (20) feet for a one or 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.

**404-15. LOT AREA.** Each lot shall have a minimum area of one (1) acre.

**404-16. 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.

**404-17. 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-2A ESTATE ZONE**

RE-2A ESTATE ZONE

**404-20. PROHIBITION.** No building, structure, vehicle, or land in the RE-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. 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-2A Zone generally or within the County as a whole. Off-site signs are prohibited.

**404-21. PERMITTED USES.** The following uses shall be permitted in the RE-2A 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 net lot area of not less than five hundred (500) square feet per student.
- (f) Crop and tree farming and truck gardening and the sale of products therefrom.
- (g) Private stable or corral or both to shelter or pen horses as provided in Section 310-12.
- (h) Foster home not to exceed six (6) foster children.
- (i) Real estate signs as provided in Section 335-01.
- (j) Temporary construction signs as provided in Section 335-02.
- (k) Political, religious, and civic campaign signs as provided in Section 335-03.
- (l) Identification signs for public and private schools as provided in Section 335-11.

**404-22. USES PERMITTED WITH USE PERMIT.** The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority.

- (a) Publicly owned and operated libraries, museums, art galleries, and similar publicly owned and operated cultural uses.
- (b) Guest houses or separate living quarters for domestic workers employed on the premises.
- (c) Parks, playgrounds, community center, swimming clubs, tennis clubs, and similar facilities owned or operated by a nonprofit corporation or similar entity, provided the lot area is not less than three (3) acres.
- (d) Churches and incidental residential uses on the same lot subject to the development standards in Section 320-11.
- (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 301-51.
- (i) Day Care Homes.
- (j) Home occupation.
- (k) Home occupation sign as provided in Section 335-05.
- (l) On-site identification sign. The appropriate authority when granting a Use Permit shall determine the number of on-site signs and the size, location, and type of lighting for each sign. In making this determination, the appropriate authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the Rural Estate Zones as set forth in Article 1 of this chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

**404-23. 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 Section 301-21.

**404-24. 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.

(c) Side Yard. There shall be a side yard on each side of a main building 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 twenty-five (25) feet.

**404-25. LOT AREA.** Each lot shall have a minimum area of thirty thousand (30,000) square feet.

**404-26. LOT WIDTH.** Each lot shall have a minimum width of one hundred ten (110) 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.

**404-27. PUBLIC STREET FRONTAGE.** Each lot shall have a minimum public street frontage of one hundred ten (110) 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**

**404-30. 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. Off-Site signs are prohibited.

RE-2 ESTATE ZONE

**404-31. 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 the 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 310-12.
- (f) 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.
- (g) Foster homes not to exceed six (6) foster children.
- (h) Day Care Homes not to exceed ten (10) children.
- (i) Real estate signs as provided in Section 335-01.
- (j) Temporary construction signs as provided in Section 335-02.
- (k) Political, religious, and civic campaign signs as provided in Section 335-11.
- (l) Identification signs for public and private schools as provided in Section 335-11.

**404-32. 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 nonprofit corporation or similar entity provided the lot are 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 320-11.
- (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 301-51.
- (j) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 purpose of the Rural Estate Zones as set forth in Article 1 of this chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.
- (k) Home occupations as defined in Section 130-91.

**404-33. HEIGHT RESTRICTIONS.**

- (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 Section 301-21.

**404-34. YARDS.** No building or structure not 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.

**405-35. 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.

**404-36. 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.

**404-37. 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

**404-40. 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 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 space 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. Off-site signs are prohibited.

**404-41. 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 six (6) foster children.
- (g) Day Care Homes not to exceed ten (10) children.
- (h) Real estate signs as provided in Section 335-01.
- (i) Temporary construction signs as provided in Section 335-02.
- (j) Political, religious, and civic campaign signs as provided in Section 335-03.
- (k) Identification signs for public and private schools as provided in Section 335-11.

**404-42. 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 nonprofit 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 320-11.
- (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 301-51.
- (i) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 the conditional Use Permits, shall consider the effect any sign shall have on the general purposes of the Rural Estate Zones as set forth in Article 1 of this chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.
- (j) Home occupations as defined in Section 130-91.

**404-43. 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 Section 301-21.

**404-44. 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 (20) percent 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.

**404-45. 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.

**404-46. 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.

**404-47. 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 5 — INTERIM RESIDENTIAL ZONES**  
**ARTICLE 1 — GENERAL PURPOSES**

**405-01.** 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:

GENERAL PURPOSES

(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 area 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 certification of licensed family care homes, foster homes, or group homes as a residential use of property.

**R-1-A SINGLE FAMILY RESIDENTIAL ZONE**

**405-10. 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. Off-site signs are prohibited.

**405-11. 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 occupation as defined in Section 130-91.
- (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) foster children.
- (g) Day Care Homes not to exceed ten (10) children.
- (h) Home occupation sign as provided in Section 335-05.
- (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 receiving care. Permitted for more than six (6) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (k) Real estate signs as provided in Section 335-01.
- (l) Temporary construction signs as provided in Section 335-02.
- (m) Political, religious, and civic campaign signs as provided in Section 335-03.
- (n) Identification signs for public and private schools as provided in Section 335-11.

**405-12. 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 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 320-11.
- (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 301-51.
- (i) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 Single Family Residential Zones as set forth in Article 1 of this chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

**405-13. HEIGHT RESTRICTIONS.**

(a) No building or structure erected on or moved onto property in the 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 Section 301-21.

**405-14. 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 should 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 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.

**405-15. LOT AREA.** The minimum area for each lot 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 lot 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 nor public sewerage facility is in use.

**406-16. LOT WIDTHS.** Lot width 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.

**405-17. 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 lot shall have a public street frontage measured along the width of the lot of not less than sixty-two (62) feet.

**R-1-B SINGLE FAMILY RESIDENTIAL AND DUPLEX ZONE**

**405-20. 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. Off-site signs are prohibited.

**405-21. 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 occupation as defined in Section 130-91.

(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) foster children.

(g) Day Care Home not to exceed ten (10) children.

(h) Home occupation sign as provided in Section 335-05.

(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 receiving care. Permitted for more than six (6) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.

(l) Real estate signs as provided in Section 335-01.

(m) Temporary construction signs as provided in Section 335-02.

(n) Political, religious and civic campaign signs as provided in Section 335-03.

(o) Identification signs for public and private schools as provided in Section 335-11.

**405-22. 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 nonprofit 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 320-11.

(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 mobile-home or travel trailer by the occupants of the principal dwelling subject to conditions of Section 301-51.

(i) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 Single Family Residential and Duplex zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

**405-23. 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 Section 301-21.

**405-24. 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 (25) 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.

**405-25. 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 or 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 nor public sewerage facility is in use.

**405-26. 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.

**405-27. 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.

**405-28. 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****R-2 TWO FAMILY RESIDENTIAL ZONE**

**405-30. 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. Off-site signs are prohibited.

**405-31. PERMITTED PRINCIPAL USES.** The following principal uses shall be permitted 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 receiving care. Permitted for more than six (6) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (g) Identification signs for public and private schools as provided in Section 335-11.

**405-32. PERMITTED ACCESSORY USES.** The following accessory uses shall be permitted on any lot in the R-2 Zone:

- (a) Home Occupation as defined in Section 130-91.
- (b) Home occupation sign as provided in Section 335-05.
- (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 Homes not to exceed six (6) foster children.
- (f) Day Care Home not to exceed ten (10) children.
- (g) Real estate signs as provided in Section 335-01.
- (h) Temporary construction signs as provided in Section 335-02.
- (i) Political, religious and civic campaign signs as provided in Section 335-03.

**405-33. 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 or 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 320-11.
- (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.
- (h) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 has on the general purposes of the Two Family Residential Zone as set forth in Article 1 of this Chaptr, and shall not approve any sign which exceeds twenty-four (24) square feet.

**405-34. 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 310-12.

**405-35. 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 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 five (5) feet for a one-story 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 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.

**405-36. COURTS.** See Section 305-11. For regulations.

**405-37. 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 dwellings 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 nor public sewerage facility is in use.

**405-38. 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 nor a public sewerage facility is in use.

**405-39. 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.

**405-40. PUBLIC STREET FRONTAGE.** Each lot shall have a 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**

**405-50. 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. Off-site signs are prohibited.

R-2A MULTIPLE FAMILY RESIDENTIAL ZONE

**405-51. 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 occupation as defined in Section 130-91.
- (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 (6) foster children.
- (n) Day Care Home not to exceed ten (10) children.
- (o) Home occupation sign as provided in Section 335-05.
- (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 twenty (20) persons receiving care, permitted for over twenty (20) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (r) Real estate signs as provided in Section 335-01.
- (s) Temporary construction signs as provided in Section 335-02.
- (t) Political, religious and civic campaign signs as provided in Section 335-03.
- (u) Identification signs for public and private schools as provided in Section 335-11.

**405-52. 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 320-11.
- (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.
- (j) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 Multiple Family Residential zone as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

**405-53. 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 Section 301-21.

**405-54. FRONT YARD.** There shall be a front yard of not less than twenty-five (25) feet.

**405-55. 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 (20) percent 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 combined 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.

**405-56. 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 not be less than seventeen and one-half (17½) feet.

**405-57. 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 (1) or more primary entrance 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.

**405-58. SIDE STREET YARDS.** On corner lots where 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.

**405-59. COURTS.** See Section 305-11 for regulations.

**405-60. 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.

**405-61. 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.

(continued)

(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.

**405-62. 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 nor a public sewerage facility is in use.

**405-63. 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 of 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.

**405-64. 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**

**405-70. 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; not 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. Off-site signs are prohibited.

**405-71. 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 a 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 occupation as defined in Section 130-91.
- (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 320-11.

(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 twenty (20) persons receiving care. Permitted for over twenty (20) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.

**405-72. 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.

**405-73. ON-SITE SIGNS.** On-site signs shall be permitted as follows:

- (a) Home occupation sign as provided in Section 335-05.
- (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.

(d) Real estate signs as provided in Section 335-01.

(e) Temporary construction signs as provided in Section 335-02.

(f) Political, religious and civic campaign signs as provided in Section 335-03.

(g) Identification signs for public and private schools as provided in Section 335-11.

#### 405-74. 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 Section 301-21.

#### 405-75. 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 to 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.

#### 405-76. 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 (20) percent of the average yard depth to a minimum of two (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 is 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 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 the 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.

#### 405-77. 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 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 shall not be less than the seventeen and one-half (17½) feet.

#### 405-78. 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.

(continued)

(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.

**405-79. COURTS.** See Section 305-11 for regulations.

**405-80. 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 or a public sewerage facility is in use.

**405-81. 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 nor a public sewerage facility is in use.

**405-82. 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 nor a public sewerage facility is in use.

**405-83. 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 (75) percent of the area required for a dwelling unit, one additional dwelling unit may be constructed on such lot or parcel.

**405-84. 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.

**405-85. 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 across the width of the lot of not less than sixty-two 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.



## CHAPTER 6 — R-TH INTERIM RESIDENTIAL TOWNHOUSE ZONE

### ARTICLE 1 — GENERAL PROVISIONS

## GENERAL PROVISIONS

**406-01. PURPOSE.** To increase the opportunity for diversified housing accommodations by providing the means for developing urban townhouse, row house, and cluster developments in an integral relationship to well-planned common open space, while at the same time preserving the intent of the Sacramento County General Plan, the public interest, health, safety and welfare.

**406-02. PROHIBITION.** No building, structure, vehicle or land in the R-TH Zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored excepted as hereinafter specifically provided in this Chapter and subject to all the regulations and conditions enumerated in this Chapter 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. Off-site signs are prohibited.

**406-03. DEFINITIONS.** For the purpose of this Chapter, certain terms are defined as follows:

(a) **Townhouse (Row House):** A building with three or more attached dwelling units, each with their own roof oriented in a common wall relationship, as one building.

(b) **Attached Dwelling Unit:** A dwelling unit which shares one or more common walls with an adjoining dwelling unit.

(c) **Cluster Development:** A development in which dwelling units are grouped together in several clusters being separated from each other by intervening open space giving a visual definition of each group.

(d) **Private Street:** A street which is commonly owned by the property owners of the project, excluding private off-street parking areas and driveways to said off-street parking areas. Each traffic lane of said private street shall be at least ten (10) feet in width. If parallel parking is permitted along said private street, each parking lane shall be at least nine (9) feet in width.

(e) **Private driveway:** A private way for vehicular travel which provides access from an off-street parking area to a public or private street.

**406-04. PERMITTED USES.** The following uses shall be permitted in the R-TH Zone.

(a) One (1) single family detached dwelling on each lot.

(b) One (1) two-family dwelling (duplex) on each lot.

(c) Townhouses, row houses, and cluster development.

(d) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities, provided the lot area is not less than three (3) acres.

(e) Accessory buildings and uses appurtenant to a permitted use 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.

(f) Foster homes not to exceed six (6) foster children.

(g) Real estate signs as provided in Section 335-01.

(h) Temporary construction signs as provided in Section 335-02.

