

ORIGINAL

ORDINANCE NO. 1963

Fourth Series

COMPREHENSIVE ZONING PLAN

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

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

Section 1: Title and Purpose

- A. This ordinance and maps shall be known as, and may be cited and referred to as "The Comprehensive Zoning Plan of the City of Sacramento." It is hereby adopted as a precised section of the Land Use Plan of the City of Sacramento, in accordance with "The Conservation and Planning Law," of the State of California, in order to:
1. Regulate the use of buildings, structures, and land as between industry, business, residence and other purposes.
 2. Regulate location, height, bulk and size of buildings and structures, the size of yards, courts and other open spaces; the percentage of a lot which may be occupied by a building or structure, and the density of population.
 3. For said purpose to divide the City of Sacramento into zones of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement.
 4. Such regulations are deemed necessary in order:
 - (a) To encourage the most appropriate use of land.
 - (b) To conserve and stabilize the value of property.
 - (c) To provide adequate open spaces for light and air, and to prevent and fight fires.
 - (d) To prevent undue concentration of population.
 - (e) To lessen congestion on streets and highways.
 - (f) To promote health, safety, and the general welfare.

Section 2: Establishment of Zones

- A. In order to carry out the purpose and provisions of this ordinance, the City of Sacramento is hereby divided into fourteen (14) zones, known as:
- | | |
|---|---------------------------------------|
| "R-1" Single Family Zone. | "F" Flood Zone. |
| "R-2" Two Family Zone. | "C-1" Neighborhood Commercial Zone. |
| "R-3" Light Density Multiple Family Zone. | "C-2" Community Commercial Zone. |
| "R-4A" Medium Density Multiple-Family Zone. | "C-3" Central Business District Zone. |
| "R-4" Medium Density Multiple-Family Zone. | "C-4" Heavy Commercial Zone. |
| "R-5" Heavy Density Multiple-Family Zone. | "M-1" Light Industrial Zone. |
| "A-1" Agricultural Zone. | "M-2" Heavy Industrial Zone. |
- B. The boundaries of said zones are shown upon the map attached hereto and made a part of this ordinance, being designated as the official "Zoning Map."

Section 3: Definitions

- A. For the purpose of this ordinance, certain terms and words are herewith defined as follows:
1. **ACCESSORY BUILDING:** A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.
 2. **ALLEY:** A public way permanently reserved as a secondary means of access to abutting property.
 3. **AUTOMOBILE TRAILER AND EQUIPMENT SALES AREA:** An open area, other than a street or alley, used for the display, sale or rental of new or used automobiles, trailers or other equipment.
 4. **AUTOMOBILE WRECKING ESTABLISHMENT:** The business of dismantling or wrecking of used motor vehicles or trailers.
 5. **BOARDING HOUSE:** A building containing not more than five (5) guest rooms where lodging and/or meals are provided for three or more persons for compensation.
 6. **BUILDING:** Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

7. **BUILDING—HEIGHT OF:** The vertical dimension measured from the average elevation of the finished lot grade at the front of the building, to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.
8. **CAMP, PUBLIC:** Any area or tract of land used or designated to accommodate two (2) or more automobile house trailers, or two (2) or more camping parties.
9. **CAMP, TRAILER:** Same as "Camp, Public."
10. **CARPORIT:** Any structure or portion of a building or structure, other than an attached or detached garage, used for the shelter of self-propelled vehicles.
11. **CEMETERY:** Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries, when operated in conjunction with and within the boundary of such cemetery.
12. **COMMISSION:** Means the Planning Commission having jurisdiction in the area referred to in the title of this ordinance.
13. **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.
14. **COURT APARTMENT:** One or more multiple-family dwellings, any or all of which are more than one (1) story in height and arranged around one or more sides of a court or place, from which said court or place any dwelling unit therein has its principal means of access. A court apartment shall be deemed to include those multiple-family dwellings which contain the principal means of access to any dwelling unit therein from a court or place or side yard.
15. **COURT, BUNGALOW:** Two or more single family detached dwellings arranged around one (1), two (2), or three (3) sides of a court which opens onto a street.
16. **DAY NURSERY:** An agency or institution which provides supplemental parental care during the day for a group of children with or without compensation.
17. **DWELLING:** A building or portion thereof designed exclusively for residential occupancy.
18. **DWELLING UNIT:** A group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.
19. **DWELLING, ONE-FAMILY:** A detached building designed exclusively for occupancy by one (1) family.
20. **DWELLING, TWO-FAMILY:** A detached building designed exclusively for occupancy by two (2) families living independently of each other, but under one roof.
21. **DWELLING, APARTMENT HOUSE:** A building or portion thereof more than one (1) story in height; designed for occupancy by three (3) or more families living independently of each other, but under one roof.
22. **DWELLING, GROUP:** Two or more buildings, each containing one or more dwelling units and arranged around one, (1), two (2), or three (3), sides of a court which opens onto a street.
23. **DWELLING, ROW:** One building containing more than two dwelling units and arranged around one (1), two (2), or three (3) sides of a court which opens onto a street.
24. **FAMILY:** One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel, as herein defined.
25. **FRONTAGE:** All the property on one (1) side of a street between intersecting or intercepting streets, or between a street and railroad right-of-way, waterway, end of dead-end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.
26. **GARAGE, PRIVATE:** A detached accessory building or portion of main building for the parking or temporary storage of not more than four (4) automobiles, including not more than two (2) light delivery or pick-up, motor vehicles used by the occupants of the premises.
27. **GARAGE, PUBLIC:** A building other than a private garage used for the care, repair, or equipment of automobiles, or where such vehicles are parked or stored for remuneration, hire or sale.
28. **GARAGE, STORAGE:** Any premises except those described as a private or public garage, used exclusively for the storage of self-propelled vehicles.
29. **GROSS FLOOR AREA:** The area included within the surrounding walls of a building.
30. **HOTEL:** A building designed for occupancy as the more or less temporary place of abode for individuals who are lodged with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite.
31. **JUNK YARD:** Any space of two hundred (200) square feet or more of the area of any lot used for the business of the storage, keeping or abandonment of junk or waste material, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts thereof.
32. **KENNEL, DOG:** Any premises, building or structure in or on which five (5) or more dogs, at least six (6) months of age are harbored.
33. **LIVING QUARTERS:** One or more rooms in a building designed for occupancy by one or more persons for living or sleeping purposes.
34. **LOADING SPACE:** An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.
35. **LODGING HOUSE:** (See "Boarding House")
36. **LOT:** A parcel of land shown on a subdivision map or a record of survey map or a parcel described by metes and bounds, or a building site in one ownership having an area for each main building as hereinafter required in each zone.

37. **LOT COVERAGE:** The amount of a lot, stated in terms of percentage, that is covered by all buildings and/or structures located thereon. This shall be deemed to include all buildings, porches, arbors, breezeways, patio roofs and the like, whether open box type and/or lathe roofs, or fully roofed, but shall not be deemed to include fences, walls, or hedges used as fences, or swimming pools.
38. **LOT LINE, FRONT:** In the case of an interior lot, a line separating the lot from the street or place; and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street.
39. **LOT LINE, REAR:** A lot line which is opposite and most distant from the front lot line and, in the case of an irregular shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.
40. **LOT LINE, SIDE:** Any lot boundary line not a front lot line or a rear lot line.
41. **LOT WIDTH:** The distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.
42. **LOT DEPTH:** The distance between the front and rear lot lines measured in the mean direction of the side lot lines.
43. **LOT AREA:** The total area within the lot lines of a lot.
44. **LOT, CORNER:** A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty-five (135) degrees.
45. **LOT, REVERSED CORNER:** A corner lot the rear of which abuts upon the side of another lot.
46. **LOT, INTERIOR:** A lot other than a corner lot.
47. **LOT, KEY:** The first interior lot to the rear of a reversed corner lot.
48. **LOT, THROUGH:** A lot having frontage on two (2) streets.
49. **NON-CONFORMING BUILDING:** A building or structure or portion thereof that does not conform to the height and area regulations of the zone in which it is located either at the effective date of this ordinance or as a result of subsequent amendments which may be incorporated into this ordinance.
50. **NON-CONFORMING USE:** Any use, whether of a building, other structure, lot or tract of land, which does not conform to the use regulations of this ordinance for the district in which such "non-conforming use" is located, either at the effective date of this ordinance or as a result of subsequent amendments which may be incorporated into this ordinance.
51. **NURSERY SCHOOL:** An agency engaged in educational work with pre-school children. Children enrolled are not necessarily in need of supplemental parental care.
52. **"OLD CITY":** That area of the City of Sacramento lying between the Southern Pacific Main Line Railroad levee on the north, Broadway on the south, the Sacramento River on the west, and Alhambra Boulevard on the east.
53. **PARKING AREA, PUBLIC:** An open area, other than a street or alley, used for the parking of automobiles and available for public use whether free, for compensation or as an accommodation for clients or customers.
54. **PARKING SPACE:** Space within a public parking area or a building, exclusive of driveways, ramps, columns, office and work area, for the temporary parking or storage of one (1) automobile. (See minimum dimensions Section 18C).
55. **PROPERTY OWNER:** The person owning the fee, title, or the person in whose name the legal title to the property appears, by deed, duly recorded in the office of the County Recorder of Sacramento County, or the person in possession of the property or buildings under claim of, or exercising acts of ownership over the same for himself, or as the executor, administrator, or guardian of the property.
56. **REVERSED FRONTAGE:** That situation wherein the rear lot line of a corner lot is contiguous to the side lot line of the adjacent interior lot.
57. **SETBACK LINE:** The line beyond which the main wall of a building or structure shall not project.
58. **STABLE, PRIVATE:** A detached accessory building for the keeping of horses, mules or burros, not kept for remuneration, hire or sale.
59. **STABLE, PUBLIC:** A stable other than a private stable.
60. **STREET:** A public thoroughfare including public roads or highways which affords principal means of access to abutting property.
61. **STRUCTURE:** Anything constructed or erected which requires location on the ground or attached to something having location on the ground, including signs and billboards, but not including fences or walls used as fences.
62. **STRUCTURAL ALTERATIONS:** Any change of the supporting members of a building or structure such as bearing walls, columns, beams or girders.
63. **TOURIST COURT:** A group of attached or detached buildings containing individual living or sleeping units, designed for or used temporarily by automobile tourists or transients, with garage attached or parking space conveniently located to each unit, including auto courts, motels, or motor lodges.
64. **TRAILER CAMP:** Same as "Camp, Public."
65. **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.
66. **YARD:** An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.
67. **YARD, FRONT:** A yard extending across the full width of the lot, the depth of which is the distance between the front lot line and the main wall of the building.
68. **YARD, REAR:** A yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured from the nearest part of a main building at a ninety (90) degree angle from said building to the nearest point of the rear lot line.
69. **YARD, SIDE:** A yard, between a main building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured from the nearest point of the side lot line toward the nearest part of the main building.

Section 4: "R-1" One Family Zone

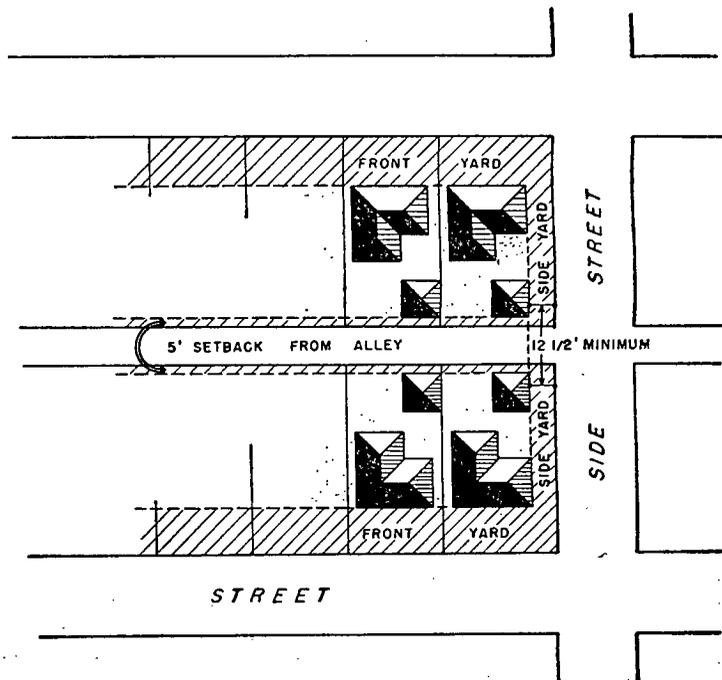
Description and Purpose: The most restrictive of residential zones composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Such areas should be clearly defined and without encroachment by uses not performing a neighborhood function.

