

4.7



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

January 9, 1990

JAN 9 1990

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members In Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. ZONING ORDINANCE AMENDMENT REGARDING LANDSCAPING  
IN THE M-1S AND M-2S ZONES (M89-057)

LOCATION: Citywide

**SUMMARY**

The proposed Zoning Ordinance Amendment addresses the landscaping in the M-1S and M-2S zones. This amendment clarifies what is acceptable landscaping materials, requires automatic irrigation and ensures a 25 foot clear area of landscaping be provided. The Planning Commission and Planning staff recommend the City Council adopt the attached Zoning Ordinance Amendment.

**BACKGROUND**

The Zoning Ordinance currently states the setback area shall be landscaped and maintained as a green area. this amendment requires the landscaped area include a combination of trees, mounded turf and/or live ground cover and shrubs./ The amendment also requires a fully automatic irrigation system be provided to ensure maintenance of the landscaped area. Another purpose of this amendment is to be sure the landscaped area is a 25 foot clear area, excluding any curbs, walks or vehicle overhangs.

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
JAN 4 11 15 AM '90

The following is the existing section of the Zoning Ordinance:

3. In the M-1S and M-2S zones, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, structure, fence, wall or hedge extend into said area. The area between the setback line and the property line shall be developed and maintained as open landscaped green area.

Section 3-D-3 of the Zoning Ordinance should be amended to read as follows:

3. In the M-1S and M-2S zones, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking space, structure, fence or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to 27 feet. A six inch raised concrete curb is required at the back of sidewalk, however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.

#### **VOTE OF THE PLANNING COMMISSION**

On October 26, 1989, the Planning Commission voted eight ayes, one absent to recommend adoption of the amendment.

#### **FINANCIAL DATA**

Not applicable.

City Council  
Zoning Ordinance Amendment Regarding  
Landscaping in the M-1S and M-2S Zones (M89-057)  
January 9, 1990  
Page 3

**POLICY CONSIDERATION**

Not applicable.

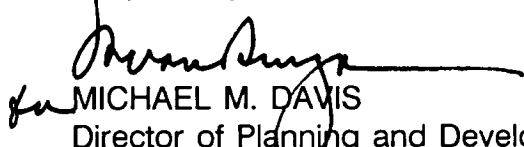
**MBE/WBE EFFORTS**

Not applicable.

**RECOMMENDATION**

The Planning Commission and Planning staff recommend the City Council ratify the Negative Declaration and adopt the attached Zoning Ordinance Amendment.

Respectfully submitted,

  
MICHAEL M. DAVIS  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MMD:AG:vr  
M89-057.CC  
attachments

All Council Districts  
January 9, 1990

**ORDINANCE NO. 90-001**

**APPROVED**  
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

JAN 9 1990

OFFICE OF THE  
CITY CLERK

ON DATE OF \_\_\_\_\_

ORDINANCE AMENDING SECTION 3-D-3 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO LANDSCAPING IN THE M-1(S) AND M-2(S) ZONES (FILE NO. M89-057)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

Section 3-D-3 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

- 3. **In the M-1(S) and M-2(S)** zones, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks area allowed in this area only when necessary for handicapped access. When vehicles overhand and no wheel stops area provided, the landscaped area must be increased to 27 feet. A six inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

M89-057

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



City Planning Commission  
Sacramento, California

Members in Session:

- Subject:    A.   Environmental Determination.
- B.   Zoning Ordinance Amendment regarding landscaping in the M-1S and M-2S zones.

**SUMMARY:** The proposed Zoning Ordinance Amendment addresses the landscaping in the M-1S and M-2S zones. This amendment clarifies the landscaping materials, requires automatic irrigation and ensures a 25 foot clear area of landscaping be provided. Staff recommends that the Planning Commission recommend adoption of the attached Zoning Ordinance Amendment to the City Council.

**BACKGROUND INFORMATION:** The Zoning Ordinance currently states the setback area shall be landscaped and maintained as a green area. This amendment requires the landscaped area include a combination of trees, mounded turf and/or live ground cover and shrubs. The amendment also requires a fully automatic irrigation system be provided to ensure maintenance of the landscaped area. Another purpose of this amendment is to be sure the landscaped area is a 25 foot clear area, excluding any curbs, walks or vehicle overhangs.

The following is the existing section of the Zoning Ordinance:

3.    In the M-1S and M-2S zones, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, structure, fence, wall, or hedge extend into said area. The area between the setback line and the property line shall be developed and maintained as open landscaped green area.