(i) Political, religious and civic campaign signs as provided in Section 335-03.

#### **406-05. USES PERMITTED SUBJECT TO ISSUANCE OF A CONDITIONAL USE PERMIT BY THE ZONING BOARD OF ADJUSTMENT:**

(a) Churches and incidental residential uses on the same lot, subject to the development standards of Section 320-11.

(b) Public and private colleges, universities, and schools, kindergarten through high school, providing there shall be a net lot area of not less than five hundred (500) square feet per student.

(c) Publicly owned and operated libraries, art galleries and museums and similar government owned and operated cultural facilities.

(d) Buildings and uses owned and operated by governmental, charitable and nonprofit agencies.

(e) Home occupations as defined in Section 130-91.

(f) Home occupation sign as provided in Section 335-05.

(continued)

(g) On-site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 general purposes of the Residential-Townhouse Zone as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

## TOWNHOUSE, ROW HOUSE AND CLUSTER DEVELOPMENT PROVISIONS

TOWNHOUSE, ROW HOUSE AND CLUSTER DEVELOPMENT PROVISIONS

**406-10. RESIDENTIAL DENSITY PER ACRE OF NET LAND AREA OF THE PROJECT.** The maximum residential density shall be thirteen (13) dwelling units per acre of net land area in the project. Said net land area shall exclude all public street rights-of-way and all public park and school sites and non-residential uses.

**406-11. ATTACHED DWELLINGS, MAXIMUM NUMBER.** There shall be not more than eight (8) dwelling units in each group of attached dwellings.

**406-12. BUILDING COVERAGE.** The total ground area covered by roofed structures shall not exceed thirty-five (35) percent of the net area of the lot on single family and duplex lots nor thirty-five (35) percent of the project area excluding public streets, public parks and school grounds in cluster developments.

**406-13. DISTANCE BETWEEN BUILDINGS AND WINGS OF BUILDINGS:**

(a) The required yard widths shall be provided adjoining each building face. The yard width required for one building may not overlap the space required for an adjacent building.

(b) Buildings shall be considered to have one or more primary and secondary living view walls. The primary view wall(s) shall be designated by design and may include portions of living and dining room and related spaces. The secondary view wall(s) shall be designated by design and may include bedroom, bath and related spaces and the balance of the spaces in the dwelling.

(c) End walls of buildings which are not primary view walls and which have no primary entrances shall require only minimum width adjoining yard space.

(d) One-Story Buildings. Primary view walls of the building shall have an adjoining yard width of not less than fifteen (15) feet. Secondary view walls and end walls shall have an adjoining yard width of not less than seven feet six inches (7'6").

(e) Two-Story Buildings. Primary view walls of the building shall have an adjoining yard width of not less than twenty-five (25) feet. Secondary view walls and end walls shall have an adjoining yard width of not less than twelve feet six inches (12'6").

(f) Courtyards. The minimum width of an enclosed courtyard and of a courtyard between wings of a building shall not be less than the sum of the yard widths required for each primary and secondary view wall and not less than the height of the building in any case.

(g) Accessory structures. Detached structures are those having a roof separation of more than six (6) feet. Attached accessory structures shall provide yard widths as required for principal structural unit. Detached accessory structures may approach any lot line as regulated by the building code except that no accessory structure may be located in the required front yard or side street yard areas.

**406-14. PUBLIC STREET FRONTAGE FOR THE PROJECT.** There shall be a minimum public street frontage of fifty-two (52) feet for any project.

**406-15. SETBACK FOR BUILDINGS FROM PUBLIC STREETS.** Except as provided in Section 406-16, all buildings shall set back from a public street measured from the edge of the right-of-way not less than twenty-five (25) feet except where the side of a dwelling unit, major structure, or carport in which there are not vehicular entrances facing the street, in which case the minimum setback shall be twenty (20) feet.

**406-16. SPECIAL SETBACK FOR BUILDINGS FROM PUBLIC STREETS.** In order to accomplish a better design and break the monotony of a long flat wall or rows of buildings, the front setback may vary as follows:

The front setback may be reduced to not less than twenty (20) feet provided that not more than twenty (20) percent of the units or building length are placed less than twenty five (25) feet from the street right-of-way; provided that the overall average setback of the units in the block is not less than twenty-five (25) feet from a public street; and provided that no portion of a building or individual unit with a setback greater than fifty (50) feet may be considered in obtaining an overall average.

**406-17. SETBACK FOR BUILDINGS FROM PRIVATE STREETS.** The minimum setback from a private street, measured from edge of curb or edge of paving, if there is no curb, shall be ten (10) feet for dwelling units, major buildings and carports.

**406-18. SETBACK FOR BUILDINGS FROM EXTERIOR BOUNDARY OF THE PROJECT.** All major buildings including all residential, recreation and office buildings, shall setback at least twenty (20) feet from the exterior boundary of any project development.

**406-19. SETBACK OF OPEN PARKING SPACES (PARKING LOTS FROM PUBLIC AND PRIVATE STREETS).** All open parking spaces shall setback not less than twenty (20) feet measured from the edge of the right-of-way for a public street and measured from the edge of curb, or from the edge of the pavement if there is no curb, for a private street.

**406-20. PRIVATE YARD AREA.** Exclusive of and in addition to the common open space, each dwelling unit shall have a private yard area for the exclusive use of the occupant or resident therein of not less than two-hundred (200) square feet per dwelling unit.

**406-21. LOT WIDTH — ATTACHED DWELLING UNITS.** Each individual lot shall have a minimum width of twenty-one (21) feet.

**406-22. PARKING.** As required in Section 305-43.

**406-23. MAINTENANCE OF COMMON AREAS.** If common grounds are involved in the project development, the developer shall submit (to the Planning Commission for approval) a maintenance program by a homeowner's association or other enforceable means to assure maintenance of common areas, landscaping, private streets, parking areas, and recreational facilities. The approved maintenance program shall be filed with the Building Inspection Office.

**SINGLE FAMILY DETACHED AND  
DUPLEX PROVISIONS**

**406-30. LOT WIDTH AND PUBLIC STREET FRONTAGE — SINGLE FAMILY DETACHED AND TWO FAMILY DWELLINGS (DUPLEXES).** Except as provided in Section 406-32, each lot shall have a minimum width and public street frontage as follows:

- (a) Interior Lots. Each interior lot shall have public street frontage and lot width of not less than fifty-two (52) feet.
- (b) Corner Lots. Each corner lot shall have public street frontage and lot width of not less than sixty-two (62) feet.

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

**406-31. LOT AREA — SINGLE FAMILY DETACHED AND TWO FAMILY DWELLINGS (DUPLEXES).** Except as provided in Section 406-33, each lot shall have a minimum area as follows:

- (a) Five thousand two hundred (5,200) square feet for interior walls.

- (b) Six thousand two hundred (6,200) square feet for corner lots.

**406-32. SPECIAL LOT WIDTH AND PUBLIC STREET FRONTAGE — TWO FAMILY DWELLINGS (DUPLEXES).** Where a lot is divided into two sections, one for each half of a two family dwelling, each individual section shall have a minimum width and public street frontage as follows:

- (a) Interior Lots. Each interior section shall have public street frontage and lot width of not less than twenty-six (26) feet.
- (b) Corner Lots. Each Corner section shall have public street frontage and lot width of not less than thirty-six (36) feet.

- (c) The public street frontage for lots fronting on a 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.

**406-33. SPECIAL LOT AREA — TWO FAMILY DWELLINGS (DUPLEXES).** Where a lot is divided into two sections, one for each of a two family dwelling, the individual section shall have a minimum area as follows:

- (a) Two thousand six hundred (2,600) square feet for interior sections.

- (b) Three thousand six hundred (3,600) square feet for corner sections.

**406-34. YARDS — SINGLE FAMILY DETACHED AND TWO FAMILY DWELLINGS (DUPLEXES).**

- (a) Front yard: There shall be a front yard of not less than twenty-five (25) feet.
- (b) Side Yard: There shall be a side yard on each side of a main building of not less than five (5) feet for a one (1) story building and seven and one-half (7½) feet for a two (2) story building.
- (c) Side Street Yard: On corner lots there shall be a side street yard of not less than twelve and one half (12½) feet.
- (d) Rear Yards: There shall be a rear yard of not less than twenty-five (25) feet. Exceptions to this requirement are as follows:
  - 1) 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.

rear yard and the interior side yard shall not be less than the area which would be required for the combined area of a normal 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 (1) story building and seven and one-half (7½) feet for a two (2) story building.

- 3) 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 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.

- 2) 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

SINGLE FAMILY DETACHED AND DUPLEX PROVISIONS

**MISCELLANEOUS**

**406-40. HEIGHT REGULATIONS.** No building or structure erected in this zone shall have a height greater than two (2) stories or thirty (30) feet. A basement or subterranean parking area may be included, provided that no portion or enlargement of said building or structure exceeds thirty (30) feet in height. Where a building or structure is erected on a hillside, the basement or subterranean parking area may be partially or wholly above ground level.

**406-41. PUBLIC UTILITIES.** Public water supply and public sanitary sewer facilities shall be used for all developments in this district.

**406-42. PROJECT SIZE.** The maximum gross area of an individual project shall not be more than five (5) acres.

**CC CONVENIENCE CENTER ZONE**

**407-01. 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.

**407-02. 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 this section. 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.

- |                                                                      |                                                                                                                                                             |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Barber Shop                                                      | (p) Supermarket or foodstore, provided the floor area shall not exceed five-thousand (5,000) square feet.                                                   |
| (b) Beauty Shop                                                      |                                                                                                                                                             |
| (c) Coffee Shop                                                      |                                                                                                                                                             |
| (d) Coin Operated Dispenser                                          | (q) Offices less than 2,000 square feet in floor area provided the intended purpose is to serve only the needs of the surrounding residential neighborhood: |
| (e) Delicatessen                                                     | 1) Business or Professional                                                                                                                                 |
| (f) Laundromat                                                       | 2) Finance, Loan, Credit, Collections                                                                                                                       |
| (g) Newspaper-Magazine Stand                                         | 3) Bank, Savings and Loan                                                                                                                                   |
| (h) Child Care Center                                                | 4) Insurance                                                                                                                                                |
| (i) Prescription Pharmacy                                            | 5) Medical or Dental                                                                                                                                        |
| (j) Residence of a caretaker, proprietor or owner of a permitted use | 6) Real Estate                                                                                                                                              |
| (k) Shoe Repair Shop                                                 | 7) Accountants, Bookkeepers                                                                                                                                 |
| (l) Shoe Shine Parlor                                                | 8) Ticket Agency                                                                                                                                            |
| (m) Soda Fountain-Ice Cream Parlor                                   | 9) Travel Agency                                                                                                                                            |
| (n) Tobacco Shop                                                     |                                                                                                                                                             |
| (o) Incidental Sales Operations:                                     |                                                                                                                                                             |
| (1) Candy Store                                                      |                                                                                                                                                             |
| (2) Drug Store                                                       |                                                                                                                                                             |
| (3) Firewood Sales                                                   |                                                                                                                                                             |
| (4) Liquor Store                                                     |                                                                                                                                                             |

**407-03. PERMITTED USES SUBJECT TO ISSUANCE OF A USE PERMIT BY THE APPROPRIATE AUTHORITY.**

- |                                                                                                                                                    |                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| (a) Apartments and other multiple family dwellings, subject to the regulations of the R-3 Multiple Family Zone and the CC Convenience Center Zone. | (c) Cafe or restaurant within a completely enclosed building. |
| (b) Secondary automobile service stations, as provided for in Title III, Chapter 40.                                                               | (d) Public Utility Facility.                                  |

**407-04. PERMITTED USES IN YARDS AND OPEN SPACES.**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Outdoor Furniture                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | the canopy. No advertising signs or materials shall be painted on or attached to any posts supporting each canopies below said minimum vertical clearance.                                                                                                    |
| (b) 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 | (c) Christmas tree sales, 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 in the buildable area of the lot. |

(continued)

(d) Customer conveniences such as litter containers, bicycle racks, mail boxes, book depositories, and other similar conveniences.

(e) Fences, provided that fences shall not be erected in the required front or side street yards unless such fence is specifically required by Ordinance. Benches may be erected in the required rear, interior side yards or buildable area of the lot, provided such fences do not exceed (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.

(f) Planter boxes, retainer walls, fountains and ponds may be placed in yard areas provided they are permanent parts of the overall landscaping development.

(g) Light standards and fixtures, provided that 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.

(h) Parking, permitted only in the rear yard, interior side yard or buildable area of the lot. Not permitted in the required front and side yards.

(i) Signs, permanently attached to the ground.

**407-05. LOT REQUIREMENTS.** Buildings or structures may be erected or enlarged and uses permitted providing 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 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 the yard areas as required in the Article and adequate building area to serve the intended use.

(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 residential, estate, recreation, or agricultural zoning district, otherwise a rear or interior side yard is not required.

**407-06. HEIGHT.** Commercial 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 301-21.

**407-07. 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 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 whenever it is located within twenty-five (25) feet of the 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 residential, estate, recreation, or agricultural zones.