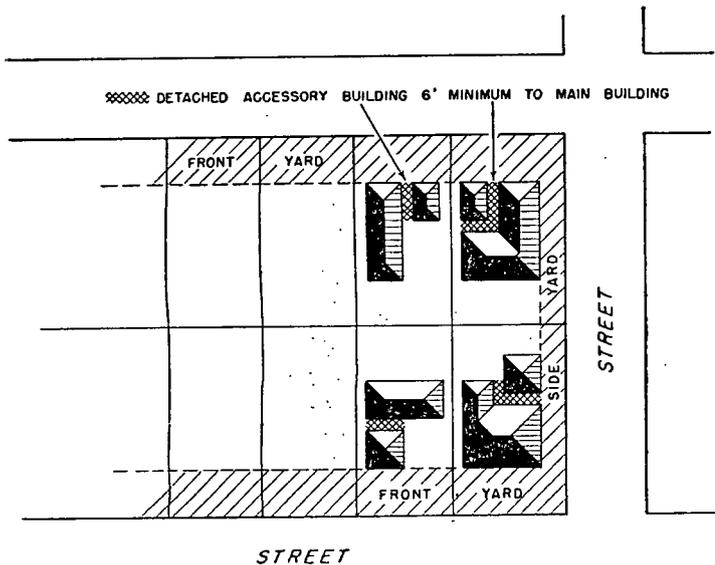
Permitted Uses: For land and/or buildings, the permitted uses and height and area requirements for the "R-1" Zone are as follows:

A. Use Regulations.

1. One single family detached dwelling on each lot.
2. One two-family dwelling on a corner lot subject to the following conditions:
 - a. Said two-family dwelling must comply with the area regulations of the "R-1" Zone.
 - b. Said units may be erected as one building, or as two detached buildings, or may be connected by a car-port or breezeway.
3. Public grade schools and colleges which may include on the campus: dormitories, libraries, museums, and art galleries when owned and operated by a governmental agency.
4. Private grade schools and colleges owned and operated by religious organizations, subject to the following condition:
 - a. Said private schools shall not include trade schools, business colleges or private schools operated as commercial enterprises.
5. Parks, playgrounds, and community centers therein, owned and operated by a governmental agency. Recreation, refreshment, amusement and service buildings and/or structures may be permitted in public parks and playgrounds when under supervision of authorities.
6. Churches, subject to the following conditions:
 - a. Dwellings of the clergy connected therewith shall be allowed as an incidental use to that of the church.
 - b. The location of said churches shall be subject to obtaining a Special Use Permit from the Planning Commission, who shall first have held at least one (1) public hearing, written notices of which shall have been mailed to all property owners within one hundred (100) feet of the property proposed for such use, at least five (5) days prior to said hearing.
 - c. Applications for a Special Use Permit under this section shall be subject to and accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.
7. Day Nurseries and Nursery Schools, subject to the following conditions:
 - a. The number of children in said day nurseries and/or nursery schools shall not exceed four (4).
 - b. The Planning Commission shall have the authority to issue a Special Use Permit for a Day Nursery and/or Nursery School exceeding four (4) children provided, however, that at least one (1) public hearing shall have been held, written notices of which shall have been mailed to all property owners within one hundred (100) feet of the property proposed for such use, at least five (5) days prior to said hearing.
 - c. Applications for a Special Use Permit under this section shall be subject to and accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.
8. A detached accessory building or buildings not more than twelve (12) feet or one (1) story in height subject to the following conditions:

- a. Said accessory building or buildings shall not be located nearer than five (5) feet to any alley line, nor nearer than twelve and one-half (12½) feet to any side street line.

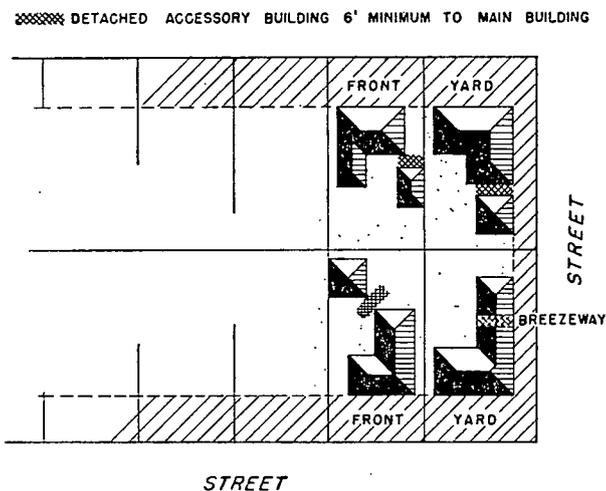




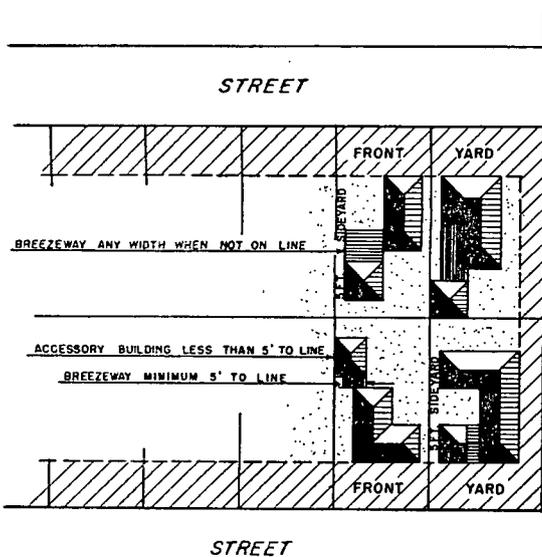
b. A detached accessory building, any portion of which is located to the side or front of the main building shall not be less than six (6) feet from such main building and not nearer to the side lot line than the width of the side yard required on the lot for the main building.



c. A detached accessory building, carport, or other similar structure any portion of which is located to the rear of a main building shall be located not nearer than six (6) feet to such main building, provided, however, that this regulation shall not reduce the buildable depth for an accessory building to less than twenty (20) feet.

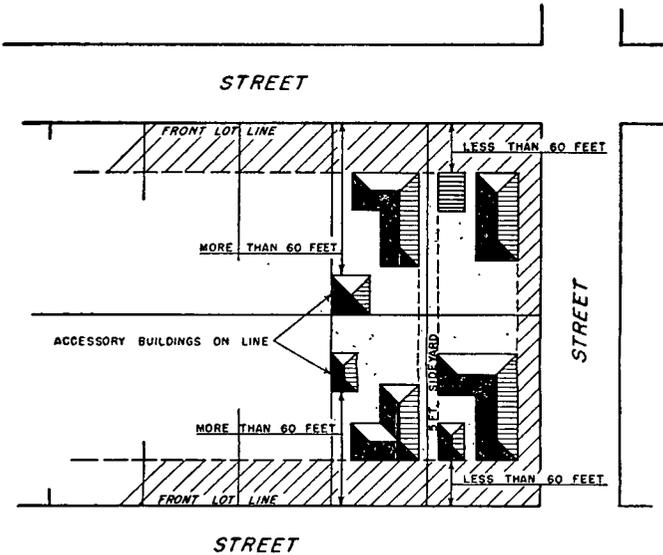


STREET



d. A detached accessory building may be connected to the main building by a breezeway or other similar structure, but shall not be considered as an attached accessory building. Said breezeway shall not project nearer the side lot line than the minimum side yard required for the main building.

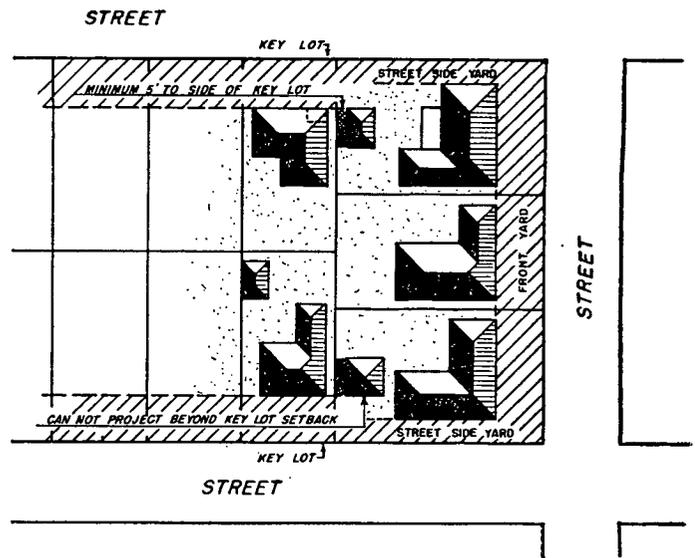




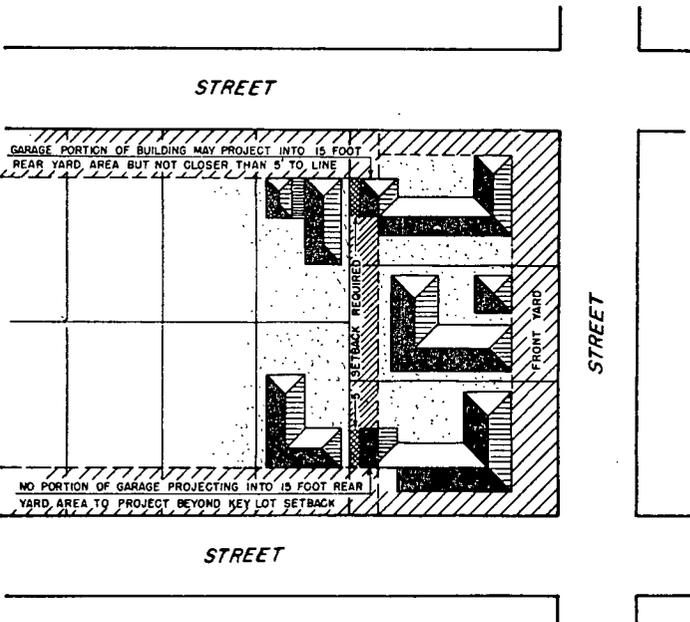
e. A detached accessory building, carport, breezeway or other similar structure, when located nearer than sixty (60) feet to the front lot line shall provide the same side and front yards as required for the main building.



f. On a reversed corner lot, an accessory building shall not project beyond the required front yard line of the lots to the rear, nor be located nearer than five (5) feet to the side of the key lot. This regulation shall not reduce the buildable width of a reversed corner lot to less than twenty (20) feet for an accessory building.

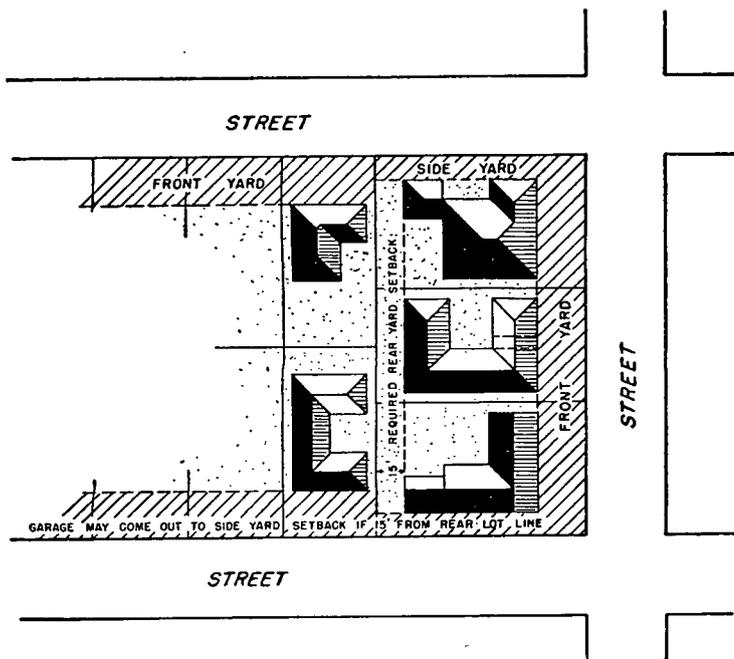


9. The following regulations shall apply to attached garages, carports, or other accessory uses:



a. On a reversed corner lot, an attached garage may project partially or wholly into the required rear yard area, providing such portion of the main building does not project beyond the front yard line of the lots to the rear, nor nearer than five (5) feet to the side of the key lot to the rear.