Section 3-D-3 of the Zoning Ordinance should be amended to read as follows:

3.    In the M-1S and M-2S zones all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking space, structure, fence or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to 27 feet. A 6 inch raised concrete curb is required at the back of sidewalk, however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

ORDINANCE NO.  
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

An Ordinance amending Section 3-D-3 of the Comprehensive  
Zoning Ordinance of the City of Sacramento, Ordinance No.  
2550, Fourth Series, as amended, relating to landscaping  
in the M-1S and M-2S zones

(M89-057)

Be it enacted by the Council of the City of Sacramento:

Section 3-D-3 is hereby amending the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, as amended, to read as follows:

3. In the M-1S and M-2S zones all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to 27 feet. A 6 inch raised concrete curb is required at the back of sidewalk, however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.

Passed for Publication:

Enacted:

Effective:

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MAYOR

Attest:

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CITY CLERK

M89-057



# CITY OF SACRAMENTO

## INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15063 (August 1, 1983).

File No. and/or Project Name: M89-057 Ord. Amend for Landscaping in M7, M2  
Applicant - Name: City of Sacto  
Address: 1231 I ST Rm 300  
SACTO CA 95814

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

Yes or No

1. Earth. Will the proposal result in:
  - a. Unstable earth conditions or in changes in geologic substructures? No
  - b. Disruptions, displacements, compaction or overcovering of the soil? No
  - c. Change in topography or ground surface relief features? No
  - d. The destruction, covering or modification of any unique geologic or physical features? No
  - e. Any increase in wind or water erosion of soils, either on or off the site? No
  - f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake? No
  - g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards? No
  
2. Air. Will the proposal result in:
  - a. Substantial air emissions or deterioration of ambient air quality? No
  - b. The creation of objectionable odors? No
  - c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? No
  
3. Water. Will the proposal result in:
  - a. Changes in currents, or the course of direction movements, in either marine or fresh waters? No
  - b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? No
  - c. Alterations to the course of flow of flood waters? No
  - d. Change in the amount of surface water in any water body? No
  - e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? No
  - f. Alteration of the direction or rate of flow of ground waters? No
  - g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? No
  - h. Substantial reduction in the amount of water otherwise available for public water supplies? No
  - i. Exposure of people or property to water related hazards such as flooding? No
  
4. Plant Life. Will the proposal result in:
  - a. Change in the diversity of species, or number of any species of plants? No
  - b. Reduction of the numbers of any unique, rare or endangered species of plants? No
  - c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? No
  - d. Reduction in acreage of any agricultural crop? No
  
5. Animal Life. Will the proposal result in:
  - a. Change in the diversity of species, or number of any species of animals? No
  - b. Reduction of the numbers of any unique, rare or endangered species of animals? No
  - c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? No
  - d. Deterioration of existing fish or wildlife habitat? No



Yes or No

- 6. Noise. Will the proposal result in:
  - a. Increases in existing noise levels? No
  - b. Exposure of people to severe noise levels? No
- 7. Light and Glare. Will the proposal produce new light or glare? No
- 8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area? No
- 9. Natural Resources. Will the proposal result in:
  - a. Increase in the rate of use of any natural resources? No
  - b. Substantial depletion of any nonrenewable natural resource? No
- 10. Risk of Upset. Does the proposal involve:
  - a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? No
  - b. Possible interference with an emergency response plan or an emergency evacuation plan? No
- 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? No
- 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing? No
- 13. Transportation/Circulation. Will the proposal result in:
  - a. Generation of substantial additional vehicular movement? No
  - b. Effects on existing parking facilities, or demand for new parking? No
  - c. Substantial impact upon existing transportation systems? No
  - d. Alterations to present patterns of circulation or movement of people and/or goods? No
  - e. Alterations to waterborne, rail or air traffic? No
  - f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? No
- 14. Public Services. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:
  - a. Fire protection? No
  - b. Police protection? No
  - c. Schools? No
  - d. Parks or other recreational facilities? No
  - e. Maintenance of public facilities, including roads? No
  - f. Other governmental services? No
- 15. Energy. Will the proposal result in:
  - a. Use of substantial amounts of fuel or energy? No
  - b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy? No
- 16. Utilities. Will the proposal result in a need for new system, or substantial alterations to the following utilities:
  - a. Power or natural gas? No
  - b. Communications systems? No
  - c. Water? No
  - d. Sewer or septic tanks? No
  - e. Storm water drainage? No
  - f. Solid waste and disposal? No

Yes or No

- 17. Human Health. Will the proposal result in:
  - a. Creation of any health hazard or potential health hazard (excluding mental health)? No
  - b. Exposure of people to potential health hazards? No
  
- 18. Aesthetics. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? No
  
- 19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? No
  
- 20. Cultural Resources.
  - a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? No
  - b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? No
  - c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? No
  - d. Will the proposal restrict existing religious or sacred uses within the potential impact area? No
  
- 21. Mandatory Findings of Significance.
  - a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No
  - b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
  - c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
  - d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

MITIGATION MEASURES

X None required.