(c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3.

(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 Title III, Chapter 30, Article 3.

(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 (30) percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purpose of this provision.



**407-08. ON-SITE 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 on-site 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 on-site 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 and pennant-flags are not permitted in this zone.

(g) Real estate signs as provided in Section 335-01.

(h) Temporary construction signs as provided in Section 335-02.

(i) 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 (50) percent of the area within straight lines enclosing the copy.

**407-09. OFF-SITE SIGNS.** Off-site exterior signs are not permitted in this zone.

**(PD) PLANNED DEVELOPMENT (COMBINING ZONE)**

**408-01. 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.

**408-02. 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 the balanced and stable environment. A (PD) Zone may be combined with any other zoning classification except permanent agricultural or agricultural holding zones.

**408-03. CRITERIA.**

(a) Size. A planned development, or unit thereof, shall be of sufficient size, composition and arrangement that its composition, 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

**408-04. 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.

**408-05. 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.

**408-06. 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 115-14. 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 rear-

(continued)

rangement of dwellings and the mixing of dwelling types shall be justified by larger and more useable open spaces;

5) There is adequate assurance that all public improvements will be installed at the scheduled times as required by the Public Work Department;

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.

#### **408-07. 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. All other revisions shall be made pursuant to the procedure for an amendment to the Basic Zoning Ordinance.

(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.

**408-08. ACTION BY PLANNING DEPARTMENT ON FINAL PLAN.** The Planning Department shall have thirty (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.

**408-09. 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.

**408-10. SUBDIVISION MAPS, CONVENANTS.** 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.

**408-11. 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.

**(PDC) PLANNED DEVELOPMENT COMBINING ZONE  
COUNTY INITIATED**

**408-20. PURPOSE.** This Article establishes the procedure whereby the Board of the Commission may initiate proceedings to regulate certain property through the process of a County initiated Planned Development Combining Zone. The Board recognizes that there are areas throughout the County that have unique environmental, economic, historic, or architectural features and that too little attention has been given through the application of standard zone regulations to these special characteristics. It is the purpose of this Article to provide the method for the County to guide the regulation of such areas so as to preserve such unique characteristics.

**408-21. DESIGNATION.** The abbreviation (DC) appearing after a zone abbreviation on the comprehensive zone plans in Section 101-64 indicates that the property so classified is subject to the provisions of this Article and any ordinance adopted pursuant to this Article.

**408-22. INITIATION OF ZONE.** The Board or the Commission may initiate proceedings to place parcels within the (PDC) Combining Zone. The procedure for zoning property to the (PDC) Zone shall be the same as for changing the zone as provided in Title I, Chapter 15, Article 1 except as provided herein.

**408-23. CONTENT OF COUNTY INITIATED PLANNED DEVELOPMENT ORDINANCE.**

(a) The following provisions are mandatory and shall be included in each County initiated planned development ordinance:

- 1) A list of permitted uses.
- 2) Performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
- 3) Other design standards appropriate for the specific planned development.
- 4) Legal description of property covered by the ordinance.
- 5) Reasons for establishment of a (PDC) zone on the particular property.

(b) The following provisions are permissive and are not intended to be an exclusive list of the provisions that could be part of a planned development ordinance.

- 1) Procedures for review of proposed development. The procedures could include:
  - (a) Types of Projects that require review.
  - (b) Documents required from developers.
  - (c) Hearing procedures, if any.
- 2) Regulations relating to nonconforming lots, uses, structures and signs.
- 3) Time phasing and sequence of development of projects.

**408-24. APPLICATION FOR AMENDMENT TO THE (PDC) ZONE.** The procedures for filing an amendment to the (PDC) Zone adopted pursuant to this Article shall be the same as for any amendment to the Zoning Code.

(PDC) PLANNED DEVELOPMENT COMBINING ZONE, COUNTY INITIATED

**CHAPTER 9 — OBSOLETE ZONES**  
**ARTICLE 1 — GENERAL PURPOSES**

**409-01. PURPOSE.** The 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 interim zones and permanent Land Use Zones described in this Code. The zones in this Chapter, however, are considered as obsolete zones, and it is the intent of the Board of Supervisors to rezone each parcel of property to one of the Land Use Zones described in this Code.

**409-02. APPLICATION FOR ZONE CHANGES.** The Secretary of the Planning Commission shall not accept an application to change property to C-1, C-2, or "F" Zones without prior approval of the Sacramento County Planning Commission.

GENERAL PURPOSES

**C-1 LIMITED COMMERCIAL ZONE**

**409-10. 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 or within the County of Sacramento as a whole.

**409-11. 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).
- (b) Restaurants, cafes, bars and cocktails lounges (excluding those having floor shows).
- (c) Bank and Office building.
- (d) Bakeries whose entire products are mainly sold on the premises at retail only.
- (e) Shirt laundry, laundry depot, dry cleaning depots, and self-service laundries and dry cleaners.
- (f) Clothes pressing and cleaning, using synthetic cleaner or 140-F solvent.
- (g) Frozen food locker and ice distributing stations.
- (h) Medical and dental laboratories.
- (i) Printing, lithographing, publishing, blueprinting and photostating shop.
- (j) Pool and billiard halls, bowling alleys.
- (k) Speedometer, auto-electrical and carburetor shop.
- (l) Parking lots.
- (m) (Deleted. SZC-73-300)
- (n) Shoe repair shop.
- (o) Barber and beauty shop.
- (p) Tailor.
- (q) Theatre, other than a drive-in open air theatre.
- (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 to exceed six (6) persons including the members of the resident family.
- (t) Adult bookstore, adult motion picture theater or massage parlor which are more than five hundred (500) feet from:
  - 1) Residential, estate, or general and limited agricultural zones; and
  - 2) Any adult bookstore, adult motion picture theater or massage parlor.

**409-12. RELATED USES.** The following related uses shall be permitted in the C-1 Zone:

- (a) One (1) single family detached dwelling on each lot.
- (b) Two family dwellings.
- (c) Bungalow Courts.
- (d) Apartment houses.
- (e) Row dwellings.
- (f) Boarding houses, lodging houses.
- (g) Fraternity, sorority houses.
- (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 130-91.
- (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.
- (m) Accessory uses customarily incidental to and subordinate to principal use of the premises.
- (n) Foster Homes.
- (o) Day Care Homes for children.
- (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.
- (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 (1) acre.
- (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.

**409-13. 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 repossession 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.

**409-14. PERMITTED USES WITH APPROVAL OF BOARD OF SUPERVISORS.** The following uses are permitted subject to approval of a conditional use permit by the Board of Supervisors after a recommendation by the Appropriate Authority:

- (a) Carnivals.
- (b) Amusement rides.
- (c) Circuses.
- (d) Automotive service stations subject to the specific provisions of Title III, Chapter 40 which shall control the issuance of the conditional use permit.
- (e) Adult bookstore, adult motion picture theater or massage parlor which is within five hundred (500) feet of:
  - 1) Residential, estate or general and limited agricultural zones; or
  - 2) Any adult bookstore, adult motion picture theater or massage parlor.

**409-15. ON-SITE SIGNS.** Except as otherwise provided in this Division, signs and permitted advertising devices may be erected to the following provisions:

- (a) Signs attached to buildings.
  - 1) Area: The area of a sign attached to a building with less than a fifty (50) foot setback from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) foot or greater setback from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.
  - 2) 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 (50) percent of the area within straight lines enclosing the copy.
  - 3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.
  - 4) Height of Signs 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.
- (b) Non Directory Pole Signs.
  - 1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.
  - 2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.
  - 3) Height: The maximum height of a non directory pole sign with a ten (10) foot setback from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.



(c) 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 public street.

(d) 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.

(e) Except as regulated by Table II, Section 225-11, banners, string lights and pennant-flags are not permitted in this zone.

(f) Real estate signs as provided in Section 335-01.

(g) Temporary construction signs as provided in Section 335-02.

(h) Political, religious and civic campaign signs as provided in Section 335-03.

#### 409-16. DIRECTORY POLE SIGNS.

(a) Area: The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.

(b) Location: Directory pole signs shall be located so that the part of the sign located closest to the street

right-of-way line shall be set back not less than ten (20) feet from said street right-of-way line.

(c) Height: The maximum height to a directory pole sign shall be twenty-five (25) feet.

**409-17. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS.** One pole sign, whether directory or non directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**409-18. OFF-SITE SIGNS.** Off-site signs other than Directory Pole Signs as regulated by Section 409-16. of this Article are permitted provided a use permit has been obtained from the Commission. Said use permit shall not be granted for an off-site sign within one hundred (100) feet of property located within a residential or estate zoning classification. If the sign is to be located on unimproved property, said sign shall not be more than one thousand (1,000) feet from a parcel lawfully used for commercial or industrial purposes.

**409-19. 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 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.

#### 409-20. 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 - of Section 409-15.

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**409-21. 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 (50) percent or more of the street frontage in any "C-1" Limited Commercial Zone between two intersecting streets is build 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 (25) percent 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 409-15.

**409-22. 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 (20) percent 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. 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.

**409-23. 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 the "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 (20) percent 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 (20) percent 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.

**409-24. 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 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.

**409-25. SIDE YARD — COMMERICAL USES.** There shall be a side yard on each side of the 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-0, commercial or industrial zone as defined in this Division.

**409-26. 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.

**409-27. COURTS.** See Section 305-11 for regulations.

**409-28. 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 nor public sewerage facility is in use.

**409-29. 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 approximately 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**

**409-30. 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 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 of property in the vicinity or within the County of Sacramento as a whole.

**409-31. PERMITTED USES.** The following general commercial uses shall be permitted in the C-2 Zone:

- (a) Retail stores, including the sale of secondhand goods, if conducted entirely within an enclosed building.
- (b) Amusement enterprises conducted entirely within a completely enclosed building.
- (c) Automobile and trailer sales area, provided that any repair of automobiles or trailers shall be conducted within a completely enclosed building.
- (d) Automobile repair shop and public garage, if all operations are conducted entirely within a completely enclosed building.
- (e) Business College or Private School operated as a commercial enterprise.
- (f) Cabinet shop, excluding mill and sash work.
- (g) Cleaning and dyeing plant.
- (h) Funeral establishments, if the main building is located fifty (50) feet or more from any lot in a residential zone.
- (i) Hotels.
- (j) Laundry.
- (k) Lodge and fraternity halls.
- (l) 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.
- (m) Parcel delivery stations or warehouses.
- (n) Any adult bookstore, adult motion picture theater or massage parlor.

**409-32. 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.

**409-33. USES PERMITTED WITH USE PERMIT.** The following uses are permitted subject to issuance of a conditional use permit by the Appropriate Authority:

- (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, including the sales of rock, sand and gravel.
- (h) Veterinary or animal hospitals, the boarding of dogs and cats as an incidental use excluding dog kennels.

(i) Mobilehome parks subject to the standards of Section 215-102 and 215-103 and such further conditions and limitations as may be specified by the Appropriate Authority.

(j) Travel trailer parks subject to the standards of Title III, Chapter 5, Article 5, and such further conditions and limitations as may be specified by the Appropriate Authority.

(k) Motel

(l) Trailer or truck rental or storage as accessory uses to automobile service stations subject to issuance of conditional use permit for such ancillary use as provided for in Title III, Chapter 40.

(m) Concrete Batch Plant provided that only one concrete mixer with a capacity of one (1) cubic yard or less be located on the premises.

**409-34. USES PERMITTED WITH APPROVAL OF BOARD OF SUPERVISORS.** The following uses are permitted subject to approval of a conditional use permit by the Board of Supervisors after a recommendation by the Appropriate Authority.

(a) Creamery, provided that there is no manufacture of condensed milk for canning or resale; no manufacture of casein or powdered milk; ninety-five (95) percent 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.

(c) Automobile service stations subject to the specific provisions of Chapter 16.5 which shall control the issuance of the conditional use permit.

(d) Adult bookstore, adult motion picture theater or massage parlor which is within five hundred (500) feet of:

- 1) Residential, estate or general and limited agricultural zones; or
- 2) Any adult bookstore, adult motion picture theater or massage parlor.

**409-35. 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:

**409-36. 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 with 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.

#### **409-37. 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 Section 301-21.

**409-38. 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 (50) percent 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 (25) percent 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 409-31.

**409-39. REAR YARD — RESIDENTIAL USES.** Except as provide 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 (20) percent 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 are 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 or greater than the minimum area which is otherwise required for the rear and side yards.

**409-40 REAR YARD — COMMERCIAL USES.** provided as follows:

Rear yards for commercial uses shall be

(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 (20) percent of the depth of the lot.

(b) Where there is an alley between the rear of a lot in the "C-2" Zone and lot 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 (20) percent 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.

**409-41. 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 or not less than fifteen (15) feet.

(continued)

(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.

**409-42. SIDE YARD — COMMERCIAL USES.** There shall be a side yard on each side of the 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-0, commercial or industrial zone as defined in this Division.

**409-43. 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.

**409-44. COURTS.** See Section 305-11 for regulations.

**409-45. 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 (1) acre if neither a public water supply nor public sewerage facility is in use.