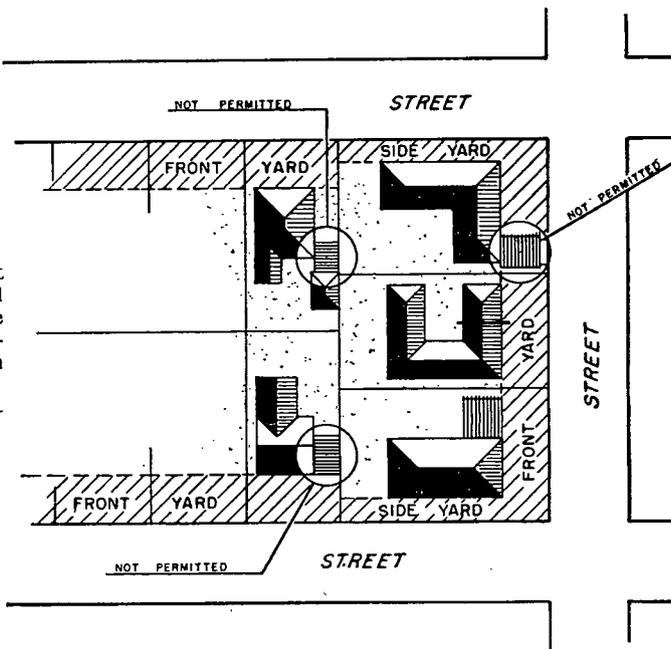




b. On a reversed corner lot, an attached garage which does not project into the required rear yard area shall be erected in accordance with all provisions applicable to the main building.



c. An attached garage, car-port or other accessory use shall provide and maintain the same front and side yard setbacks as required for the main building.



10. Living and/or sleeping quarters, temporary or permanent, in an accessory building or other rear building is prohibited, except as provided in Section 26-A-4.

B. HEIGHT REGULATIONS:

No main building shall exceed thirty-five (35) feet in height.

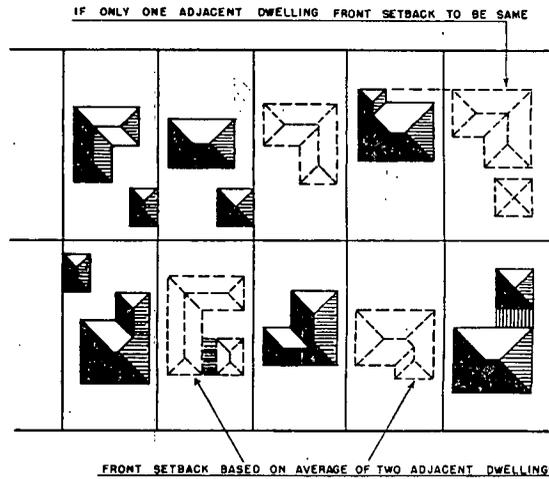
C. AREA REGULATIONS: (See General Provisions regarding setbacks on recorded mans.)

1. Front Yard

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

a. Where a uniform setback exists which is less or greater than twenty-five (25) feet, any building or structure hereafter erected, structurally altered or enlarged shall conform to said established setback.

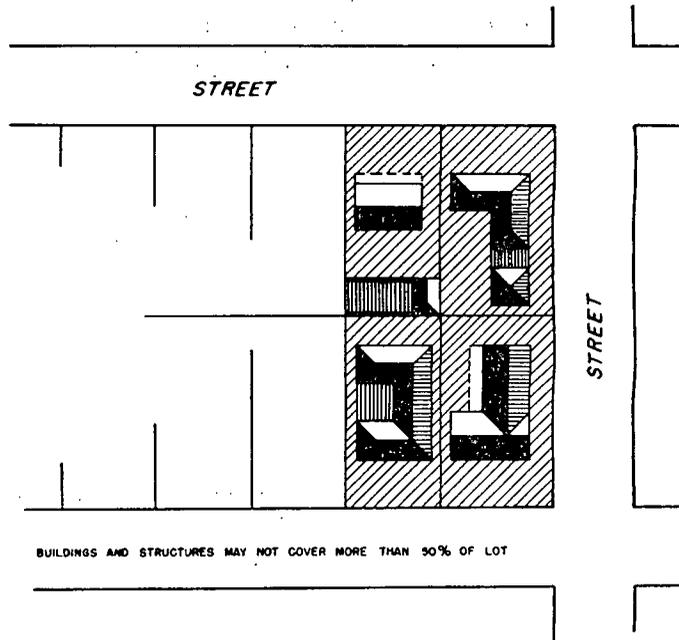
- b. Where a uniform setback does not exist, then the required setback shall be the average of the setback of the two adjacent main buildings; or if there is only one adjacent main building, the setback of said main building shall govern.



- c. Where a uniform setback does not exist and there is no main building on either adjacent lot, then a front yard setback of twenty-five (25) feet shall apply.
2. **Side Yard**
- There shall be a side yard on each side of a main building of not less than five (5) feet.
 - On corner lots the side yard on the street side of said lots shall be not less than twelve and one-half (12½) feet. This regulation shall not reduce the buildable width of a corner lot of record at the time of the passage of this ordinance to less than twenty-two and one-half (22½) feet for a main building.
3. **Rear Yard**
There shall be a rear yard of not less than fifteen (15) feet.
4. **Lot Area**
Every interior lot shall have a minimum width of fifty-two (52) feet and a minimum area of fifty-two hundred (5200) square feet. Every corner lot shall have a minimum width of sixty-two (62) feet and a minimum area of sixty-two hundred (6200) square feet. Street frontage in the case of a lot fronting on a curving street or around the curving portion of a cul-de-sac, may be construed to be the distance between side lot lines measured at the front setback line.

5. **Lot Coverage**

Fifty (50%) percent of the area of any lot is the maximum which may be covered by all buildings and/or structures located thereon.



6. **Small Lots**

Where an interior lot has a street frontage of less than fifty-two (52) feet or an area less than fifty-two hundred (5200) square feet, or where a corner lot has a street frontage less than sixty-two (62) feet or an area less than sixty-two hundred (6200) square feet, and was of record at the time of the passage of this ordinance, such lot may be occupied by any use permitted in this section if all yard and lot coverage requirements are complied with.

Section 5: "R-2" Two Family Zone

Description and Purpose: A duplex zone providing most of the desirable residential characteristics attributed to single-family districts. In addition to large areas appropriate for such use, it has useful application as a buffer zone along major streets and bordering neighborhood shopping centers.

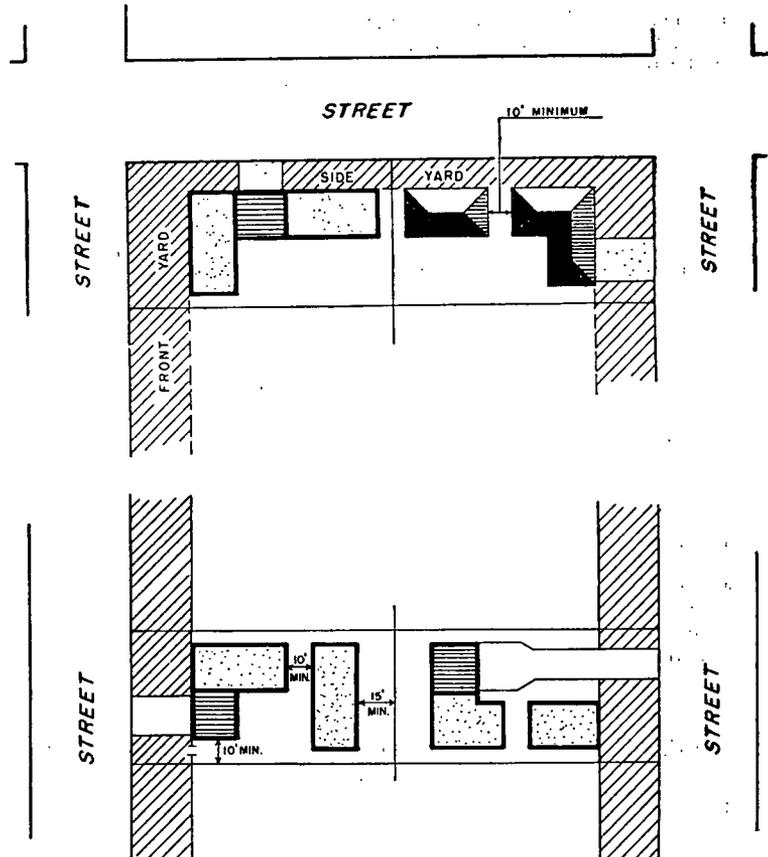
Permitted Uses: For land and/or buildings the permitted uses and height and area requirements for the "R-2" Two Family Zone are as follows:

A. USE REGULATIONS

1. Any use permitted and as regulated in the "R-1" Single Family Zone.

2. Two Family Dwellings on corner lots. The units may be erected as detached buildings or connected by a carport or breezeway provided all yard requirements of the "R-2" Zone are complied with for both buildings.

3. Two-Family Dwellings on interior lots. The units may be erected as detached buildings or connected by a carport or breezeway provided the special court requirements of the "R-3" Zone are complied with in addition to the regular yard requirements of the "R-2" Zone.



B. HEIGHT REGULATIONS:

Same as "R-1" Zone.

C. AREA REGULATIONS: (See general provisions regarding setbacks on recorded maps.)

1. Front Yard—same as "R-1" Zone.
2. Side Yard—Same as "R-1" Zone.
3. Rear Yard—Same as "R-1" Zone.
4. Lot Area—Same as "R-1" Zone.
5. Lot Coverage—Same as "R-1" Zone.
6. Small Lots—Same as "R-1" Zone.

Section 6: "R-3" Light Density Multiple-Family Zone

Description and Purpose: There is a trend to provide for low density garden apartments, courts and group housing, regulated so as to cover a minimum of ground area and provide a maximum of open space comparable with surrounding neighborhoods. This zone also serves a useful function as a buffer along major streets and neighborhood shopping centers.

Permitted Uses: For land and/or buildings the permitted uses and height and area requirements for the "R-3" Zone are as follows:

A. USE REGULATIONS:

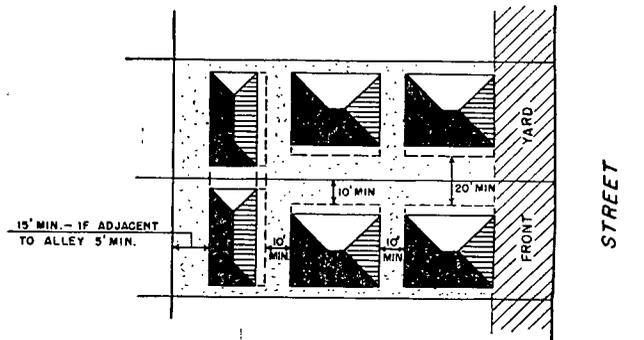
1. Any use permitted and as regulated in the "R-1" and "R-2" Zones.
2. Apartment Houses.
3. Court Apartments.
4. Bungalow Courts.
5. Group Dwellings.
6. Row Dwellings.
7. Fraternity and sorority houses.
8. A detached accessory building or buildings as regulated in the "R-1" and "R-2" Zones, and further regulated herein.

B. HEIGHT REGULATIONS: Same as "R-1" Zone.

C. AREA REGULATIONS: (See general provisions regarding setbacks on recorded maps):

1. **Front Yard**—Same as "R-1" Zone.
2. **Side Yard**—Same as "R-1" Zone.
3. **Rear Yard**—Same as "R-1" Zone.

4. Special requirements for bungalow courts, court apartments, group and row dwellings:



- a. For such uses located along one (1) side of a court or place, the minimum width of said court or place shall be ten (10) feet.
 - b. For such uses located on two (2) sides of a court or place, the minimum width of said court or place shall be twenty (20) feet.
 - c. The distance between main buildings and between main buildings and accessory buildings shall be not less than ten (10) feet.
 - d. Where a court or place is provided as required in this section, dwelling units may be erected to the rear of a bungalow court, court apartment, group or row dwelling over a detached accessory building provided the entire building is located not less than five (5) feet from any alley line or if there is no alley to the rear, the regular rear yard requirement for said lot shall apply.
5. **Lot Area**—Same as "R-1" Zone.
 6. **Minimum Lot Area Per Dwelling Unit**
There shall be one thousand five hundred (1500) square feet of lot area for each dwelling unit erected thereon, provided that if after dividing the area of the lot by one thousand five hundred (1500) square feet there is a remainder of seven hundred fifty (750) square feet or more, one additional dwelling unit may be constructed on such lot.
 7. **Lot Coverage**
Fifty (50%) percent of the area of any lot is the maximum which may be covered by all buildings or structures located thereon.
 8. **Small Lots**—Same as "R-1" Zone.

Section 7: "R-4A" Medium Density Multiple-Family Zone

Description and Purpose: A medium density multiple-family zone generally located outside of the high density core of the central portion of the City. Due to medium density standards, it is not intended to be used for garden apartment type developments in new subdivisions wherein low density standards are desirable. It is applicable to areas wherein multiple-family development is indicated, yet the area has not reached a transitional stage wherein public, semi-public, institutional and other transitional uses are desirable.