       The following mitigation measures shall become conditions of approval for the subject proposal:

*See Attachment A*

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1988	Sacramento City Zoning Ordinance, July 1987
South Sacramento Community Plan and EIR, 1986	Renaissance Tower EIR, 1986
North Natomas Community Plan and EIR, 1986	Laguna Creek Floodplain Study and EIR, 1985
South Natomas Community Plan and EIR, 1987	Creekside Oaks and Gateway Centre EIR, 1984
Airport-Meadowview Community Plan and EIR, 1984	Delta Shores Village PUD EIR, 1983
North Sacramento Community Plan and EIR, 1984	Greenhaven Executive Office Park EIR, 1982
Sacramento South Pocket Specific Plan & EIR, 1977	Executive Airport Master Plan and EIR, 1981
Sacto. Central City Comprehensive Plan & EIR, 1977	Sacto. City Amer River Pkwy Plan & Neg. Dec. 1985
Downtown Redevelopment Plan Update & EIR, 1985	Northgate Station EIR, 1986
	Willow Creek EIR, 1985

- o At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- o Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1950
- o Fifteenth Progress Report on Trip Ends Generation Research Counts. CalTrans 1983.
- o Native Oaks: Our Valley Heritage. Sacramento County Office of Education, 1976.
- o The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: Sept 18 1989

SIGNATURE: Lisa Pyzel

PREPARED BY: Lisa Pyzel

PHONE: 444-2037

Attachment A  
Discussion of Initial Study  
Zoning Ordinance Amendment  
M89-057

Project Description

The proposed ordinance amendment is to clarify the section in the Zoning Ordinance requiring landscaping in the Heavy Industrial-Setback (M-1-S and M-2-S) zones. Currently the ordinance requires landscaping but the type of landscaping and its maintenance is not stated. The intent of this amendment is to clarify the landscaping materials, ensure automatic irrigation is provided and ensure a 25 foot clear landscape area is provided.

Environmental Effect

The proposed amendment to the Zoning Ordinance clarifies and existing requirement of the "S" or Setback, designation applied in the Industrial and Heavy Industrial zones. The proposed amendment does not contemplate development and no entitlements are granted by the amendment. The proposal specifies that the setback be landscaped with trees and live ground cover, be entirely automatically irrigated and be protected from vehicle access. The Environmental Coordinator finds that the proposed amendment will not have a significant environmental effect.

B:M89057

ORDINANCE NO.  
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

An Ordinance amending Section 3-D-3 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, as amended, relating to landscaping in the M-1S and M-2S zones

(M89-057)

Be it enacted by the Council of the City of Sacramento:

Section 3-D-3 is hereby amending the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, as amended, to read as follows:

3. In the M-1S and M-2S zones all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a masonry wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, structure, fence or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to 27 feet. A 6 inch raised concrete curb is required at the back of sidewalk, however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.

Passed for Publication:

Enacted:

Effective:

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MAYOR

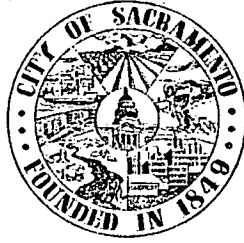
Attest:

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CITY CLERK

M89-057

M89-057



M 89-057  
~~3.4~~  
4.7

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

January 2, 1990

City Council  
Sacramento, California

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 01-09-90

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Honorable Members in Session:

SUBJECT: **M89-057** AMEND THE ZONING ORDINANCE REGARDING LANDSCAPING THE  
M-1(S) AND M-2(S) ZONES

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

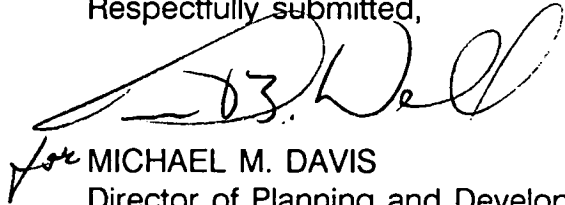
BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to January 9, 1990.

Respectfully submitted,

  
for MICHAEL M. DAVIS  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MMD:AG:vr  
M89-057.pfp  
attachments

All Council Districts  
January 2, 1990

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

ORDINANCE AMENDING SECTION 3-D-3 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO LANDSCAPING IN THE M-1(S) AND M-2(S) ZONES (FILE NO. M89-057)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1

Section 3-D-3 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

3. In the M-1(S) and M-2(S) zones, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks area allowed in this area only when necessary for handicapped access. When vehicles overhand and no wheel stops area provided, the landscaped area must be increased to 27 feet. A six inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

M89-057

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

ORDINANCE AMENDING SECTION 3-D-3 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO LANDSCAPING IN THE M-1(S) AND M-2(S) ZONES (FILE NO. ~~M89-065~~)

057

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1

Section 3-D-3 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

- In the M-1(S) and M-2(S) zones, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks area allowed in this area only when necessary for handicapped access. When vehicles overhand and no wheel stops area provided, the landscaped area must be increased to 27 feet. A six inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

M89-057

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_