**409-46. 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.

**409-47. ON-SITE SIGNS.** Except as otherwise provided in this division, signs and permitted advertising devices may be erected subject to the following provisions:

(a) Signs attached to buildings.

1) Area: The area of a sign attached to a building with less than a fifty (50) foot setback from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) feet or greater setback from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.

2) 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 (50) percent of the area within straight lines enclosing the copy.

3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.

(continued)

4) 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.

(b) Non Directory Pole Signs.

1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.

2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.

3) Height: The maximum height of a non directory pole sign with a ten (10) foot setback from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

(c) This section shall not restrict the amount of signs erected out-of-doors within courtyard 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.

(d) Banners, string lights and pennant flags are not permitted in this zone.

(e) Real estate signs as provided in Section 335-01.

(f) Temporary construction signs as provided in Section 335-02.

(g) Political, religious, and civil campaign signs as provided in Section 335-03.

(h) Home occupation signs as provided in Section 335-05.

#### 409-48. DIRECTORY POLE SIGNS.

(a) Area: The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.

(b) Location: Directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.

(c) Height: The maximum height of a directory pole sign shall be twenty-five (25) feet.

**409-49. SPACING OF DIRECTORY AND NON-DIRECTORY POLE SIGNS.** One pole sign, whether directory or non-directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

**409-50. OFF-SITE SIGNS:** Off-site signs are permitted provided a use permit has been obtained from the Commission. Said use permit shall not be granted for an off-site sign within 100 feet of property located within a residential or estate zoning classification. If the sign is to be located on unimproved property, said sign shall not be more than 1,000 feet from property used for commercial or industrial purposes.



**F FLOOD ZONE**

**409-60. 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.

**409-61. 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 requires 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 Section 409-63. Off-site signs are prohibited.

**409-62. 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.

(a) Single family dwellings.

(c) Private stables as an accessory use to a single family dwelling as regulated in Section 310-12.

(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.

(i) Agricultural sign as provided in Section 335-06.

(j) Real estate signs as provided in Section 335-01.

(k) Temporary construction signs as provided in Section 335-02.

(l) Political, religious and civic campaign signs as provided in Section 335-03.

(m) Identification signs for public parks, playgrounds and community centers as provided in Section 335-11.

**409-63. USES PERMITTED WITH USE PERMIT.** The following uses are permitted subject to issuance of a conditional use permit by the Project Planning Commission:

(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.

(continued)

- (f) Concrete processing plants.
- (g) Bituminous batch plants.
- (h) On site identification sign. The Zoning Board of Adjustment, when granting a Use Permit, 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 Flood zone as set forth in Article 1 of this Chapter and shall not approve any sign which exceeds twenty-four (24) square feet.

#### **409-64. 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 301-21.

**409-65. YARDS.** No building or structure nor the enlargement of any building or structure shall be hereinafter 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.

**409-66. 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 a public sewerage facility is in use.

**409-67 LOT WIDTH.** Every lot shall have a minimum width of seventy-five (75) feet.

**409-68. PUBLIC STREET FRONTAGE.** Every lot shall have a minimum public street frontage of seventy-five (75) feet.

**409-69. 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.

**NOV 1977**

**T-IV INTERIM C- 2 AGR.  
HOLDING ZONES**

CHAPTER 2--INTERIM AGRICULTURAL HOLDING ZONES  
ARTICLE 1--GENERAL PURPOSES

402-01. 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 establish long term holding zones which:

- (a) Are appropriate in the Agricultural-Urban Reserve, Agricultural Recreation Reserve, Recreational, and Industrial land use categories shown on the Sacramento County General Plan.
- (b) Provide for agricultural uses during the planning period of the General Plan and protect these uses from the encroachment of urban development and related uses which are incompatible with the agricultural use of the land.
- (c) Provide reserve areas for future urban, recreational or industrial uses and protect these areas from the encroachment of uses which are incompatible with the ultimate planned uses indicated on the Sacramento County General Plan.

402-02. 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.

402-03. 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 AGRICULTURAL HOLDING ZONE

402-10. 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. Off-site signs are prohibited.

402-11. 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. *1040. Min.*
- (c) Forestry. *2 ac Fdn 5/10*
- (d) Accessory buildings.
- (e) Agricultural sign as provided in Section 335-06.
- (f) Home occupations as defined in Section 130-91.
- (g) Wildlife preserves, game preserves.
- (h) Foster homes not to exceed six (6) foster children.
- (i) Day care homes not to exceed ten (10) children.
- (j) Incidental agricultural uses, private stables, and commercial stables, subject to the provisions of Article 2, Chapter 10, Title III.
- (k) Home occupation signs as provided in Section 335-05.
- (l) Real estate signs as provided in Section 335-01.
- (m) Temporary construction signs as provided in Section 335-02.
- (n) Political, religious and civic campaign signs as provided in Section 335-03.

402-12. 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 110-34 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 320-11 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.

(continued)

- (l) Buildings and grounds owned and operated by local public agencies except as otherwise provided in this Article.
- (m) Accessory dwelling for persons (and their families) receiving a substantial portion 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 301-51.
- (q) On-site identification sign. The Zoning Board of Adjustment, when granting a use permit, 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 exclusive agricultural zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds the standards of the agricultural sign.

402-13. 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 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.

402-14. YARDS. No building or structure nor the enlargement of any building nor 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.

402-15. 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.

402-16. LOT WIDTH. Each lot or parcel shall have a minimum width of one thousand (1,000) feet.



A-20 AGRICULTURAL HOLDING ZONES

402-20. 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. Off-site Signs are prohibited.

402-21. PERMITTED USES. The following uses shall be permitted in the A-20 Zone:

- (a) Agricultural uses.
- (b) One single family dwelling per parcel of land. Subject to the issuance of an occupancy permit by the County, said dwelling may be located in a mobilehome. *1046*
- (c) Forestry.
- (d) Accessory buildings.
- (e) Agricultural signs as provided in Section 335-06.
- (f) Home occupation as defined in Section 130-91.
- (g) Wildlife preserves; game preserves.
- (h) Foster homes not to exceed six (6) foster children.
- (i) Day care homes not to exceed ten (10) children.
- (j) Incidental agricultural uses; and private stables, and commercial stables subject to the provisions of Article 2, Chapter 10, Title III.
- (k) Home occupation sign as provided in Section 335-05.
- (l) Real estate signs as provided in Section 335-01.
- (m) Temporary construction signs as provided in Section 335-02.
- (n) Political, religious and civic campaign signs as provided in Section 335-03.

402-22. 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 110-34, relating to conditional uses in general and further subject to the following conditions:
  - (1) Crematories, mausoleums, columbariums 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 school, kindergarten through high school.
- (c) Churches subject to development standards as provided in Section 320-11, 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.

(continued)

- (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 reserves, 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 301-51.
- (q) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 exclusive agricultural zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds the standard of the agricultural sign.

402-23. 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) EXCEPTION. 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.

402-24. 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.

402-25. 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.

402-26. LOT WIDTH. Each lot or parcel shall have a minimum width of five hundred (500) feet.

## A-10 AGRICULTURAL HOLDING ZONE

402-30. 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. Off-site signs are prohibited.

402-31. PERMITTED USES. The following uses shall be permitted in the A-10 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 signs as provided in Section 335-06.
- (f) Home occupation as defined in Section 130-91.
- (g) Foster homes not to exceed six (6) foster children.
- (h) Day care homes not to exceed ten (10) children.
- (i) Incidental agricultural uses, private stables, and commercial stables, subject to the provisions of Article 2, Chapter 10, Title III.
- (j) Home occupation sign as provided in Section 335-05.
- (k) Real estate signs as provided in Section 335-01.
- (l) Temporary construction signs as provided in Section 335-02.
- (m) Political, religious and civic campaign signs as provided in Section 335-03.

402-32. USES PERMITTED WITH USE PERMIT. Uses permitted subject to issuance of a conditional use permit by the Zoning Board of Adjustment.

- (a) Cemeteries subject to conditions as provided in Section 110-34, 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 sign 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 320-11 and concurring approval by the Board of Supervisors.
- (d) Community centers, lodges, and 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.

(continued)

- (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 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 301-51.
- (p) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 exclusive agricultural zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds the standards of agricultural sign.

402-33. HEIGHT REGULATION.

- (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 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.

402-34. 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.

402-35. 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.

402-36. 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 the 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.

402-37. LOT WIDTH. Each lot or parcel shall have a minimum width of three hundred (300) feet.



**NOV 1977**

**T-IV INTERIM C- 3 AGR. ZONES**

CHAPTER 3---INTERIM AGRICULTURAL ZONES  
ARTICLE 1---A-5 AGRICULTURAL ZONE

403-10. PROHIBITION. No building, structure, vehicle, sign or area in the A-5 Zone shall be used nor shall any bulding, 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 the propertyt in the vicinity or with the County of Sacramento as a whole. Off-site signs are prohibited.

403-11. 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.
- (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 (10) acres.
- (c) *2 ac. Fldm. Sign*  
Parks, playgrounds, golf courses, swimming and tennis clubs, archery ranges, and community centers owned and operated by a government agency.
- (d) Churches and incidental residential uses on the same lot, subject to development standards as provided in Section 320-11.
- (e) Public and private schools, kindergarten through high school.
- (f) Public and private colleges and universities.
- (g) Foster homes not to exceed six (6) foster children.
- (h) Accessory uses customarily incidental to and subordinate to a principal use on the premises.
- (i) Accessory building including a private garage appurtenant to any permitted uses and 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.

(continued)

(j) Residence in any 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 occupation as defined in Section 130-91.

✓(l) Day care homes not to exceed ten (10) children.

(m) Incidental agricultural uses, private stables, and commercial stables, subject to the provisions of Article 2, Chapter 10, Title III.

(n) Agricultural sign as provided in Section 335-06.

(o) Home occupation sign as provided in Section 335-05.

(p) Real estate signs as provided in Section 335-01.

(q) Temporary construction signs as provided in Section 335-02.

(r) Political, religious and civic campaign signs as provided in Section 335-03.

(s) Identification signs for public and private schools, colleges, and universities as provided in Section 335-11.

403-12. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority.

✓(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 nonprofit corporation.

(e) Animal hospitals, kennels, and veterinarian offices.

(continued)

- (f) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of a handicapped person, subject to the provisions of Section 301-51.
- (g) 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. For this purpose, the appropriate authority may consider mobilehomes and travel trailers to be accessory dwellings.
- (h) 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.
- (i) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and Federal Aviation Administration.
- (j) ON-SITE IDENTIFICATION SIGN. The appropriate authority, when granting a use permit, shall determine the size and location for each sign. In making this determination, the appropriate authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the general agricultural zones, and shall not approve any sign which exceeds the standards of the agricultural sign.

403-13. HEIGHT RESTRICTIONS.

- (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 Section 301-20.

403-14. 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.

(continued)

- (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.

403-15. LOT AREA. Each lot or parcel shall have a minimum gross area of five (5) acres.

403-16. LOT WIDTH. Each lot or parcel shall have a minimum width of two hundred fifty (250) feet.

403-17. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than two hundred fifty (250) feet.

## A-2 AGRICULTURAL ZONE

403-20. 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. Off-site signs are prohibited.

403-21. 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.
- (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 (10) acres.
- (c) <sup>2 Ac.</sup> 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) foster children.
- (j) Residential care homes for the aged not to exceed five (5) persons per acre of net lot area.

(continued)

- (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 buildings shall be located within the buildable portion of the lot.
- (n) Agricultural signs as provided in Section 335-06.
- (o) Home occupation as defined in Section 130-91.
- (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) Incidental agricultural uses, private stables and commercial stables subject to the provisions of Article 2, Chapter 10, Title III.
- (s) Home occupation sign as provided in Section 335-05.
- (t) Real estate signs as provided in Section 335-01.
- (u) Temporary construction signs as provided in Section 335-02.
- (v) Political, religious and civic campaign signs as provided in Section 335-03.
- (w) Identification signs for public and private schools, colleges and universities as provided in Section 335-11.

403-22. 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 301-51.
- (d) Cemeteries subject to conditions as provided in Section 110-34 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.

(continued)



- (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 320-11.
- (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.
- (o) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 general agricultural zones and shall not approve any sign which exceeds the standards of the agricultural sign.

#### 403-23. 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 Section 301-20.

403-24. 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.

(continued)

- (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 of not less than fifty (50) feet for all buildings and structures.

403-25. LOT AREA.

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

403-26. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.

403-27. 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

403-30. 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. Off-site signs are prohibited.

403-31. 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.
- (b) One single family detached dwelling on each lot.
- (c) Parks, playgrounds, campgrounds, 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) foster children.
- (h) Residential care homes not to exceed six (6) persons receiving care.
- (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.

(continued)

- (k) 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.
- (l) Agricultural signs as provided in Section 335-06.
- (m) Home occupations as defined in Section 130-91.
- (n) Home occupation sign as provided in Section 335-05.
- (o) Incidental agricultural uses and private stables and commercial stables subject to the provisions of Article 2, Chapter 10, Title III.
- (p) Real estate signs as provided in Section 335-01.
- (q) Temporary construction signs as provided in Section 335-02.
- (r) Political, religious, and civic campaign signs as provided in Section 335-03.