Permitted Uses: For land and/or buildings, the permitted uses and height and area requirements for the "R-4A" Zone are as follows:

A. USE REGULATIONS:

1. Any use permitted in the "R-1", "R-2", and "R-3" Zones.

B. HEIGHT REGULATIONS:

1. Same as "R-1" Zone.

C. AREA REGULATIONS: (See general provisions regarding setbacks on recorded plats):

1. **Front setbacks:** Same as "R-4" Zone.
2. **Side Yard:** Same as "R-4" Zone.
3. **Rear Yard:** Same as "R-4" Zone.
4. Special requirements for bungalow courts, court apartments, group and row dwellings shall be as follows:
Same as "R-3" Zone.
5. **Lot Area:** Same as "R-1" Zone.
6. **Minimum Lot Area per Dwelling Unit:** Same as "R-4" Zone.
7. **Lot Coverage:** Same as "R-4" Zone.
8. **Small Lots:** Same as "R-1" Zone.

Section 8: "R-4" Medium Density Multiple-Family Zone

Description and Purpose—A medium density multiple family zone generally located adjacent to the "R-5" high density multiple family zone. Due to the transitional character of these areas, semi-public, institutional, and other transitional uses are permitted. This zone, however, is basically residential in character and as such, should not be spotted with commercial or manufacturing enterprises.

Permitted Uses—For land and/or buildings, the permitted uses and height and area requirements for the "R-4" Zone are as follows:

A. USE REGULATIONS

1. Any use permitted in the "R-1," "R-2," "R-3" and "R-4A" Zones, provided, however, that public hearings and a special use permit shall not be required in connection with churches, day nurseries, and nursery schools.
2. Churches and dwellings of the clergy connected therewith.
3. Boarding and lodging houses.
4. Fraternity and sorority houses.
5. Non-profit museums, libraries, art galleries, philanthropic institutions, orphanages, charity, relief, religious or benevolent societies or functions, subject to the following condition.
 - a. The major activity of any of the above uses shall not include the processing, repairing, treatment or sale of items, materials or objects.
6. Private clubs and lodges, excluding those the major activity of which is a service customarily conducted as a business.
7. Nursing homes for the care of human beings.
8. Professional office for an architect, including landscape architect, attorney, chiropodist, chiropractor, dentist, engineer including chemical, civil, electrical, hydraulic, mechanical, mining and structural engineer, optometrist, orthodontist, osteopath, psychologist, physician, and surgeon, and offices for the conduct of business of a personal service nature which do not involve the handling of goods or the repair or manufacture thereof subject to the following conditions:
 - a. Said office building shall not have a gross floor area exceeding four thousand (4000) square feet.
 - b. Said uses shall not include the storing, stocking, selling or otherwise handling of merchandise of any kind, but may include incidental laboratory facilities for the sole convenience of the occupants thereof.
 - c. Non-illuminated signs pertaining to the use of a building or the occupants thereof may be placed thereon, provided such signs do not exceed one (1) square foot for each occupancy and are placed flat against the building.
 - d. Whenever any building containing offices as permitted under this section is combined with any other use permitted in any "R" Zone the total gross floor area of the building shall not exceed four thousand (4,000) square feet.
 - e. Living and/or sleeping quarters shall not be permitted in any detached building or structure on the same interior lot to the rear of a building used for office purposes or combined office and living and/or sleeping purposes permitted in this section.
 - f. The use of "R-4" zoned property for office purposes under this section shall be subject to the granting of a Special Use Permit. No building permit, business license or other such permit or license shall be issued by any City Department for any new building or remodeling or altering of any existing building for any use under this section unless a Special Use Permit has been so granted.
 - g. Applications for a Special Use Permit under this section shall be subject to and accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.
9. Accessory building or buildings as regulated in the "R-3" Zone, provided, however, that said accessory building may exceed one (1) story in height, further that the provisions of Section 4-A-9-a are hereby modified to permit accessory buildings to be erected to within five (5) feet of any side street line.

B. HEIGHT REGULATIONS:

1. Unlimited.

C. AREA REGULATIONS (See general provisions regarding setbacks on recorded plats):

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

1. **Front setbacks** shall be required as follows:
 - a. Within the "Old City" limits there shall be a front setback of not less than ten (10) feet.
 - b. Outside of the "Old City" limits there shall be a front setback as required in the "R-1" Zone.
2. **Side Yard**
There shall be a side yard on each side of a main building of not less than five (5) feet.
3. **Rear Yard**
There shall be a rear yard of not less than fifteen (15) feet, provided however, that where the rear of a lot abuts upon a public alley, the rear yard may be reduced to five (5) feet.
4. **Special requirements** for bungalow courts, court apartments, group and row dwellings shall be as follows: Same as "R-3" Zone.
5. **Lot Area**—Same as "R-1" Zone.
6. **Minimum lot area per dwelling unit**
There shall be seven hundred and fifty (750) square feet of lot area for each dwelling unit erected thereon, provided that if after dividing the area of the lot by seven hundred and fifty (750) square feet there is a remainder of three hundred and seventy-five (375) square feet or more, one additional dwelling unit may be constructed on such lot.
7. **Lot Coverage**
Sixty percent of the area of any lot is the maximum which may be covered by all buildings located thereon.
8. **Small Lots**—Same as "R-1" Zone.

Section 9: "R-5" Heavy Density Multiple-Family Zone

Description and Purpose—A high density multiple-family zone of high land values bordering the central business district. This is not entirely a residential zone as it includes public and semi-public, institutional and other transitional uses. The zone however, is basically residential in character, and as such, should not be spotted with commercial or manufacturing enterprises.

Permitted Uses—For land and/or buildings, the permitted uses and height and area requirements for the "R-5" Zone are as follows:

A. USE REGULATIONS:

1. Any use permitted in the "R-1", "R-2", "R-3" and "R-4A" Zones, plus any use permitted and as regulated in the "R-4" Zone.
2. Apartments, hotels, subject to the following conditions:
 - a. Retail business may be conducted for the convenience of the occupants of the building provided there shall be no entrance to such place of business except from the inside of the building.
 - b. There shall be no show window sign or other advertising matter visible from the outside of the hotel, except one (1) non-illuminated sign not exceeding four (4) square feet in area, advertising the name of the hotel, placed flat against the building at the entrance thereto.
3. Accessory building or buildings as regulated in the "R-4" Zone.

B. HEIGHT REGULATIONS:

1. Unlimited.

C. AREA REGULATIONS: (See general provisions regarding setbacks on recorded maps).

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards, lot area and building coverage requirements are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard**
There shall be a front yard of not less than five (5) feet.
2. **Side Yard**
There shall be a side yard on each side of the main building of not less than five (5) feet for buildings not more than three (3) stories in height, provided further:
 - a. For buildings more than three (3) stories in height one (1) foot additional side yard on each side of the main building shall be added for each additional story above three (3) stories.
3. **Rear Yard**
Same as "R-4" Zone.
4. Special requirements for bungalow courts, court apartments, group and row dwellings shall be the same as the "R-3" Zone.
5. **Lot Area**—Same as "R-1" Zone.
6. **Minimum lot area per dwelling unit**
 - a. There shall be five hundred (500) square feet of lot area for each dwelling unit erected thereon, provided that if after dividing the area of the lot by five hundred (500) square feet there is a remainder of two hundred-fifty (250) square feet or more, one additional dwelling unit may be constructed on such lot.
 - b. The minimum lot area may be reduced to two hundred-fifty (250) square feet per dwelling unit provided the maximum allowable lot coverage is reduced in accordance with the following ratio:
 1. 500 square foot lot area per dwelling unit—70% lot coverage.
 2. 450 square foot lot area per dwelling unit—65% lot coverage.
 3. 400 square foot lot area per dwelling unit—60% lot coverage.
 4. 350 square foot lot area per dwelling unit—55% lot coverage.
 5. 300 square foot lot area per dwelling unit—50% lot coverage.
 6. 250 square foot lot area per dwelling unit—45% lot coverage.
7. **Lot Coverage**
Seventy (70) percent of the area of any lot is the maximum which may be covered by all buildings and/or structures located thereon.
8. **Small Lots**—Same as "R-1" Zone.
9. **Usable Open Space**
On any lot in the "R-5" Zone on which a building is erected or enlarged and contains one (1) or more dwelling units there shall be provided on the same lot "usable open space" at the ratio of fifty (50) square feet for each dwelling unit subject to the following conditions:
 - a. "Usable open space" shall be that part of the ground area, roof, balcony or porch which is devoted to outdoor living, recreational or utility space, but shall not include private roadways open to vehicular traffic, walks for pedestrian access, off-street parking, loading space or minimum front and side yard areas.

Section 10: "A-1" Agricultural Zone

Description and Purpose—A general agricultural zone permitting all types of agriculture and farming, and other uses customarily conducted in urban fringe or agricultural areas. Regulation of the conduct of strictly agricultural uses is kept to a minimum whereas other urban fringe area uses, because of their nature, are subject to more stringent regulations governing their location and conduct within the agricultural zone.

Permitted Uses—For land and/or buildings the permitted uses and height and area requirements for the "A-1" Zone are as follows:

A. USE REGULATIONS:

1. Any use permitted and as regulated in the "R-1" and "R-2" Zones.
2. All agricultural uses, including commercial poultry and fowl hatcheries, provided, however, that the following uses shall be permitted only by Special Use Permit:
 - a. Hog ranch.
 - b. Livestock feed and sales yard.
 - c. Other similar uses customarily carried on in the field of general agriculture and uses customarily incidental to any of the above uses.
3. The location of special uses in sub-section 2 above shall be subject to at least one (1) public hearing, written notices of which shall have been mailed to all property owners within one hundred (100) feet of the property proposed for such use, at least five (5) days prior to said hearing; further, applications for a Special Use Permit under this section shall be subject to and accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.
4. Accessory buildings; including a private garage, accessory living quarters including dwellings or trailer camps for the use of persons employed on the premises, guest house, recreation room, green house, lath house, stable, barn, hop kiln and structures, bees wax, honey and other apiarian processing building, corral, pen, coop, kennel, poultry or rabbit killing and dressing room, building or room for packing products raised on the premises, or other similar structure.
5. One stand for display and sale of only those products produced upon the premises, provided that the plan for construction of such stand is approved by the Planning Commission, that it does not exceed an area of two hundred (200) square feet; and that it is located not nearer than fifty (50) feet to any street or highway right-of-way.
6. Any advertising sign or structure, including billboards, may be located in an "A-1" Agricultural Zone provided a Special Permit has been granted by the Planning Commission; except that no Special Permit shall be required for the following types of signs:
 - a. Signs indicating the name of owner and/or property or farm products produced on the premises, provided that such signs shall not exceed two (2) in number nor more than thirty (30) square feet each in area.
 - b. Signs warning against trespassing provided no such signs shall exceed three (3) square feet in area.

B. HEIGHT REGULATIONS:

1. No building shall be erected to exceed three (3) stories or forty-five (45) feet in height. Water towers, silos, granaries, barns, radio tower and antennas, and similar structures or necessary mechanical appurtenances may exceed the specified height limit.

C. AREA REGULATIONS

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

1. Front Yard

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

2. Side Yard—Same as "R-1" Zone.

3. Rear Yard—Same as "R-1" Zone.

4. Land Area

No lot, farm, ranch or other parcel of land shall be reduced in area to provide separate lots or building sites less than two (2) acres, except for churches and other non-residential permitted uses. There shall be not more than two (2) dwelling units per acre. In no case shall property be subdivided, sold or reduced to less than twenty-five thousand (25,000) square feet of lot area for any non-residential use.

Section 11: "F" Flood Zone

Description and Purpose—A special zone which permits agricultural uses, boat landings and docks, but prohibits any type of residential use. Intended to be applied to those areas along the Sacramento and American Rivers, and their tributaries, or other areas subject to inundation.

Permitted Uses—For land and/or buildings the permitted uses and height and area requirements for the "F" Zone are as follows:

A. USE REGULATIONS

1. All agricultural buildings and agricultural uses permitted in the "A-1" Agricultural Zone.
2. Boat landings and docks for pleasure or fishing boats, but not including incidental refreshment or restaurant facilities.
3. Parks, playgrounds and community centers therein, owned and operated by a governmental agency. Recreation, refreshment, amusement and service buildings and/or structures may be permitted in public parks and playgrounds when under supervision of authorities.
4. Accessory buildings and uses incidental to the above.
5. None of the above uses shall include the erection or alteration of any building or structure for residential purposes.

Section 12: "C-1" Neighborhood Commercial Zone

Description and Purpose:—A neighborhood shopping zone wherein retail business or service establishments supply commodities or perform services to meet the daily needs of the neighborhood. Uses which are not necessary to serve the neighborhood, and which might be harmful to nearby residences are not permitted in such neighborhood shopping centers.

Permitted Uses:—For land and/or buildings, the permitted uses and height and area requirements for the "C-1" Zone are as follows:

A. USE REGULATIONS:

1. Living and/or sleeping quarters shall be permitted but only when constructed above the ground floor of a business building; further, no living and/or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot to the rear of any other building.
2. Bakery goods store.
3. Barber or beauty shop.
4. Book, stationary or gift store.
5. Candy store and/or fountain.
6. Clothes cleaning agency or pressing establishment.
7. Clothing (new) and dry goods store.
8. Day Nurseries and Nursery Schools.
9. Delicatessen store.
10. Dress Shop.
11. Drug Store.
12. Florist.
13. Grocery store and meat market.
14. Hardware store.
15. Household appliance store.
16. Ice Cream Store.
17. Jewelry Store.
18. Laundry agency, or self-service laundry.
19. Notion and five and ten store.
20. Office.
21. Paint and wall paper store.
22. Parking lots.
23. Parks, playgrounds and community centers therein, owned and operated by a governmental agency. Recreation, refreshment, amusement and service buildings and/or structures may be permitted in public parks and playgrounds when under supervision of authorities.
24. Photographer.
25. Radio and television store.
26. Restaurants, cafes (excluding those having dancing and/or floor shows or drive-in car service).
27. Shoe Repair shop.
28. Tailor.
29. Other similar retail business or service establishment which supplies commodities or performs services primarily for residents of the surrounding neighborhood, provided however, such uses shall be approved by the Planning Commission.
30. Any exterior sign shall be subject to the following restrictions and conditions:
 - a. All signs shall be placed flat against the building and shall front on the principal street or streets. In no case shall a sign project above the roof line or the parapet wall around the roof.
 - b. In addition to the above regulation all signs shall conform to the sign ordinance of the City of Sacramento.

B. REQUIRED CONDITIONS:

1. All business, service or processing shall be conducted wholly within a completely enclosed building, except for automobile parking and/or off-street loading.
2. Goods sold shall consist primarily of new merchandise.
3. All goods produced on the premises, whether primary or incidental shall be sold at retail and only on the premises where produced.

C. HEIGHT REGULATIONS:

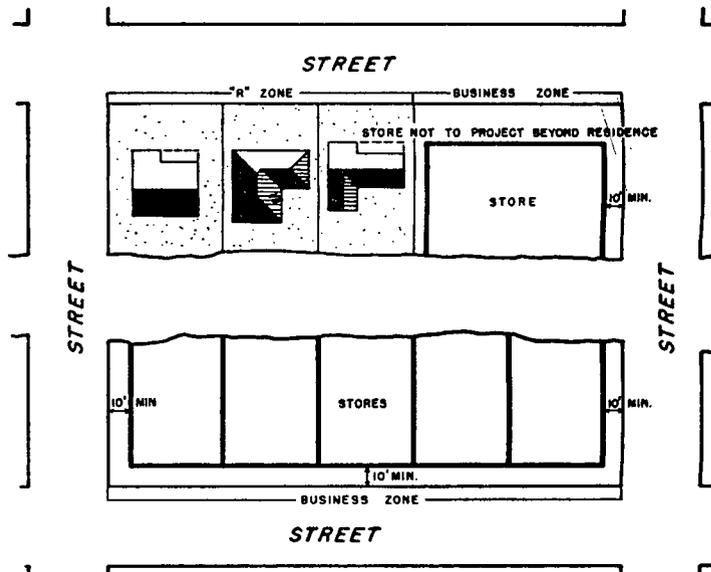
No building shall exceed (35) feet in height.

D. AREA REGULATIONS: (See general provisions regarding setbacks on recorded maps):

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards, lot areas and building coverage are provided and maintained in connection with such building, structure or enlargement; provided, further, that the minimum front yard setback of ten (10) feet and street side yard setback of ten (10) feet shall be landscaped and maintained.

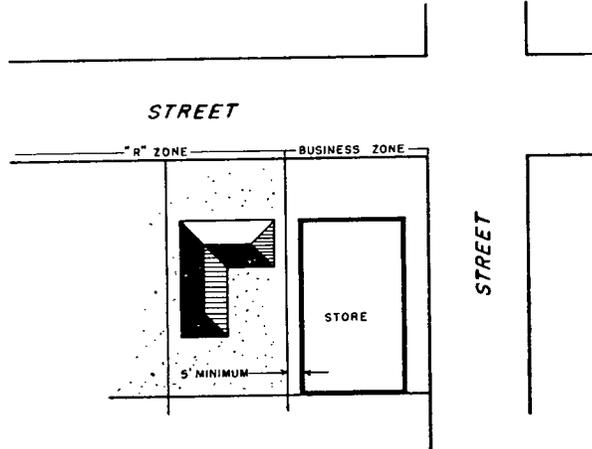
1. Front Yard

Where all the frontage between two intersecting streets is located in a "C-1" Zone, there shall be a front yard of not less than ten (10) feet. Where the frontage is located partly in any "R" Zone, and partly in the "C-1" Zone, the front yard requirement of the "R" Zone shall apply to the "C-1" Zone.



2. Side Yard

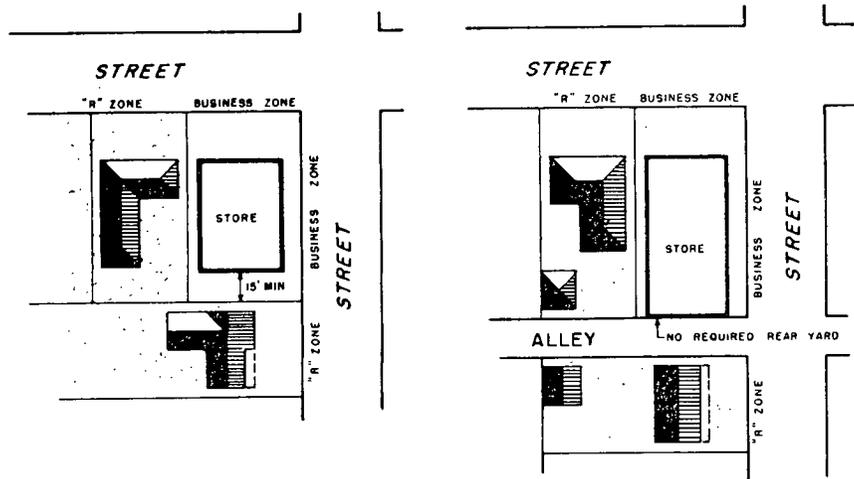
- a. Where the side of a lot in the "C-1" Zone abuts upon the side of a lot in any "R" Zone, there shall be a side yard of not less than five (5) feet.



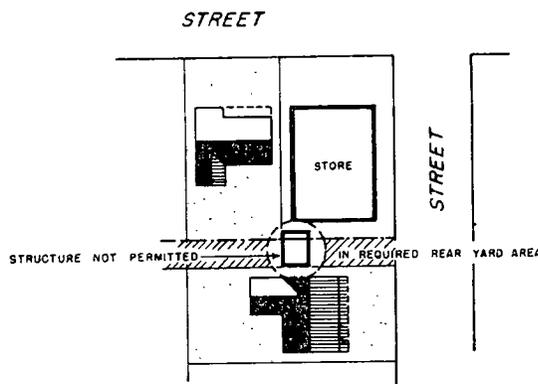
- b. There shall be a side yard of not less than ten (10) feet on the street side of a corner lot.
- c. In all other cases, a side yard for a commercial building shall not be required.

3. Rear Yard

- a. In the case of a reversed corner lot where the rear of a lot in a "C-1" Zone abuts upon the side of a lot in any "R" Zone, there shall be a rear yard of not less than fifteen (15) feet, provided further that where a public alley separates the rear of the lot in the "C-1" Zone and the side of the lot in any "R" Zone, no rear yard shall be required.



- b. In all other cases a rear yard for a commercial building shall not be required.
- c. No accessory building or buildings, shall be allowed in the required rear yard area of any lot occupied by any building containing business uses.



- 4. When living and/or sleeping quarters are constructed above the ground floor of a business building, the following area requirements shall apply:
 - a. There shall be a rear yard to the rear of such building as required in the "R-3" Zone at the floor level of the first story used in whole or in part for living and/or sleeping purposes.
 - b. The lot area per dwelling unit requirement of the "R-3" Zone and the usable open space requirements of the "R-5" Zone shall apply.
 - c. The front and side yard requirements of the "C-1" Zone shall apply.

Section 13: "C-2" Community Commercial Zone

Description and Purpose—A general commercial zone, as distinguished from a neighborhood shopping center, containing uses which includes the sales of commodities or performance of services for a larger segment of population than the average neighborhood. This includes certain types of repair facilities, small wholesale stores and distributors.
Permitted Uses—For land and/or buildings the permitted uses and height and area requirements for the "C-2" Zone are as follows:

A. USE REGULATIONS:

1. Any use permitted in any "R" or "C-1" Zone provided, however, that no living and/or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot to the rear of any other building.
2. Advertising signs or structures.
3. Amusement enterprises.
4. Antique store.
5. Art gallery.
6. Automobile display room.
7. Automobile laundry, provided however, that any steam cleaning shall be confined to a completely enclosed building.
8. Automobile parts store.
9. Automobile repair shop and garage, if all operations are conducted within a completely enclosed building.
10. Automobile storage garage.
11. Automobile upholstery shop.
12. Awning or canvas store.
13. Bakery.
14. Bank.
15. Baseball field.
16. Bath house (commercial plunge).
17. Baths, turkish and the like, including masseur.
18. Billboards.
19. Billiard Hall.
20. Bird store.
21. Blueprinting establishment.
22. Bowling alley.
23. Business College.
24. Cabinet Shop.
25. Catering establishment.
26. Cleaning and dyeing plant for clothes, rugs and curtains.
27. Contractor's storage, if confined entirely to a completely enclosed building.
28. Convalescent home for human beings.
29. Dance Hall.
30. Clinic, medical or dental—for human beings.
31. Drive-in businesses, including refreshment stands, restaurants and the like.
32. Equipment rental and sales yard.
33. Electrical shop or contractor.
34. Feed store.
35. Football Stadium.
36. Fraternity or Sorority house.
37. Frozen food locker.
38. Funeral Home.
39. Hospital—for human beings.
40. Hotels.
41. Ice distributing stations.
42. Indoor sport arena.
43. Laboratory, medical or dental.
44. Lodge Hall.
45. Miniature golf course.
46. Motel.
47. Museum, library, charity; relief, religious, benevolent, philanthropic society or function.
48. Music conservatory or music instruction.
49. Nursing home—for human beings.
50. Nursery, flower or plant, provided that all incidental equipment and supplies, including fertilizer and empty cans are kept within a building.
51. Orphanage.
52. Outdoor Sport Arena.
53. Parcel delivery station.
54. Pet Shop, not involving the treatment or boarding of cats or dogs.
55. Pool Hall.
56. Plumbing and heating shop, or contractor.
57. Printing, lithography, publishing and photostating establishments.
58. Private club or fraternal organization.
59. Private school operated as a commercial enterprise.
60. Restaurant, cafe or bar.
61. Retail stores, including the sale of second-hand goods, if conducted wholly within a completely enclosed building.
62. Sanitarium.
63. Service Station, including auto repairing, provided all repair work is conducted wholly within a completely enclosed building.
64. Sheet Metal Shop, or contractor.
65. Sign Shop, excluding billboard manufacture.
66. Taxidermist.
67. Theater (not including drive-in theaters. See Section 23).
68. Tire shop, including recapping and retreading.
69. Trade school.
70. Upholstering shop and furniture refinishing.
71. Used car lot, provided any repair of automobiles or trailers shall be conducted entirely within a completely enclosed building.
72. Wholesale stores and distributors in a completely enclosed building, not involving the processing or treatment of goods or products and containing not more than sixty-four hundred (6400) square feet of gross floor area.
73. Other similar uses, provided however, such uses shall be approved by the Planning Commission.

B. HEIGHT REGULATIONS:

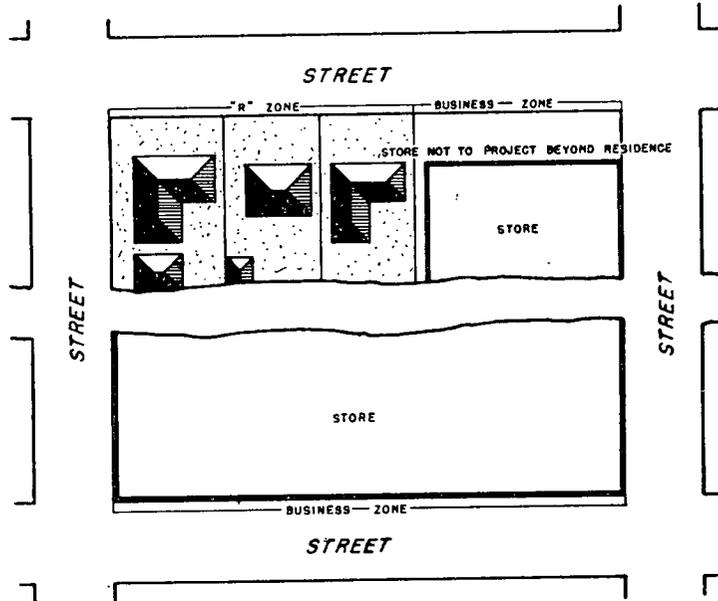
No building shall be erected to exceed forty-five (45) feet in height.