403-32. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority.

- (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 or landing field and the aircraft thereon.
- (c) Animal hospitals, veterinarian offices, and kennels.
- (d) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of a handicapped person, subject to conditions of Section 301-51.
- (e) Cemeteries subject to conditions as provided in Section 110-34 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.
- (f) Utility and governmental facilities serving the community, transmission lines, stations, and navigational devices.
- (g) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.
- (h) ON-SITE IDENTIFICATION SIGN. The appropriate authority, when granting a use permit, shall determine the size and location for each sign. In making this determination, the authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the general agricultural zones and shall not approve any sign which exceeds the standards of the agricultural sign.

403-33. 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.

403-34. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred twenty-five (125) feet.

403-35. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than one hundred twenty-five (125) feet.

403-36. 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 (1-1/2) 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, providing 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.

403-37. YARDS. No building or structure nor the enlargement of any building or structure shall be hereinafter 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 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 of not less than twenty-five (25) feet for all buildings and structures.

A-1-A AGRICULTURAL ZONE

403-40. 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. Off-site signs are prohibited.

403-41. 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) Incidental agricultural uses, private stables and commercial stables, subject to the provisions of Article 2, Chapter 10, Title III.
- (e) Parks, playgrounds and golf courses.
- (f) Public and private schools, kindergarten through high school.
- (g) Foster homes not to exceed six (6) foster children.
- (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 as defined in Section 130-91.
- (j) Home occupation sign as provided in Section 335-05.
- (k) Day care homes not to exceed ten (10) children.

(continued)

- (l) Boarding and rooming houses not to exceed six (6) persons including the proprietor.
- (m) Agricultural signs as provided in Section 335-06.
- (n) Real estate signs as provided in Section 335-01.
- (o) Temporary construction signs as provided in Section 335-02.
- (p) Political, religious and civic campaign signs as provided in Section 335-11.

403-42. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority:

- (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 301-51.
- (b) Child care center not to exceed fifteen (15) children.
- (c) Churches subject to the development standards of Section 320-11.
- (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 administration, 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 by the Health Department.
- (j) Veterinary hospitals.

(continued)



- (k) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, shall determine the number of on-site signs and the location, size 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 general agricultural zones and shall not approve any sign which exceeds the standards of the agricultural sign.

- (l) One stand for the display and sale of crops and produce.

403-43. 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.

403-44. 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 Section 301-21.

403-45. 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 (7-1/2) 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.

403-46. 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.

403-47. LOT WIDTH. Each lot or parcel shall have a minimum width of seventy-five (75) feet.

403-48. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than seventy five (75) feet.

A-2-B AGRICULTURAL ZONE

403-50. PROHIBITION. No building, structure, vehicle, sign, or area in the A-2-B Zone shall be used nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged or stored in the A-2-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. Off-site signs are prohibited.

403-51. PERMITTED USES. The following uses shall be permitted in the A-2-B Zone:

- (a) All agricultural uses except hog farms and feedlots for cattle or horses, or any combination thereof.
- (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 (10) acres.
- (c) Parks, playgrounds, campgrounds, 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) foster children.
- (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.

(continued)

- (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. The building shall be located within the buildable portion of the lot.
- (l) Agricultural signs as provided in Section 335-06.
- (m) Home occupation as defined in Section 130-91.
- (n) Home occupation signs as provided in Section 335-05.
- (o) 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.
- (p) Incidental agricultural uses, private stables and commercial stables, subject to the provisions of Article 2, Chapter 10, Title III.
- (q) Real estate signs as provided in Section 335-01.
- (r) Temporary construction signs as provided in Section 335-02.
- (s) Political, religious and civic campaign signs as provided in Section 335-03.

403-52. USE 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, similar outdoor sport and recreational grounds and uses providing for the dispersal of a limited number of people when owned and operated by a nongovernmental entity.
- (b) 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 301-51.
- (c) Cemeteries subject to conditions as provided in Section 130-91 relating to conditional uses in general and further subject to the following conditions:
  - (1) Crematories, mausoleums, and columbariums shall be located not less than three hundred (300) feet from the boundary line of any residential zoning district.

(continued)

- (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.
- (d) Utility and governmental facilities serving the community, transmission lines, stations, and navigational devices.
- (e) Animal hospitals, kennels, veterinarians offices, and animal cemeteries.
- (f) 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.
- (g) Private use airports, aircraft landing fields and heliports approved by the State of California Aeronautics Department and the Federal Aviation Administration.
- (h) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, shall determine the number of on-site signs and the size, location, and the 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 general agricultural zones, and shall not approve any sign which exceeds the standards of the agricultural sign.

403-53. 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 (1-1/2) 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 regulations of a governmental agency.

403-54. YARDS. No building or structure nor the enlargement of any building or structure shall be hereinafter 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 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 yard of not less than fifty (50) feet for all buildings and structures.

403-55. 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 two (2) acres per dwelling unit located thereon.

403-56. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.

403-57. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than one hundred fifty (150) feet.

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**T-IV INTERIM C- 4 INTERIM  
ESTATE ZONES**

CHAPTER 4--INTERIM ESTATE ZONES  
ARTICLE 1--GENERAL PURPOSES

404-01. 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 Estate 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

404-10. 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 Code. 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. Off-site signs are prohibited.

404-11. PERMITTED USES. The following uses shall be permitted in the RE-3 Zone:

- (a) One 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, private stables subject to the provisions of Article 2, Chapter 10, Title III.
- (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) ~~Home occupation~~ as defined in Section 190-91.

(continued)

- (h) Crop and tree farming and truck gardening and the sale of products therefrom.
- (i) Foster homes not to exceed six (6) foster children.
- (j) Day care homes not to exceed ten (10) children.
- (k) Home occupation sign as provided in Section 335-05.
- (l) Real estate signs as provided in Section 335-01.
- (m) Temporary construction signs as provided in Section 335-02.
- (n) Political, religious and civic campaign signs as provided in Section 335-03.
- (o) Identification signs for public and private schools as provided in Section 335-11.

404-12. USES PERMITTED WITH USE PERMIT.

- (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 nonprofit 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 320-11.
- (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.

(continued)

- (i) One (1) 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 301-51.
- (j) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 permit, shall consider the effect any sign shall have on the general purposes of the Rural Estate Zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

404-13. 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) EXCEPTION. See Section 301-21.

404-14. 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.
- (c) SIDE YARD. There shall be a side yard on each side of a main building of not less than twenty (20) feet for a one or 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.

404-15. LOT AREA. Each lot shall have a minimum area of one (1) acre.

404-16. 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.

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404-17. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of one hundred twenty-five (125) 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-2A ESTATE ZONE

404-20. PROHIBITION. No building, structure, vehicle, or land in the RE-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. 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-2A Zone generally or within the County as a whole. Off-site signs are prohibited.

404-21. PERMITTED USES. The following uses shall be permitted in the RE-2A 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 net lot area of not less than five hundred (500) square feet per student.
- (f) Crop and tree farming and truck gardening and the sale of products therefrom.
- (g) Incidental agricultural uses and private stables subject to the provisions of Article 2, Chapter 10, Title III.
- (h) Foster home not to exceed six (6) foster children.
- (i) Real estate signs as provided in Section 335-01.
- (j) Temporary construction signs as provided in Section 335-02.

(continued)

- (k) Political, religious, and civic campaign signs as provided in Section 335-03.
- (l) Identification signs for public and private schools as provided in Section 335-11.

404-22. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority.

- (a) Publicly owned and operated libraries, museums, art galleries, and similar publicly owned and operated cultural uses.
- (b) Guest houses or separate living quarters for domestic workers employed on the premises.
- (c) Parks, playgrounds, community center, swimming clubs, tennis clubs, and similar facilities owned or operated by a nonprofit corporation or similar entity, provided the lot area is not less than three (3) acres.
- (d) Churches and incidental residential uses on the same lot subject to the development standards in Section 320-11.
- (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 301-51.
- (i) Day care homes.
- (j) Home occupation.
- (k) Home occupation sign as provided in Section 335-05.

(continued)

- (1) ON-SITE IDENTIFICATION SIGN. The appropriate authority when granting a use permit shall determine the number of on-site signs and the size, location, and type of lighting for each sign. In making this determination, the appropriate authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the Rural Estate Zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

404-23. 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 Section 301-21.

404-24. 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.
- (c) SIDE YARD. There shall be a side yard on each side of a main building 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 twenty-five (25) feet.

404-25. LOT AREA. Each lot shall have a minimum area of thirty thousand (30,000) square feet.

404-26. LOT WIDTH. Each lot shall have a minimum width of one hundred ten (110) 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.

404-27. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of one hundred ten (110) 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

404-30. 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. Off-site signs are prohibited.

404-31. PERMITTED USES. The following uses shall be permitted in the RE-2 Zone.

- (a) One 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, private stables, subject to the provisions of Article 2, Chapter 10, Title III.
- (f) 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.
- (g) Foster homes not to exceed six (6) foster children.
- (h) Day care homes not to exceed ten (10) children.
- (i) Real estate signs as provided in Section 335-01.
- (j) Temporary construction signs as provided in Section 335-02.
- (k) Political, religious, and civic campaign signs as provided in Section 335-03.
- (l) Identification signs for public and private schools as provided in Section 335-11.



404-32. 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 nonprofit 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 320-11.
- (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 301-51.
- (j) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 purpose of the Rural Estate Zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.
- (k) Home occupations as defined in Section 130-91.

404-33. HEIGHT RESTRICTIONS.

- (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 Section 301-21.

404-34. 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.

405-35. 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.

404-36. 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.

404-37. 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

404-40. 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 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 space 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. Off-site signs are prohibited.

404-41. PERMITTED USES. The following uses shall be permitted in the RE-1 Zone:

- (a) One 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 areas 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 six (6) foster children.
- (g) Day care homes not to exceed ten (10) children.
- (h) Incidental agricultural uses, private stables, subject to the provisions of Article 2, Chapter 10, Title III.
- (i) Real estate signs as provided in Section 335-01.
- (j) Temporary construction signs as provided in Section 335-02.
- (k) Political, religious, and civic campaign signs as provided in Section 335-03.
- (l) Identification signs for public and private schools as provided in Section 335-11.

404-42. 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 nonprofit 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 320-11.
- (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 301-51.
- (i) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 the conditional use permits, shall consider the effect any sign shall have on the general purposes of the Rural Estate Zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.
- (j) Home occupantions as defined in Section 130-91.

404-43. 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 the Zone shall have a height greater than thirty (30) feet.
- (c) EXCEPTION. See Section 301-21.

404-44. 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 (20) percent 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.

404-45. 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 in in use.

404-46. 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.

404-47. 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.

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ZONES**

CHAPTER 5—INTERIM RESIDENTIAL ZONES  
ARTICLE 1--GENERAL PURPOSES

405-01. 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 area 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 to 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.

(continued)

## R-1-A SINGLE FAMILY RESIDENTIAL ZONE

405-10. 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. Off-site signs are prohibited.

405-11. PERMITTED USES. The following uses shall be permitted in the R-1-A Zone:

- (a) One 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 occupation as defined in Section 130-91.
- X (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) foster children.
- (g) Day care homes not to exceed ten ~~(10)~~ <sup>12</sup> children.
- (h) Home occupation sign as provided in Section 335-05.
- (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 receiving care. Permitted for more than six (6) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (k) Incidental agricultural uses subject to the provisions of Article 2, Chapter 10, Title III.
- (l) Real estate signs as provided in Section 335-01.



- (m) Temporary construction signs as provided in Section 335-02.
- (n) Political, religious, and civic campaign signs as provided in Section 335-03.
- (o) Identification signs for public and private schools as provided in Section 335-11.

405-12. 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 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 320-11.
- (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 301-51.
- (i) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 Single Family Residential Zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

## 405-13. HEIGHT RESTRICTIONS.

- (a) No building or structure erected on or moved onto property in the 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 Section 301-21.

405-14. 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 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 should 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 five (5) feet for a one-story building and seven and one-half (7-1/2) 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 (7-1/2) feet.
- (d) SIDE STREET YARD. On corner lots there shall be a side street yard of not less than twelve and one-half (12-1/2) 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.

405-15. LOT AREA. The minimum area for each lot 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 lot 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 nor public sewerage facility is in use.

405-16. LOT WIDTHS. Lot width 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.

405-17. 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 lot shall have a public street frontage measured along the width of the lot of not less than sixty-two (62) feet.

## R-1-B SINGLE FAMILY RESIDENTIAL AND DUPLEX ZONE

405-20. 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. Off-site signs are prohibited.

405-21. PERMITTED USES. The following uses shall be permitted in the R-1-B Zone:

- (a) One 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 occupation as defined in Section 130-91.
- (d) Accessory building 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) foster children.
- (g) Day care home not to exceed ten (10) children.
- (h) Home occupation sign as provided in Section 335-05.
- (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 subject to the provisions of Article 2, Chapter 10, Title III.