C. AREA REGULATIONS (See general provisions regarding setbacks on recorded maps):

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

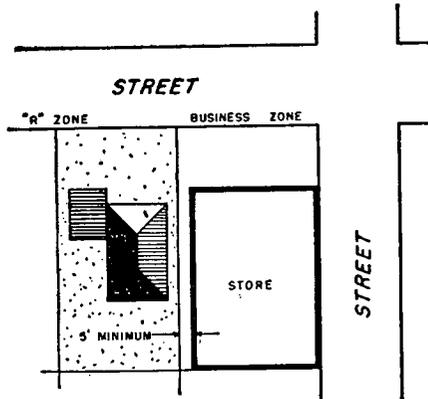
1. Front Yard

Where all the frontage between two intersecting streets is located in a "C" or "M" Zone, no front yard shall be required. Where the frontage is located partly in any "R" Zone and partly in the "C-2" Zone, the front yard requirement of the "R" Zone shall apply to the "C-2" Zone.



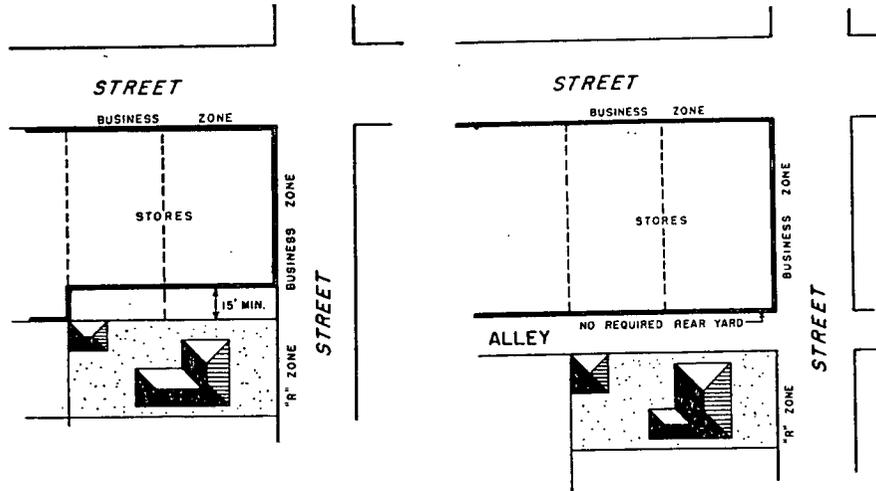
2. Side Yard

- a. Where the side of a lot in the "C-2" Zone abuts upon the side of a lot in any "R" Zone, there shall be a side yard of not less than five (5) feet.
- b. In all other cases, including the street side of a reversed corner lot, a side yard for a commercial building shall not be required.



3. Rear Yard

- a. In the case of a reversed corner lot where the rear of a lot in a "C-2" Zone abuts upon the side of a lot in any "R" Zone, there shall be a rear yard of not less than fifteen (15) feet, provided further, that where a public alley separates the rear of any lot in the "C-2" Zone and the side of the lot in any "R" Zone, no rear yard shall be required.



- b. In all other cases, a rear yard for a commercial building shall not be required.
- c. No accessory building, or buildings, shall be allowed in the required rear yard area of any lot occupied by any building containing business uses.

4. Area Requirements for exclusive residential use of land in the "C-2" Zone are as follows:
 - a. Outside of the "Old City" limits, the lot area per dwelling unit, yards, building coverage, and parking requirements of the "R-3" Zone shall apply.
 - b. Inside the "Old City" limits the lot area per dwelling unit, yards, building coverage, usable open space and parking requirements of the "R-5" Zone shall apply.
5. Area Requirements for mixed residential and business use of land in the "C-2" Zone are as follows:
 - a. Outside the "Old City" there shall be a rear yard to the rear of such buildings as required in the "R-3" Zone at the floor level of the first story used in whole or in part for living and/or sleeping purposes. The lot area per dwelling unit requirements of the "R-3" Zone shall apply. The front and side yard requirements of the "C-2" Zone shall apply.
 - b. Inside the "Old City" there shall be a rear yard to the rear of such buildings as required in the "R-5" Zone at the floor level of the first story used in whole or in part for living and/or sleeping purposes. The lot area per dwelling unit and the usable open space requirements of the "R-5" Zone shall apply. The front and side yard requirements of the "C-2" Zone shall apply.

Section 14: "C-3" Central Business District Zone

Description and Purpose—This zone is applied to the Central Business District and permits all types of general commercial enterprise. Its distinguishing feature is the greater height limit permitted in the area. Manufacturing and nuisance industries in this zone are excluded.

Permitted Uses—For land and/or buildings the permitted uses and height and area requirements for the "C-3" Zone are as follows:

A. USE REGULATIONS:

1. Any use permitted and as regulated in the "C-2" Zone.
2. Wholesale business, storage building, warehouses and yards, provided, however, that the above uses are to be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at east six (6) feet in height, provided, further, that no goods, materials or objects shall be stacked higher than the fence or wall so erected.

B. HEIGHT REGULATIONS:

1. Unlimited.

C. AREA REGULATIONS: (See general provisions regarding setbacks on recorded maps):

1. Front Yard—Same as "C-2" Zone.
2. Side Yard—Same as "C-2" Zone.
3. Rear Yard—Same as "C-2" Zone.
4. Residential Use in "C-3" Zone—Same as "C-2" Zone.

Section 15: "C-4" Heavy Commercial Zone

Description and Purpose—This is a commercial zone designed to contain mostly warehousing, distribution types of activity, and those commercial enterprises of a nature having a minimum of undesirable impact upon bordering residential areas. As a result, a minimum of light manufacturing and processing is permitted. Residential uses are excluded from this zone.

Permitted Uses—For land and/or buildings the permitted uses and height and area requirements for the "C-4" Zone are as follows:

A. USE REGULATIONS

1. Any use permitted in the "C-3" Zone, provided, however, that no building, structure or portion thereof shall be hereafter erected, converted or moved onto any lot for dwelling purposes except living quarters used by watchmen or custodians of commercially used property. This shall not be deemed to exclude the use of property for hotel or motel purposes.
2. Beverage manufacturing or bottling.
3. Building materials sales yard, including the sale of rock, sand, gravel, and the like only as an incidental part of the main business, but excluding concrete mixing.
4. Commercial laundry, steam or wet wash.
5. Contractors equipment storage yard, or rental of equipment commonly used by contractors.
6. Dairy products manufacture.
7. Draying, freighting or trucking yard or terminal.
8. Feed and fuel yard, excluding livestock feeding.
9. Ice Cream manufacture.
10. Ice manufacturing or cold storage plant.
11. Manufacture and maintenance of billboards and commercial advertising structure.
12. Replating shop.
13. Poultry or rabbit slaughter incidental to a retail business on the same premises.
14. Public utility service or storage yard.

15. Retail lumber yard, including mill and sash work if conducted within a completely enclosed building.
16. Small boat building.
17. Stone monument works.
18. Truck and/or tractor repair shop.
19. Veterinary or dog or cat hospitals and kennels.
20. Wholesale business, storage buildings, warehouses and yards.

The above uses are to 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 (6) feet in height, provided further that no goods, material or objects shall be stacked higher than the fence or wall so erected.

B. HEIGHT REGULATIONS

No building shall be erected to exceed seventy-five (75) feet in height.

C. AREA REGULATIONS: (See general provisions regarding setbacks on recorded maps).

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yard requirements are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard—Same as "C-2" Zone.
2. Side Yard—Same as "C-2" Zone.
3. Rear Yard—Same as "C-2" Zone.

Section 16: "M-1" Light Industrial Zone

Description and Purpose—This zone permits most compounding, assembly or treatment of articles or materials with the exception of heavy manufacturing and the processing of raw materials.

Permitted Uses—For land and/or buildings the permitted uses and height and area requirements for the "M-1" Zone are as follows:

A. USE REGULATIONS:

1. Any use permitted in the "C-4" Zone, provided, however, that no building, structure or portion thereof shall be hereafter erected, converted or moved onto any lot for dwelling purposes including hotels and motels, except living quarters used by watchmen or custodians of industrially used property.
2. The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food products except the rendering of refining of fats and oils.
3. The manufacture, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: Aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood (excluding saw mill), yarns and paint not involving a boiling process.
4. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
5. Foundry casting light-weight non-ferrous metal not causing noxious fumes or odor.
6. Petroleum Storage.
7. The sale, storage and sorting of junk, waste, discarded or salvaged materials, machinery or equipment, but not including processing.
8. Planing mill.
9. Machine shop or other metal working shop.

The above uses are to 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 (6) feet in height.

B. HEIGHT REGULATIONS:

1. Unlimited.

C. AREA REGULATIONS: (See general provisions regarding setbacks on recorded maps):

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yard requirements are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard—Same as "C-2" Zone.
2. Side Yard—Same as "C-2" Zone.
3. Rear Yard—Same as "C-2" Zone.

Section 17: "M-2" Heavy Industrial Zone

Description and Purpose: These uses which include the manufacture or treatment of goods from raw materials are permitted in the Heavy Industrial Zone. Those uses which are listed under Subsection 30 cannot be automatically included in the Heavy Industrial Zone because of their hazardous or offensive nature. Provision is made whereby the location and conduct of these uses is subject to review and approval of the Planning Commission.

Permitted Uses:—For land and/or buildings the permitted uses and height and area requirements for the "M-2" Zone are as follows:

A. USE REGULATIONS

1. Any use permitted in the "M-1" Light Industrial Zone, provided, however, that no building, structure or portion thereof shall be hereafter erected, converted, or moved onto any lot for dwelling purposes, including hotel and motels, except living quarters used by watchmen or custodians of industrially used property.

2. Acetylene gas manufacture or bulk storage.
3. Alcohol manufacture.
4. Ammonia, bleaching powder or chlorine manufacture.
5. Asphalt manufacture or refining.
6. Boiler works.
7. Brick, tile or terra cotta manufacture.
8. Chemical manufacture.
9. Concrete or cement products manufacture.
10. Fish smoking, curing or canning.
11. Freight classification yard (Railroad).
12. Iron or steel foundry or fabrication plant and heavy-weight casting.
13. Lamp black manufacture.
14. Oilcloth or linoleum manufacture.
15. Olive processing plant.
16. Paint, oil (including linseed) shellac, turpentine, lacquer or varnish manufacturer.
17. Petroleum products manufacture or wholesale storage of petroleum.
18. Plastic manufacture.
19. Potash works.
20. Quarry or stone mill.
21. Railroad repair shops.
22. Rolling mills.
23. Soap manufacture.
24. Sodium compounds manufacture.
25. Stove polish manufacture.
26. Tar distillation or tar products manufacture.
27. Wool pulling or scouring.
28. Processing of junk, waste, discarded or salvaged materials, machinery or equipment, including automobile wrecking or dismantling.
29. And in general those uses which may be obnoxious or offensive by the reason of emission or odor, dust, smoke, gas, noise, vibration and the like and not allowed in any other zone, provided, however, that any use not specified herein shall be approved by the Planning Commission.
30. All of the following uses are declared to be special uses and a Use Permit shall be obtained from the Planning Commission for the location and operation thereof in the "M-2" Zone.
 - a. Acid manufacture.
 - b. Blast furnace or coke oven.
 - c. Cement, lime, gypsum or plaster of paris manufacture.
 - d. Distillation of bones.
 - e. Drop forge industries manufacturing forgings with power hammers.
 - f. Explosives, manufacture or storage.
 - g. Fat rendering, except as an incidental use.
 - h. Fertilizer manufacture.
 - i. Garbage, offal or dead animals reduction or dumping.
 - j. Gas manufacture.
 - k. Glue manufacture.
 - l. Paper and pulp manufacture.
 - m. Ore reduction.
 - n. Petroleum refining.
 - o. Rock, sand or gravel or earth excavation, crushing or distribution.
 - p. Saw mill.
 - q. Smelting of tin, copper, zinc or iron ores.
 - r. Stock yards or feeding pens.
 - s. Slaughter of animals.
 - t. Tannery or the curing or storage of raw hides.