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- (k) Residential care homes not to exceed six (6) persons receiving care. Permitted for more than six (6) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (l) Real estate signs as provided in Section 335-01.
- (m) Temporary construction signs as provided in Section 335-02.
- (n) Political, religious and civic campaign signs as provided in Section 335-03.
- (o) Identification signs for public and private schools as provided in Section 335-11.

405-22. USES PERMITTED WITH USE PERMIT. The following uses are permitted in the R-1-B Zone subject to issuance of a conditional use permit by the Appropriate Authority.

- (a) Parks, playgrounds, community centers, tennis clubs, swimming 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) 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 320-11.
- (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) Parking for adjacent commercial uses.
- (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 301-51.

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- (j) ON-SITE IDENTIFICATION SIGN. The Appropriate Authority when granting a use permit, shall determine the number of on-site signs and the size, location and type of lighting for each sign. In making this determination, the Appropriate Authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the Single Family Residential and Duplex zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

405-23. 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 Section 301-21.

405-24. 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 (7-1/2) 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.

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- (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 (7-1/2) feet.
- (d) SIDE STREET YARDS. On corner lots there shall be a side street yard of not less than twelve and one-half (12-1/2) 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.

405-25. 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 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 nor public sewerage facility is in use.

405-26. 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.

405-27. 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.

405-28. 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

405-30. 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. Off-site signs are prohibited.

405-31. PERMITTED PRINCIPAL USES. The following principal uses shall be permitted 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 receiving care. Permitted for more than six (6) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (g) Identification signs for public and private schools as provided in Section 335-11.

405-32. PERMITTED ACCESSORY USES. The following accessory uses shall be permitted on any lot in the R-2 Zone:

- (a) Home occupation as defined in Section 130-91.
- (b) Home occupation sign as provided in Section 335-05.
- (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.

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- (d) Accessory uses customarily incidental to and subordinate to a principal use of the premises.
- (e) Foster homes not to exceed six (6) foster children.
- (f) Day care home not to exceed ten (10) children.
- (g) Real estate signs as provided in Section 335-01.
- (h) Temporary construction signs as provided in Section 335-02.
- (i) Political, religious and civic campaign signs as provided in Section 335-03.

405-33. USES PERMITTED WITH USE PERMIT. The following uses are permitted in the R-2 Zone subject to issuance of a conditional use permit by the Appropriate Authority:

- (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 320-11.
- (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.
- (h) Parking for adjacent commercial uses.
- (i) ON-SITE IDENTIFICATION SIGN. The Appropriate Authority when granting a use permit, shall determine the number of on-site signs and the size, location and type of lighting for each sign. In making this determination, the Appropriate Authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign has on the general purposes of the Two Family Residential Zone as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

405-34. 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 310-12.

405-35. 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 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 five (5) feet for a one-story and seven and one-half (7-1/2) 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 (7-1/2) feet for a two-story building.
- (d) SIDE STREET YARD. On corner lots there shall be a side street of not less than twelve and one-half (12-1/2) 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.

405-36. COURTS. See Section 305-11. For regulations.

405-37. 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 dwellings 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 (15,000) 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 nor public sewerage facility is in use.

405-38. 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 nor a public sewerage facility is in use.

405-39. 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.

405-40. PUBLIC STREET FRONTAGE. Each lot shall have a 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-2-A MULTIPLE FAMILY RESIDENTIAL ZONE

405-50. PROHIBITION. No building, structure, vehicle, or land in the R-2-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. Off-site signs are prohibited.

405-51. PERMITTED USES. The following uses shall be permitted in the R-2-A 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 occupation as defined in Section 130-91.
- (k) Accessory buildings appurtenant to any permitted uses which are incidental to any 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 (6) foster children.
- (n) Day care home not to exceed ten (10) children.
- (o) Home occupation sign as provided in Section 335-05.

- (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 twenty (20) persons receiving care, permitted for over twenty (20) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (r) Real estate signs as provided in Section 335-01.
- (s) Temporary construction signs as provided in Section 335-02.
- (t) Political, religious and civic campaign signs as provided in Section 335-03.
- (u) Identification signs for public and private schools as provided in Section 335-11.

405-52. USES PERMITTED WITH USE PERMIT. The following uses are permitted in the R-2-A Zone subject to issuance of a conditional use permit by the Appropriate Authority:

- (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 320-11.
- (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.
- (j) Parking for adjacent commercial uses.

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- (k) ON-SITE IDENTIFICATION SIGN. The Appropriate Authority when granting a use permit, shall determine the number of on-site signs and the size, location and type of lighting for each sign. In making this determination, the Appropriate Authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the Multiple Family Residential Zone as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

405-53. 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 Section 301-21.

405-54. FRONT YARD. There shall be a front yard of not less than twenty-five (25) feet.

405-55. 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 (20) percent 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 combined 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 (7-1/2) 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.



405-56. 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 (7-1/2) feet for two story buildings. Where a driveway is located within the side yard, the side yard shall not be less than seventeen and one-half (17-1/2) feet.

405-57. 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 (7-1/2) 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 (12-1/2) feet. Buildings having one (1) or more primary entrance 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 (17-1/2) feet.

405-58. SIDE STREET YARDS. On corner lots where there shall be a side street yard of not less than twelve and one-half (12-1/2) 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.

405-59. COURTS. See Section 305-11 for regulations.

405-60. 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.

(continued)

- (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.

405-61. 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.

405-62. 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 nor a public sewerage facility is in use.

405-63. 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 of lots fronting on a curved street or on the curved portion of the cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

405-64. 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

405-70. 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. Off-site signs are prohibited.

405-71. 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 a 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 occupation as defined in Section 130-91.
- (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.

(continued)

- (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 320-11.
- (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 twenty (20) persons receiving care. Permitted for over twenty (20) persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.

405-72. 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-1-A, R-1-B, R-2 or R-2-A Zone.
- (g) Federal, State and County buildings.
- (h) Buildings owned or operated by local agencies except as otherwise provided in this Article.

405-73. ON-SITE SIGNS. On-site signs shall be permitted as follows:

- (a) Home occupation sign as provided in Section 335-05.
- (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 (1/2) 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.
- (d) Real estate signs as provided in Section 335-01.
- (e) Temporary construction signs as provided in Section 335-02.
- (f) Political, religious and civic campaign signs as provided in Section 335-03.
- (g) Identification signs for public and private schools as provided in Section 335-11.

405-74. 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 bulding or structure erected on or moved onto property in this zone shall have a height greater than forty (40) feet.
- (c) EXCEPTIONS. See Section 301-21.

405-75. 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 to the front street whether the units face the street, a court or 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.

405-76. 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 (20) percent 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 is 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 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 the 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.

405-77. 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 side yard of not less than 7-1/2 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 (12-1/2) 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 shall not be less than seventeen and one-half (17-1/2) feet.

405-78. 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 (12-1/2) 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.

405-79. COURTS. See Section 305-11 for regulations.

405-80. 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 or a public sewerage facility is in use.



405-81. 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 nor a public sewerage facility is in use.

405-82. 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 nor a public sewerage facility is in use.

405-83. 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 (75) percent of the area required for a dwelling unit, one additional dwelling unit may be constructed on such lot or parcel.

405-84. 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.

405-85. 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 across the width of the lot of not less than sixty-two 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.

**NOV 1977**

**T-IV INTERIM C- 6 INTERIM RES.  
TOWNHOUSE ZONES**

CHAPTER 6--R-TH INTERIM RESIDENTIAL TOWNHOUSE ZONE  
ARTICLE 1--GENERAL PROVISIONS

406-01. PURPOSE. To increase the opportunity for diversified housing accommodations by providing the means for developing urban townhouse, row house, and cluster developments in an integral relationship to well-planned common open space, while at the same time preserving the intent of the Sacramento County General Plan, the public interest, health, safety and welfare.

406-02. PROHIBITION. No building, structure, vehicle or land in the R-TH 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 Chapter and subject to all the regulations and conditions enumerated in this Chapter 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. Off-site signs are prohibited.

406-03. DEFINITIONS. For the purpose of this Chapter, certain terms are defined as follows:

- (a) TOWNHOUSE (ROW HOUSE). A building with three or more attached dwelling units, each with their own roof oriented in a common wall relationship, as one building.
- (b) ATTACHED DWELLING UNIT. A dwelling unit which shares one or more common walls with an adjoining dwelling unit.
- (c) CLUSTER DEVELOPMENT. A development in which dwelling units are grouped together in several clusters being separated from each other by intervening open space giving a visual definition of each group.
- (d) PRIVATE STREET. A street which is commonly owned by the property owners of the project, excluding private off-street parking areas and driveways to said off-street parking areas. Each traffic lane of said private street shall be at least ten (10) feet in width. If parallel parking is permitted along said private street, each parking lane shall be at least nine (9) feet in width.
- (e) PRIVATE DRIVEWAY. A private way for vehicular travel which provides access from an off-street parking area to a public or private street.

406-04. PERMITTED USES. The following uses shall be permitted in the R-TH Zone.

- (a) One (1) single family detached dwelling on each lot.
- (b) One (1) two-family dwelling (duplex) on each lot.
- (c) Townhouses, row houses, and cluster development.
- (d) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities, provided the lot area is not less than three (3) acres.
- (e) Accessory buildings and uses appurtenant to a permitted use 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.
- (f) Foster homes not to exceed six (6) foster children.
- (g) Real estate signs as provided in Section 335-01.
- (h) Temporary construction signs as provided in Section 335-02.
- (i) Political, religious and civic campaign signs as provided in Section 335-03.

406-05. USES PERMITTED SUBJECT TO ISSUANCE OF A CONDITIONAL USE PERMIT BY THE ZONING BOARD OF ADJUSTMENT.

- (a) Churches and incidental residential uses on the same lot, subject to the development standards of Section 320-11.
- (b) Public and private colleges, universities, and schools, kindergarten through high school, providing there shall be a net lot area of not less than five hundred (500) square feet per student.
- (c) Publicly owned and operated libraries, art galleries and museums and similar government owned and operated cultural facilities.
- (d) Buildings and uses owned and operated by governmental, charitable and nonprofit agencies.
- (e) Home occupations as defined in Section 130-91.
- (f) Home occupation sign as provided in Section 335-05.

(continued)

- (g) ON-SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 general purposes of the Residential-Townhouse Zone as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

TOWNHOUSE, ROW HOUSE AND  
CLUSTER DEVELOPMENT PROVISIONS

406-10. RESIDENTIAL DENSITY PER ACRE OF NET LAND AREA OF THE PROJECT. The maximum residential density shall be thirteen (13) dwelling units per acre of net land area in the project. Said net land area shall exclude all public street rights-of-way and all public park and school sites and non-residential uses.

406-11. ATTACHED DWELLINGS, MAXIMUM NUMBER. There shall be not more than eight (8) dwelling units in each group of attached dwellings.

406-12. BUILDING COVERAGE. The total ground area covered by roofed structures shall not exceed thirty-five (35) percent of the net area of the lot on single family and duplex lots nor thirty-five (35) percent of the project area excluding public streets, public parks and school grounds in cluster developments.

406-13. DISTANCE BETWEEN BUILDINGS AND WINGS OF BUILDINGS:

- (a) The required yard widths shall be provided adjoining each building face. The yard width required for one building may not overlap the space required for an adjacent building.
- (b) Buildings shall be considered to have one or more primary and secondary living view walls. The primary view wall(s) shall be designated by design and may include portions of living and dining room and related spaces. The secondary view wall(s) shall be designated by design and may include bedroom, bath and related spaces and the balance of the spaces in the dwelling.
- (c) End walls of buildings which are not primary view walls and which have no primary entrances shall require only minimum width adjoining yard space.
- (d) ONE-STORY BUILDINGS. Primary view walls of the building shall have an adjoining yard width of not less than fifteen (15) feet. Secondary view walls and end walls shall have an adjoining yard width of not less than seven feet six inches (7'-6").
- (e) TWO-STORY BUILDINGS. Primary view walls of the building shall have an adjoining yard width of not less than twenty-five (25) feet. Secondary view walls and end walls shall have an adjoining yard width of not less than twelve feet six inches (12'-6").
- (f) COURTYARDS. The minimum width of an enclosed courtyard and of a courtyard between wings of a building shall not be less than the sum of the yard widths required for each primary and secondary view wall and not less than the height of the building in any case.

- (g) ACCESSORY STRUCTURES. Detached structures are those having a roof separation of more than six (6) feet. Attached accessory structures shall provide yard widths as required for principal structural unit. Detached accessory structures may approach any lot line as regulated by the building code except that no accessory structure may be located in the required front yard or side street yard areas.

406-14. PUBLIC STREET FRONTAGE FOR THE PROJECT. There shall be a minimum public street frontage of fifty-two (52) feet for any project.

406-15. SETBACK FOR BUILDINGS FROM PUBLIC STREETS. Except as provided in Section 406-16, all buildings shall set back from a public street measured from the edge of the right-of-way not less than twenty-five (25) feet except where the side of a dwelling unit, major structure, or carport in which there are not vehicular entrances facing the street, in which case the minimum setback shall be twenty (20) feet.