B. HEIGHT REGULATIONS:

1. Unlimited.

C. AREA: (See general provisions regarding setbacks on recorded maps).

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yard requirements are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard—Same as "C-2" Zone.
2. Side Yard—Same as "C-2" Zone.
3. Rear Yard—Same as "C-2" Zone.

Section 18: Off-Street Parking and Loading

Accessible off-street parking facilities for the parking of self-propelled motor vehicles shall be provided on public or private property in connection with the erection or increase by units or dimension of any building or structure, unless otherwise stipulated, in the amounts as hereinafter specified, provided however, that the areas of the City of Sacramento hereinafter referred to as the Central Business District shall be exempted from furnishing parking spaces for commercial, industrial, institutional, and public buildings and structures. All single and two-family residences, apartments and other multiple-family dwellings in the Central Business District shall conform to the general requirements for parking spaces.

A. EXEMPTED AREAS DEFINED:

1. The limits of the Central Business District above referred to are as follows:
 - a. That area placed in the "C-3" Central Business District Zone.

B. OFF STREET PARKING REQUIREMENTS GENERAL:

Other than for commercial, industrial, institutional and public buildings and structures in the "C-3" Zone, off-street parking space shall be provided in connection with the erection or increase by units or dimension or moving of any building or structure, in the following amounts:

1. One-Family and Two-Family Dwellings.

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

2. Multiple-Family, Flats, Court Apartments, Apartment Houses, Bungalow Courts, Group or Row Dwellings:

a. Located in "R-3" and "R-4A" Zones—One (1) parking space for each dwelling unit.

b. Located in "R-4" and "R-5" Zones—One (1) parking space for each two (2) dwelling units, but shall not be required to provide more than five (5) parking spaces for the first twelve (12) dwelling units.

3. Rooming Houses, Lodging Houses, Club Rooms, Fraternity and Sorority Houses and Dormitories.

a. Having three (3) or more guest rooms or six (6) or more guests—one (1) parking space for each three (3) residents or guests.

4. Hotels.

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

5. Motel, Auto Court, Motor Lodge, and Tourist Court.

a. One (1) parking space for each guest room.

6. Nursing Homes and Orphanages.

a. One (1) parking space for each eight (8) beds.

7. Hospitals, Sanitariums.

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

8. Office permitted in "R-4" and "R-5" Zones.

a. One (1) parking space for each four hundred (400) square feet of gross floor area.

9. Theaters, Indoor Sport Arenas, Auditorium, other than those incidental to public and parochial schools.

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

10. Stadiums, Ball Parks and other outdoor sport arenas.

a. One (1) parking space for each ten (10) seats.

b. Said parking area, or any portion thereof, may be located within eight hundred (800) feet of the nearest corner of the property on which the place of assembly is located.

11. Churches, other places of worship, and Funeral Homes.

a. One (1) parking space for each ten (10) seats in the main chapel or assembly room.

12. Dance Halls, Skating Rinks, Lodge Halls and Exhibition Halls without fixed seats.

a. One (1) parking space for each four hundred (400) square feet of floor area used for dancing, skating or assembly.

13. Retail Stores, Super Markets, Shopping Centers, Banks, Business and Professional Offices.

a. For buildings of two thousand (2000) square feet of floor area or less—none required.

b. For buildings in excess of two thousand (2000) square feet of floor area—one (1) parking space for each four hundred (400) square feet of total gross floor area.

14. General Commercial, Manufacturing, Warehouses and General Storage.

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

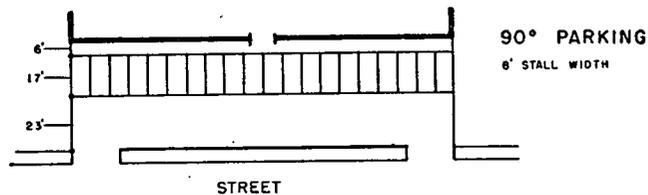
15. Off-Street parking requirements for uses not herein specified shall be determined by the Planning Director.

C. MINIMUM DIMENSIONS—OFF-STREET PARKING AREAS.

1. All off-street parking facilities provided under the terms of this ordinance shall comply with the following minimum dimensions for off-street parking and maneuvering space:

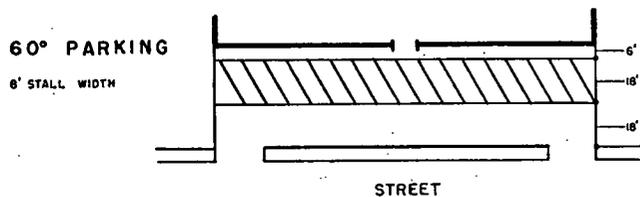
a. 90 DEGREE ANGLE PARKING—

Each parking space shall be not less than eight (8) feet wide nor less than seventeen (17) feet in length. Maneuvering space shall be not less than twenty-three feet in width. Total minimum width of parking area—40 feet.

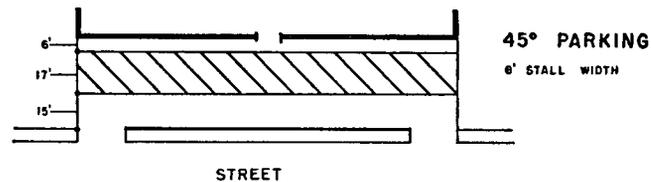


b. 60 DEGREE ANGLE PARKING—

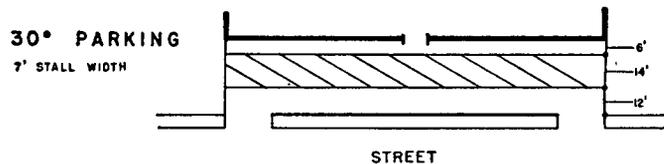
Each parking space shall be not less than eight (8) feet wide perpendicular to the parking angle nor less than eighteen (18) feet in length; measured at right angles to the building, curb or bumper line. Maneuvering space shall be not less than eighteen (18) feet in width perpendicular to the building or parking line. Total minimum width of parking area—36 feet.



- c. 45 DEGREE ANGLE PARKING—
Each parking space shall be not less than eight (8) feet wide perpendicular to the parking angle nor less than seventeen (17) feet in length when measured at right angles to the building, curb or bumper line. Maneuvering space shall be not less than fifteen (15) feet in width perpendicular to the building or parking line. Total minimum width of parking area—32 feet.



- d. 30 DEGREE ANGLE PARKING—
Each parking space shall be not less than seven (7) feet wide perpendicular to the parking angle nor less than fourteen (14) feet in length when measured at right angles to the building, curb or bumper line. Maneuvering space shall be not less than twelve (12) feet in width perpendicular to the building or parking line. Total minimum width of parking area—26 feet.



2. The Planning Director shall have the authority to establish and/or approve parking stall and maneuvering area dimensions for parking angles other than those specified herein.
3. When off-street parking facilities are located adjacent to a public alley, the width of said alley may be assumed to be a portion of the maneuvering space requirement.
4. A private walk, if provided adjacent to a business building, shall be not less than six (6) feet in width and shall be in addition to the minimum requirement for parking and maneuvering space herein required.
5. Where off-street parking facilities are provided in excess of the amounts herein specified, or when off-street parking facilities are provided but not required by this ordinance, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.

D. DEVELOPMENT AND MAINTENANCE OF OFF-STREET PARKING AREAS:

Every parcel of land hereafter used as a public or private off-street parking area, as required by this section, shall be developed and maintained as follows:

1. Said parking areas shall be paved with an asphaltic or concrete surfacing and shall have appropriate bumper guards where needed.
2. Wherever any portion of a parking area abuts property zoned for residential use a solid fence shall be erected to a height of not less than five (5) feet except within front setback areas where the fence may be reduced to three and a half (3½) feet.
3. Parking areas shall be used for automobile parking only with no sales, dead storage, repair work, dismantling or servicing of any kind.
4. If lighting is provided it shall be arranged to reflect away from the residential area, also from any public street or highway.

E. ZONING FOR OFF-STREET PARKING

1. Except as hereinafter provided, no off-street parking facility, public or private, shall be located on any property which has more restrictive zoning than that required for the land use said parking facilities are intended to serve. Provided, however, that off-street parking facilities for any land use may be located on any "C" or "M" zoned property.
2. The Planning Commission shall have the authority to issue a Special Use Permit for off-street parking in any zone which is more restrictive than that required for the major land use it is intended to serve subject to the following conditions:
 - a. That a public hearing be held, written notice of which shall have been mailed to all property owners within one hundred feet of the property proposed for such use, at least five (5) days prior to said hearing.
 - b. That the parking lot shall be developed and maintained in accordance with the provisions of Section 18D.
 - c. That no advertising signs or structures shall be erected on or used in conjunction with the parking lot.
 - d. That entrances and exits shall be approved, as to location, by the Planning Director.
 - e. That the parking lot shall be subject to such other conditions as the Planning Commission may deem desirable in the interest of public safety, convenience, welfare and esthetic development.
 - f. That no property shall be used for a parking lot under the provisions of this section unless and until the Planning Director shall have made an inspection of the property to verify that it conforms to the conditions specified in this section or any other special conditions made a part of the Special Use Permit.
 - g. That applications for a Special Use Permit under this section shall be subject to and accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.

F. LOCATION OF OFF-STREET PARKING FACILITIES

1. With the exception of commercial parking lots in any "C" or "M" Zone, all public or private off-street parking facilities shall be located on the same property as the major land use it is intended to serve.
2. The Planning Commission shall have the authority to permit off-street parking facilities on property other than on which the major land use it is intended to serve is located subject to the following conditions:
 - a. If any portion of said off-street parking area is established to meet the minimum amounts specified for any major land use under this section said off-street parking area shall be provided and maintained in the same ownership as that of the property on which the major land use is located.
 - b. A Special Use Permit shall have been secured from the Planning Commission.
 - c. Applications for a Special Use Permit under this section shall be subject to and accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.

G. TRUCK LOADING AND UNLOADING SPACE:

On the same premises with every building devoted to retail trade, retail and wholesale food markets, warehouses, supply houses, wholesale and manufacturing trade, hotels, hospitals, laundry, dry cleaning establishments or other buildings where large amounts of goods are received or shipped, erected in any zone after the date of adoption of this ordinance shall provide loading and unloading space as follows:

1. Buildings of ten thousand (10,000) square feet or more of floor area one (1) off-street loading and unloading space plus one additional such off-street loading and unloading space for each additional forty thousand (40,000) square feet of floor area.
2. Each loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.

H. GENERAL PROVISIONS:

1. Existing off-street parking facilities shall not be eliminated nor reduced to an amount less than that required for new buildings.
2. Loading space, exclusive of driveways and/or corridors leading thereto shall not be considered as supplying off-street parking space, nor shall anything in this ordinance prevent the provision of parking space in excess of the amounts specified.
3. With the exception of the C-3 Zone, whenever any building is increased in size, whether by units or dimensions, or is moved from one to another lot, the following shall apply:
 - a. **Parking based on square feet of building**—Any building which is remodelled, altered, or enlarged thereby increasing the gross floor area thereof to or exceeding any minimum areas established shall provide off-street parking facilities for the entire building, unless said addition constitutes less than fifteen (15) percent of the original gross floor area in which case no additional parking facilities shall be required.
 - b. **Parking based on units**—Any building, which is remodelled, altered or enlarged so as to provide more units, shall be required to provide and maintain off-street parking facilities for said additional units, unless said units constitute less than fifteen (15) percent of the original total units in which case no additional parking facilities shall be required.
 - c. **Parking for buildings or structures moved from one lot to another**—Any building or structure which is moved from one lot to another shall provide parking in the amount required by this ordinance for a new building or structure.
4. When units or measurements determining the number of required parking spaces result in requirements of a fractional space, any fraction up to one-half shall be disregarded and fractions of one-half or over shall require one parking space.
5. On any lot in any zone wherein a single-family or two-family dwelling is erected, the off-street parking space required by this ordinance may be provided in the required front or street side yard area.
6. On any lot in any zone used for multiple-family purposes, the off-street parking spaces required by this ordinance shall not be provided in the required front or street side yard area.

Section 19: Civic Improvement Districts

Civic Improvement Districts are hereby authorized and may be established by the Planning Commission and/or City Council for the purpose of encouraging, securing and maintaining the orderly and harmonious appearance, attractiveness and aesthetic development of structures and grounds in such districts in order that the most appropriate use and value thereof be determined and protected and that public health, safety and general welfare be preserved.

A. PRECISED PLAN:

1. Precised Plan of any such Improvement District may be adopted by resolution of the Planning Commission and the City Council, prescribing the area included, together with standards as to design and site location of buildings. Said standards as to design shall be in conformity with all applicable requirements of the Sacramento City Building Code.