406-16. SPECIAL SETBACK FOR BUILDINGS FROM PUBLIC STREETS. In order to accomplish a better design and break the monotony of a long flat wall or rows of buildings, the front setback may vary as follows:

The front setback may be reduced to not less than twenty (20) feet provided that not more than twenty (20) percent of the units or building length are placed less than twenty-five (25) feet from the street right-of-way; provided that the overall average setback of the units in the block is not less than twenty-five (25) feet from a public street; and provided that no portion of a building or individual unit with a setback greater than fifty (50) feet may be considered in obtaining an overall average.

406-17. SETBACK FOR BUILDINGS FROM PRIVATE STREETS. The minimum setback from a private street, measured from edge of curb or edge of paving, if there is no curb, shall be ten (10) feet for dwelling units, major buildings and carports.

406-18. SETBACK FOR BUILDINGS FROM EXTERIOR BOUNDARY OF THE PROJECT. All major buildings including all residential, recreation and office buildings, shall set back at least twenty (20) feet from the exterior boundary of any project development.

406-19. SETBACK OF OPEN PARKING SPACES (PARKING LOTS FROM PUBLIC AND PRIVATE STREETS). All open parking spaces shall set back not less than twenty (20) feet measured from the edge of the right-of-way for a public street and measured from the edge of curb, or from the edge of the pavement if there is no curb, for a private street.



406-20. PRIVATE YARD AREA. Exclusive of and in addition to the common open space, each dwelling unit shall have a private yard area for the exclusive use of the occupant or resident therein of not less than two-hundred (200) square feet per dwelling unit.

406-21. LOT WIDTH--ATTACHED DWELLING UNITS. Each individual lot shall have a minimum width of twenty-one (21) feet.

406-22. PARKING. As required in Section 305-43.

406-23. MAINTENANCE OF COMMON AREAS. If common grounds are involved in the project development, the developer shall submit (to the Planning Commission for approval) a maintenance program by a homeowner's association or other enforceable means to assure maintenance of common areas, landscaping, private streets, parking areas, and recreational facilities. The approved maintenance program shall be filed with the Building Inspection Office.

SINGLE FAMILY DETACHED AND  
DUPLEX PROVISIONS

406-30. LOT WIDTH AND PUBLIC STREET FRONTAGE--SINGLE FAMILY DETACHED AND TWO FAMILY DWELLINGS (DUPLEXES). Except as provided in Section 406-32, each lot shall have a minimum width and public street frontage as follows:

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

406-31. LOT AREA--SINGLE FAMILY DETACHED AND TWO FAMILY DWELLINGS (DUPLEXES). Except as provided in Section 406-33, each lot shall have a minimum area as follows:

- (a) Five thousand two hundred (5,200) square feet for interior walls.
- (b) Six thousand two hundred (6,200) square feet for corner lots.

406-32. SPECIAL LOT WIDTH AND PUBLIC STREET FRONTAGE--TWO FAMILY DWELLINGS (DUPLEXES). Where a lot is divided into two sections, one for each half of a two family dwelling, each individual section shall have a minimum width and public street frontage as follows:

- (a) INTERIOR LOTS. Each interior section shall have public street frontage and lot width of not less than twenty-six (26) feet.
- (b) Corner lots. Each corner section shall have public street frontage and lot width of not less than thirty-six (36) feet.
- (c) The public street frontage for lots fronting on a 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.

406-33. SPECIAL LOT AREA--TWO FAMILY DWELLINGS (DUPLEXES). Where a lot is divided into two sections, one for each of a two family dwelling, the individual section shall have a minimum area as follows:

- (a) Two thousand six hundred (2,600) square feet for interior sections.
- (b) Three thousand six hundred (3,600) square feet for corner sections.

406-34. YARDS--SINGLE FAMILY DETACHED AND TWO FAMILY DWELLINGS (DUPLEXES).

- (a) FRONT YARD. There shall be a front yard of not less than twenty-five (25) feet.
- (b) SIDE YARD. There shall be a side yard on each side of a main building of not less than five (5) feet for a one (1) story building and seven and one-half (7-1/2) feet for a two (2) story building.
- (c) SIDE STREET YARD. On corner lots there shall be a side street yard of not less than twelve and one half (12-1/2) feet.
- (d) REAR YARDS. There shall be a rear yard of not less than twenty-five (25) feet. Exceptions to this requirement are as follows:
  - (1) 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.
  - (2) 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 not be less than the area which would be required for the combined area of a normal 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 (1) story building and seven and one-half (7-1/2) feet for a two (2) story building.
  - (3) 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 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.

MISCELLANEOUS

406-40. HEIGHT REGULATIONS. No building or structure erected in this zone shall have a height greater than two (2) stories or thirty (30) feet. A basement or subterranean parking area may be included, provided that no portion or enlargement of said building or structure exceeds thirty (30) feet in height. Where a building or structure is erected on a hillside, the basement or subterranean parking area may be partially or wholly above ground level.

406-41. PUBLIC UTILITIES. Public water supply and public sanitary sewer facilities shall be used for all developments in this district.

406-42. PROJECT SIZE. The maximum gross area of an individual project shall not be more than five (5) acres.

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**T-IV INTERIM C- 7 INTERIM RES.  
CC ZONES**

## CC CONVENIENCE CENTER ZONE

407-01. 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.

407-02. 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 this Section. 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.

- |                                                                      |                                                                                                                                                      |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Barber shop                                                      | (p) Supermarket or foodstore, provided the floor area shall not exceed five-thousand (5,000) square feet.                                            |
| (b) Beauty Shop                                                      |                                                                                                                                                      |
| (c) Coffee Shop                                                      |                                                                                                                                                      |
| (d) Coin operated dispenser                                          | (q) Offices less than 2,000 feet in floor area provided the intended purpose is to serve only the needs of the surrounding residential neighborhood. |
| (e) Delicatessen                                                     |                                                                                                                                                      |
| (f) Laundromat                                                       | (1) Business or professional                                                                                                                         |
| (g) Newspaper-magazine stand                                         | (2) Finance, loan, credit collections                                                                                                                |
| (h) Child care center                                                | (3) Bank, savings and loan                                                                                                                           |
| (i) Prescription pharmacy                                            | (4) Insurance                                                                                                                                        |
| (j) Residence of a caretaker, proprietor or owner of a permitted use | (5) Medical or dental                                                                                                                                |
| (k) Shoe repair shop                                                 | (6) Real estate                                                                                                                                      |
| (l) Shoe shine parlor                                                | (7) Accountants, bookkeepers                                                                                                                         |
| (m) Soda fountain-ice cream parlor                                   | (8) Ticket agency                                                                                                                                    |
| (n) Tobacco shop                                                     | (9) Travel agency                                                                                                                                    |
| (o) Incidental sales operation:                                      |                                                                                                                                                      |
| (1) Candy store                                                      |                                                                                                                                                      |
| (2) Drug store                                                       |                                                                                                                                                      |
| (3) Firewood sales                                                   |                                                                                                                                                      |
| (4) Liquor store                                                     |                                                                                                                                                      |

407-03. PERMITTED USES SUBJECT TO ISSUANCE OF A USE PERMIT BY THE APPROPRIATE AUTHORITY.

- (a) Apartments and other multiple family dwellings, subject to the regulations of the R-3 Multiple Family Zone and the CC Convenience Center Zone.
- (b) Secondary automobile service stations, as provided for in Title III, Chapter 40.
- (c) Cafe or restaurant within a completely enclosed building.
- (d) Public utility facility.

407-04. PERMITTED USES IN YARDS AND OPEN SPACES.

- (a) Outdoor furniture.
- (b) 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 each canopies below said minimum vertical clearance.
- (c) Christmas tree sales, 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 in the buildable area of the lot.
- (d) Customer conveniences such as litter containers, bicycle racks, mail boxes, book depositories, and other similar conveniences.
- (e) Fences, provided that fences shall not be erected in the required front or side street yards unless such fence is specifically required by Ordinance. Benches may be erected in the required rear, interior side yards or buildable area of the lot, provided such fences do not exceed (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.
- (f) Planter boxes, retainer walls, fountains and ponds may be placed in yard areas provided they are permanent parts of the overall landscaping development.

- (g) Light standards and fixtures, provided that 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.
- (h) Parking, permitted only in the rear yard, interior side yard or buildable area of the lot. Not permitted in the required front and side yards.
- (i) Signs, permanently attached to the ground.

407-05. LOT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted providing 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 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 the yard areas as required in the Article and adequate building area to serve the intended use.
- (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 an adjacent residential, estate, recreation, or agricultural zoning district, otherwise a rear or interior side yard is not required.

407-06. HEIGHT. Commercial 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 301-21.



407-07. 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 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 (2-1/2) feet whenever it is located within twenty-five (25) feet of the 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 residential, estate, recreation, or agricultural zones.
- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in Title III, Chapter 30, Article 3.
- (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 Title III, Chapter 30, Article 3.
- (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 (30) percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purpose of this provision.

407-08. ON-SITE 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 on-site 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 on-site 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 and pennant-flags are not permitted in this zone.
- (g) Real estate signs as provided in Section 335-01.
- (h) Temporary construction signs as provided in Section 335-02.
- (i) 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 (50) percent of the area within straight lines enclosing the copy.

407-09. OFF-SITE SIGNS. Off-site exterior signs are not permitted in this zone.

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**T-IV INTERIM C- 8 INTERIM  
COMBINING ZONES**

## (PD) PLANNED DEVELOPMENT (COMBINING ZONE)

408-01. 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.

408-02. INTENT OF THE (PD) COMBINING ZONE. To carry out the purpose as set forth above by providing the means of 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 the balanced and stable environment. A (PD) Zone may be combined with any other zoning classification except permanent agricultural or agricultural holding zones.

## 408-03. CRITERIA.

- (a) SIZE: A planned development, or unit thereof, shall be of sufficient size, composition and arrangement that its composition, 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;

(continued)

- (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.

#### 408-04. 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:

(continued)

- (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.

408-05. 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;

(continued)

- (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.

408-06. 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 115-14. 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 useable 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.

(continued)

- (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.

408-07. 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. All other revisions shall be made pursuant to the procedure for an amendment to the Basic Zoning Ordinance.
- (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.

(continued)



408-08. ACTION BY PLANNING DEPARTMENT ON FINAL PLAN. The Planning Department shall have thirty (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.

408-09. 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.

408-10. 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.

408-11. 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 approval 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.

(PDC) PLANNED DEVELOPMENT COMBINING ZONE  
COUNTY INITIATED

408-20. PURPOSE. This Article establishes the procedure whereby the Board of the Commission may initiate proceedings to regulate certain property through the process of a County initiated Planned Development Combining Zone. The Board recognizes that there are areas throughout the County that have unique environmental, economic, historic, or architectural features and that too little attention has been given through the application of standard zone regulations to these special characteristics. It is the purpose of this Article to provide the method for the County to guide the regulation of such areas so as to preserve such unique characteristics.

408-21. DESIGNATION. The abbreviation (PDC) appearing after a zone abbreviation on the comprehensive zone plans in Section 101-64 indicates that the property so classified is subject to the provisions of this Article and any Ordinance adopted pursuant to this Article.

408-22. INITIATION OF ZONE. The Board or the Commission may initiate proceedings to place parcels within the (PDC) Combining Zone. The procedure for zoning property to the (PDC) Zone shall be the same as for changing the zone as provided in Title I, Chapter 15, Article 1 except as provided herein.

408-23. CONTENT OF COUNTY INITIATED PLANNED DEVELOPMENT ORDINANCE.

- (a) The following provisions are mandatory and shall be included in each County initiated planned development Ordinance:
  - (1) A list of permitted uses.
  - (2) Performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
  - (3) Other design standards appropriate for the specific planned development.
  - (4) Legal description of property covered by the Ordinance.
  - (5) Reasons for establishment of a (PDC) zone on the particular property.
- (b) The following provisions are permissive and are not intended to be an exclusive list of the provisions that could be part of a planned development Ordinance.

(continued)

- (1) Procedures for review of proposed development. The procedures could include:
  - a. Types of projects that require review.
  - b. Documents required from developers.
  - c. Hearing procedures, if any.
- (2) Regulations relating to nonconforming lots, uses, structures and signs.
- (3) Time phasing and sequence of development of projects.

408-24. APPLICATION FOR AMENDMENT TO THE (PDC) ZONE. The procedures for filing an amendment to the (PDC) Zone adopted pursuant to this Article shall be the same as for any amendment to the Zoning Code.

**NOV 1977**

**T-IV INTERIM C- 9 OBSOLETE  
ZONES**

CHAPTER 9—OBSOLETE ZONES  
ARTICLE 1--GENERAL PURPOSES

409-01. PURPOSE. The 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 interim zones and permanent Land Use Zones described in this Code. The zones in this Chapter, however, are considered as obsolete zones, and it is the intent of the Board of Supervisors to rezone each parcel of property to one of the Land Use Zones described in this Code.

409-02. APPLICATION FOR ZONE CHANGES. The Secretary of the Planning Commission shall not accept an application to change property to C-1, C-2, or "F" Zones without prior approval of the Sacramento County Planning Commission.

C-1 LIMITED COMMERCIAL ZONE

409-10. 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 or within the County of Sacramento as a whole.

409-11. 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).
- (b) Restaurants, cafes, bars and cocktails lounges (excluding those having floor shows).
- (c) Bank and office building.
- (d) Bakeries whose entire products are mainly sold on the premises at retail only.
- (e) Shirt laundry, laundry depot, dry cleaning depots, and self-service laundries and dry cleaners.
- (f) Clothes pressing and cleaning, using synthetic cleaner or 140-F solvent.
- (g) Frozen food locker and ice distributing stations.
- (h) Medical and dental laboratories.
- (i) Printing, lithographing, publishing, blueprinting and photostating shop.
- (j) Pool and billiard halls, bowling alleys.
- (k) Speedometer, auto-electrical and carburetor shop.
- (l) Parking lots.
- (m) (Deleted. SZC-73-300)
- (n) Shoe repair shop.
- (o) Barber and beauty shop.

- (p) Tailor.
- (q) Theater, other than a drive-in open air theater.
- (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 to exceed six (6) persons including the members of the resident family.
- (t) Adult bookstore, adult motion picture theater, adult live theater or massage parlor which are more than five hundred (500) feet from:
  - (1) Residential, estate, or general and limited agricultural zones; and
  - (2) Any adult bookstore, adult motion picture theater, adult live theater or massage parlor.

409-12. RELATED USES. The following related uses shall be permitted in the C-1 Zone.

- (a) One (1) single family detached dwelling on each lot.
- (b) Two family dwellings.
- (c) Bungalow courts.
- (d) Apartment houses.
- (e) Row dwellings.
- (f) Boarding houses, lodging houses.
- (g) Fraternity, sorority houses.
- (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 130-91.

(continued)

- (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.
- (m) Accessory uses customarily incidental to and subordinate to principal use of the premises.
- (n) Foster homes.
- (o) Day care homes for children.
- (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.
- (q) Churches, including parsonage, rectory or similar building used for the dwelling of clergy, providing all building shall be located on the same lot which shall have an area of not less than (1) acre.
- (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.

409-13. 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.

(continued)



- (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 repossession 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.

409-14. PERMITTED USES WITH APPROVAL OF BOARD OF SUPERVISORS. The following uses are permitted subject to approval of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority:

- (a) Carnivals.
- (b) Amusement rides.
- (c) Circuses.
- (d) Automotive service stations subject to the specific provisions of Title III, Chapter 40 which shall control the issuance of the conditional use permit.
- (e) Adult bookstore, adult motion picture theater, adult live theater or massage parlor.

409-15. ON-SITE SIGNS. Except as otherwise provided in this Division, signs and permitted advertising devices may be erected to the following provisions:

- (a) SIGNS ATTACHED TO BUILDINGS.
  - (1) Area: The area of a sign attached to a building with less than a fifty ((50) foot setback from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) foot or greater setback from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.

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- (2) **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 (50) percent of the area within straight lines enclosing the copy.
- (3) **Location:** All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.
- (4) **Height of Signs 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.

(b) **NON DIRECTORY POLE SIGNS.**

- (1) **Area:** Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.
- (2) **Location:** Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.
- (3) **Height:** The maximum height of a non directory pole sign with a ten (10) foot setback from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.

- (c) **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 public street.

- (d) 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.

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- (e) Except as regulated by Table II, Section 225-11, banners, string lights and pennant-flags are not permitted in this zone.
- (f) Real estate signs as provided in Section 335-01.
- (g) Temporary construction signs as provided in Section 335-02.
- (h) Political, religious and civic campaign signs as provided in Section 335-03.

#### 409-16. DIRECTORY POLE SIGNS.

- (a) AREA. The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.
- (b) LOCATION. Directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.
- (c) HEIGHT. The maximum height of a directory pole sign shall be twenty-five (25) feet.

409-17. SPACING OF DIRECTORY AND NON DIRECTORY POLE SIGNS. One pole sign, whether directory or non directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this Section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

409-18. OFF-SITE SIGNS. Off-site signs other than Directory Pole Signs as regulated by Section 409-16 of this Article are permitted provided a use permit has been obtained from the Commission. Said use permit shall not be granted for an off-site sign within one hundred (100) feet of property located within a residential or estate zoning classification. If the sign is to be located on unimproved property, said sign shall not be more than one thousand (1,000) feet from a parcel lawfully used for commercial or industrial purposes.

409-19. 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 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

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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.

409-20. 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 Section 409-15.
- (c) EXCEPTIONS. See Section 301-21.

409-21. 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 (50) percent 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 (25) percent 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 (12-1/2) 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 409-15.

409-22. 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 (20) percent 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. 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.

409-23. 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 the "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 (20) percent 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 (20) percent 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.

409-24. 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 (1) 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 (7-1/2) 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 (12-1/2) 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 (17-1/2) feet.

409-25. SIDE YARD--COMMERCIAL USES. There shall be a side yard on each side of the 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-0, Commercial or Industrial zones defined in this Division.

409-26. 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.

409-27. COURTS. See Section 305-11 for regulations.

409-28. 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 nor public sewerage facility is in use.

409-29. 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 approximately parallel public street, 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

409-30. 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.

409-31. PERMITTED USES. The following general commercial uses shall be permitted in the C-2 Zone:

- (a) Retail stores, including the sale of secondhand goods, if conducted entirely within an enclosed building.
- (b) Amusement enterprises conducted entirely within a completely enclosed building.
- (c) Automobile and trailer sales area, provided that any repair of automobiles or trailers shall be conducted within a completely enclosed building.
- (d) Automobile repair shop and public garage, if all operations are conducted entirely within a completely enclosed building.
- (e) Business college or private school operated as a commercial enterprise.
- (f) Cabinet shop, excluding mill and sash work.
- (g) Cleaning and dyeing plant.
- (h) Funeral establishments, if the main building is located fifty (50) feet or more from any lot in a residential zone.
- (i) Hotels.
- (j) Laundry.
- (k) Lodge and fraternity halls.

(continued)



- (l) 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.
- (m) Parcel delivery stations or warehouses.
- (n) Adult book store, adult motion picture theater, adult live theater or massage parlor, which is more than five hundred (500) feet from:
  - (1) Residential, estate, or general and limited agricultural zones; and
  - (2) Any adult book store, adult motion picture theater, adult live theater, or massage parlor.

409-32. 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.

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- (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.

409-33. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the appropriate authority:

- (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, including the sales of rock, sand and gravel.
- (h) Veterinary or animal hospitals, the boarding of dogs and cats as an incidental use excluding dog kennels.
- (i) Mobilehome parks subject to the standards of Section 215-102 and 215-103 and such further conditions and limitations as may be specified by the appropriate authority.
- (j) Travel trailer parks subject to the standards of Title III, Chapter 5, Article 5, and such further conditions and limitations as may be specified by the appropriate authority.
- (k) Motel.
- (l) Trailer or truck rental or storage as accessory uses to automobile service stations subject to issuance of conditional use permit for such ancillary use as provided for in Title III, Chapter 40.
- (m) Concrete batch plant provided that only one concrete mixer with a capacity of one (1) cubic yard or less be located on the premises.

## 409-34. USES PERMITTED WITH APPROVAL OF BOARD OF SUPERVISORS.

The following uses are permitted subject to approval of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority.

- (a) Creamery, provided that there is no manufacture of condensed milk for canning or resale; no manufacture of casein or powdered milk; ninety-five (95) percent 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.
- (c) Automobile service stations subject to the specific provisions of Chapter 16.5 which shall control the issuance of the conditional use permit.
- (d) Adult bookstore, adult motion picture theater, adult live theater or massage parlor.

409-35. 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:

409-36. 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 with 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.
- (e) Exterior storage yards located within the scenic corridors as established by Title III, Chapter 35, Article 3, shall be regulated by the provisions of Section 325-06.

409-37. 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 Section 301-21.

409-38. 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 (50) percent 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 (25) percent 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 (12-1/2) 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 409-31.

409-39. 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 (20) percent 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 or greater than the minimum area which is otherwise required for the rear and side yards.

409-40. 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 (20) percent of the depth of the lot.
- (b) Where there is an alley between the rear of a lot in the "C-2" Zone and a lot 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 (20) percent 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.

409-41. SIDE YARD--RESIDENTIAL USES. Except for apartment, apartment hotels and hotels constructed above a commercial use, side yards for residential buildings shall be provided as follows:

- (a) ONE (1) 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 (7-1/2) 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 (12-1/2) 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 (17-1/2) feet.

409-42. SIDE YARD--COMMERCIAL USES. There shall be a side yard on each side of the 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-0, Commercial or Industrial zone as defined in this Division.

409-43. 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.

409-44. COURTS. See Section 305-11 for regulations.

409-45. 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 (1) acre if neither a public water supply nor public sewerage facility is in use.

409-46. 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.

409-47. ON-SITE SIGNS. Except as otherwise provided in this Division, signs and permitted advertising devices may be erected subject to the following provisions:

(a) SIGNS ATTACHED TO BUILDINGS.

- (1) Area: The area of a sign attached to a building with less than a fifty (50) foot setback from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with a fifty (50) foot or greater setback from the street right-of-way line, the area of a sign shall not exceed three (3) square feet per foot of building frontage.
- (2) 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 (50) percent of the area within straight lines enclosing the copy.
- (3) Location: All signs attached to a building shall be attached flat against a building and parallel thereto and said sign may not extend more than eighteen (18) inches from the wall of the building.
- (4) 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.

(b) NON DIRECTORY POLE SIGNS.

- (1) Area: Non directory pole signs shall be allowed an area of one (1) square foot per foot of public street frontage with a maximum area of two hundred (200) square feet.
  - (2) Location: Non directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said public street right-of-way line.
  - (3) Height: The maximum height of a non directory pole sign with a ten (10) foot setback from the street right-of-way line shall be ten (10) feet. The height of the sign may be increased one foot for each foot the setback of the sign is increased provided, however, the maximum height of the sign shall not exceed twenty-five (25) feet in any case.
- (c) This Section shall not restrict the amount of signs erected out-of-doors within courtyard 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.
- (d) Banners, string lights and pennant flags are not permitted in this zone.
- (e) Real estate signs as provided in Section 335-01.
- (f) Temporary construction signs as provided in Section 335-02.
- (g) Political, religious, and civil campaign signs as provided in Section 335-03.
- (h) Home occupation signs as provided in Section 335-05.

409-48. DIRECTORY POLE SIGNS.

- (a) AREA. The maximum area of a directory pole sign shall not exceed two hundred (200) square feet.
- (b) LOCATION. Directory pole signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than ten (10) feet from said street right-of-way line.
- (c) HEIGHT. The maximum height of a directory pole sign shall be twenty-five (25) feet.



409-49. SPACING OF DIRECTORY AND NON-DIRECTORY POLE SIGNS. One pole sign, whether directory or non-directory shall be allowed per seventy-five (75) feet of public street frontage, limited to one such pole sign per parcel. For the purposes of this Section, parcel shall mean: A unit of property with public street frontage of not less than fifty (50) feet shown on the latest equalized assessment role of the County of Sacramento.

409-50. OFF-SITE SIGNS. Off-site signs are permitted provided a use permit has been obtained from the Commission. Said use permit shall not be granted for an off-site sign within 100 feet of property located within a residential or estate zoning classification. If the sign is to be located on unimproved property, said sign shall not be more than 1,000 feet from property used for commercial or industrial purposes.

## F FLOOD ZONE

409-60. 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.

409-61. 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 requires 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 Section 409-63. Off-site signs are prohibited.

409-62. 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.

(continued)

- (c) Private stables as an accessory use to a single family dwelling as regulated in Section 310-12.
- (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.
- (i) Agricultural sign as provided in Section 335-06.
- (j) Real estate signs as provided in Section 335-01.
- (k) Temporary construction signs as provided in Section 335-02.
- (l) Political, religious and civic campaign signs as provided in Section 335-03.
- (m) Identification signs for public parks, playgrounds and community centers as provided in Section 335-11.

409-63. USES PERMITTED WITH USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Project Planning Commission:

- (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) Concrete processing plants.
- (g) Bituminous batch plants.

(continued)

- (h) ON SITE IDENTIFICATION SIGN. The Zoning Board of Adjustment, when granting a use permit, 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 Flood Zone as set forth in Article 1 of this Chapter and shall not approve any sign which exceeds twenty-four (24) square feet.

409-64. 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 (2-1/2) 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 301-21.

409-65. YARDS. No building or structure nor the enlargement of any building or structure shall be hereinafter 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.

409-66. 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 a public sewerage facility is in use.

409-67. LOT WIDTH. Every lot shall have a minimum width of seventy-five (75) feet.

409-68. PUBLIC STREET FRONTAGE. Every lot shall have a minimum public street frontage of seventy-five (75) feet.

409-69. 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.