B. ARCHITECTURAL ADVISORY COMMITTEE

1. The Planning Commission shall appoint an Architectural Advisory Committee of five (5) members, consisting of two (2) members of the Commission, the Planning Director, and two citizen members, one of which shall be a licensed architect.

C. REVIEW OF PLANS:

1. No building permit shall be issued for any new building or structure or for the remodeling of the exterior of any building or structure in any civic improvement district, heretofore or hereafter established unless or until approval thereof has been given as prescribed in the following manner:
 - a. The applicant shall first submit plans of the proposed building or structure or the remodeling of an existing building or structure, together with a plot plan thereof, to the Planning Director. The Planning Director shall then transmit such plans and other data as may be required to the Architectural Advisory Committee.
 - b. Said Committee shall inspect such plans and shall determine whether such plans comply with the standards as to design and location specified in the precised plan of the Civic Improvement District in which the property is located.
 - c. Approval or rejection of the plans so submitted shall take place within fifteen days from date of filing with the Planning Director, unless a longer period is agreed upon with the applicant. If the committee fails to take action within the specified time, the plans shall be deemed to be approved.
 - d. In case of disapproval of proposed plans, the Committee shall state its reasons in a written statement to the applicant and may make recommendations in regard to the appropriateness of design, arrangement, texture, materials, etc.

D. APPEAL:

1. In the event the proposed plans of the applicant are disapproved, an appeal to such action may be taken by filing a Notice of Appeal with the Planning Director, at any time within five (5) days after the rendition of the decision of the Architectural Advisory Committee (unless additional time is granted by the Planning Director). Upon the filing of the Notice of Appeal the Planning Director must, within ten (10) days, transmit to the Secretary of the Planning Commission, all plans, exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Director, together with the findings of the Architectural Advisory Committee.
2. The Planning Commission shall hold a hearing upon said appeal after giving written notice of said hearing to the appellant, at least five (5) days prior to said hearing.
3. Any person dissatisfied with any action of the Planning Commission on an appeal from a decision of the Architectural Advisory Committee may appeal therefrom to the City Council, at any time within five (5) days after the rendition of the decision of the Planning Commission (Unless additional time is granted by the Commission). The appeal is taken by filing a Notice of Appeal with the Planning Director. Upon the filing of a Notice of Appeal, the Planning Director must, within ten (10) days, transmit to the City Clerk all plans, exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Director, together with the findings of the Planning Commission.
4. The City Council shall hold a hearing upon said appeal after giving written notice of said hearing to the appellant, at least five (5) days prior to said hearing.

E. DISTRICT BOUNDARIES:

All public parks, playgrounds, public buildings and grounds, together with privately owned property within a radius of two hundred and fifty (250) feet of the exterior boundaries of said property, irrespective of the use zone classifications of this ordinance, may be established as a Civic Improvement District hereunder.

Section 20: Establishment of Right-of-Way Lines for Street Widening

In order to promote the public health, safety and general welfare, it is the purpose of this section to provide for the establishment of right-of-way lines for widening any existing street, highway, or portion thereof, so as to regulate the distance from the street or highway line at which buildings, structures or improvements may be erected, constructed, established or maintained.

A. RIGHT-OF-WAY LINES MAP FOR WIDENING OF EXISTING STREETS

1. Right-of-way lines for widening of existing streets may be established on a "Right-of-Way Lines Map or Maps."

B. FUTURE ESTABLISHMENT OF RIGHT-OF-WAY LINES FOR WIDENING EXISTING STREETS—PROCEDURE: PLANNING COMMISSION:

1. Hereafter proceedings for the establishment of right-of-way lines along any existing street, highway or portion thereof, may be initiated by the Commission by the adoption of a resolution of intention. Said resolution shall designate the existing street, highway or portion thereof, along which right-of-way widening lines are sought to be established, and the distance from the existing street or highway line at which such lines are to be located.
2. After adoption of the resolution by the Commission, but prior to the forwarding of a recommendation to the City Council, the Commission shall set the same for two (2) hearings before the Commission and give notice of said hearings on the resolution so adopted by causing a notice thereof to be published in at least one regular issue of the official newspaper of the City of Sacramento at least ten (10) days before the first hearing.

C. FUTURE ESTABLISHMENT OF RIGHT-OF-WAY LINES FOR WIDENING OF EXISTING STREETS — PROCEDURE: CITY COUNCIL:

1. The City Council, upon receipt of a Planning Commission recommendation for the establishment of right-of-way lines along a street, highway or portion thereof may adopt a resolution of intention to do so.
2. Said resolution of intention shall designate the right-of-way line proposed to be established, shall set a date for one (1) public hearing before the City Council, and shall be published in at least one (1) regular issue of the official newspaper of the City of Sacramento at least ten (10) days prior to said hearing.
3. After the hearing prescribed in Subsection C-2 above, the City Council may sustain any protests and abandon said proceedings, or deny all protests and order by ordinance the establishment of said right-of-way line described in the resolution of intention, or to order the same established with such changes or modifications as said Council may deem proper.

D. NO BUILDING PERMITS DURING PROCEEDINGS

1. Between the time of the adoption of a resolution by the Planning Commission and the time the ordinance establishing a right-of-way line is acted upon by the City Council, no building permit shall be issued for the erection of any building, structure or improvement between any proposed right-of-way line and the existing street line, or between any proposed right-of-way line and the appropriate setback line for the zoning district in which the property is located.

E. SETBACKS:

1. On any lot wherein a right-of-way line for the widening of an existing street has been established under this section, or is established after the effective date of this ordinance, required setbacks for buildings and/or structures as designated by the zone in which the property is located, shall be measured from said right-of-way line.

Section 21: Establishment of Right-of-Way Lines for Future Streets

In order to promote the public health, safety and general welfare, it is the purpose of this section to provide for the establishment of future street right-of-way lines so as to regulate and direct the extension of existing and future major streets and highways.

A. RIGHT-OF-WAY LINES MAP FOR FUTURE STREETS AND FOR THE EXTENSION OF EXISTING STREETS.

1. Right-of-way lines for future streets and for the extension of existing streets may be established on a "Future Street Right-of-Way Lines Map or Maps."

B. SUBSEQUENT ESTABLISHMENT OF FUTURE STREET RIGHT-OF-WAY LINES: PROCEDURE — PLANNING COMMISSION:

1. Hereafter proceedings for the establishment of future street right-of-way lines may be initiated by the Commission by the adoption of a resolution of intention. Said resolution shall designate, by description, and attached map, the location and direction of the future street right-of-way lines.
2. After adoption of the resolution by the Commission but prior to the forwarding of a recommendation to the City Council, the Commission shall set the same for two (2) hearings before the Commission and give notice of said hearings on the resolution so adopted by causing a notice thereof to be published in at least one regular issue of the official newspaper of the City of Sacramento at least ten (10) days before the first hearing.

C. SUBSEQUENT ESTABLISHMENT OF RIGHT-OF-WAY LINES FOR FUTURE STREETS AND FOR THE EXTENSION OF EXISTING STREETS—PROCEDURE—CITY COUNCIL:

1. The City Council, upon receipt of a Planning Commission recommendation for the establishment of future street right-of-way lines, may adopt a resolution of intention to do so.
2. Said resolution shall designate, by description and attached map, the location and direction of the future street right-of-way lines proposed to be established, shall set a date for one (1) public hearing before the City Council, and shall be published in at least one (1) regular issue of the official newspaper of the City of Sacramento, at least ten (10) days prior to said hearing.
3. After the hearing prescribed in Subsection C-2 above, the City Council may sustain any protests and abandon said proceedings, or deny any protests and order by ordinance the establishment of said future street right-of-way lines described in the resolution of intention and accompanying maps, or to order the same to be established with such changes or modifications as said Council may deem proper.

D. NO BUILDING PERMITS DURING PROCEEDINGS:

1. Between the time of the adoption of a resolution by the Planning Commission and prior to the time the ordinance establishing a future street right-of-way line in such proceedings is acted upon by the City Council, no building permit shall be issued for the erection of any building, structure or improvement within said future street right-of-way lines, or between any future street right-of-way line and the appropriate setback line for the zoning district in which the property is located.

E. SETBACKS:

1. On any lot wherein a right-of-way line for a future street or for the extension of an existing street has been established under this section, or is established after the effective date of this ordinance, required setbacks for buildings and/or structures as designated by the zone in which the property is located, shall be measured from said right-of-way line.

Section 22: Variances

A. AUTHORITY OF PLANNING DIRECTOR AND PLANNING COMMISSION:

The Planning Director and Planning Commission shall have the authority to grant variance permits, exclusive of use variances, allowing for variance from the rules, regulations and provisions of this ordinance when it appears that all of the following have been established beyond a reasonable doubt:

1. That due to the peculiar shape, size, location or topography of the property involved there are conditions which would make the literal enforcement of the provisions of this ordinance result in practical difficulties or unnecessary hardship.
2. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the property of the applicant is located.

3. That the granting of such variance will be in harmony with the general purpose and intent of this ordinance and will not adversely affect the master plan.
4. In granting any variance under the provisions of this section, such conditions and safeguards shall be prescribed in connection therewith as are necessary to protect the public health, safety and general welfare, in accordance with the purpose and intent of the zoning ordinance.

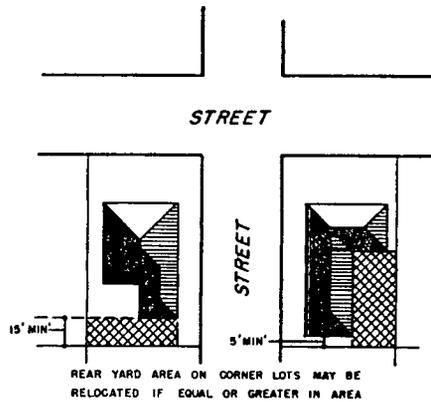
B. VARIANCE POWERS—PLANNING DIRECTOR

The Planning Director shall have the authority to vary the rules, regulations and provisions of this ordinance pertaining to the following:

1. Variance from yard, court, or other open space requirements, lot area, lot coverage, usable open space requirements, building height regulations, but not so as to decrease said requirements by more than fifty (50) percent of the amount required by this ordinance.

2. Vary the location of required rear yard area on a corner lot from opposite the front yard setback to the interior side lot line subject to the following conditions:

- a. Said substituted rear yard location shall contain, from the front setback line to the normal rear lot line, an area at least equal in square footage to that required as a result of a normally located required rear yard setback.
- b. The resulting interior side yard (opposite the required front yard setback) shall be not less than five (5) feet.



3. Vary the provisions of this ordinance to permit an additional dwelling unit on the front portion of a lot wherein a dwelling unit was located on the rear one-half (1/2) of the lot at the time this ordinance became effective; provided however, that such variation shall be subject to the following condition:
 - a. That the minimum dimensions of Section 6-C-4 are complied with.

C. APPLICATION—TO PLANNING DIRECTOR

1. Application for variance from the rules, regulations or provisions contained herein may be made by property owners or their designated agents to the Planning Director upon a form and accompanied by such data and information as the Planning Director may prescribe. In the case of a slight modification (see Section D-3) of said requirements, the application may be waived.

D. DETERMINATION BY PLANNING DIRECTOR

1. No written findings shall be required in granting variances authorizing slight modifications in individual cases from the requirements of the Zoning Ordinance. Written findings shall be made in all other cases when a variance is granted, and in all cases where an application for a variance is denied in whole or in part.
2. Upon making a ruling or determination upon any matter under his jurisdiction, the Planning Director shall forthwith furnish a copy thereof to the applicant and to the Building Inspector. Such determination shall be final except that an appeal may be taken as hereinafter provided.
3. Slight modifications from the requirements of the Zoning Ordinance shall not exceed ten (10) percent of the requirements of this ordinance.
4. The Planning Director, at his discretion, may schedule for hearing by the Planning Commission any application for variance under his authority.

E. APPEALS FROM DETERMINATION OF PLANNING DIRECTOR

1. Any applicant dissatisfied with any action of the Planning Director on a request for variance may appeal therefrom to the Planning Commission, at any time within five (5) days after the rendition of the decision of the Planning Director; (unless additional time is granted by the Planning Director). The appeal is taken by filing a Notice of Appeal with the Planning Director. Upon the filing of the Notice of Appeal and payment of a filing fee of ten (10) dollars, the Planning Director must, within ten (10) days, transmit to the Secretary of the Planning Commission all exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Director, together with the findings of the Planning Director.
2. The Planning Commission shall hold a hearing upon said appeal after giving written notice to appellant and by causing a notice of said hearing to be mailed at least five (5) days prior to said hearing to all property owners any part of whose property lies within a radius of one hundred (100) feet of the applicant's property, using for this purpose the last known name of such owners as shown on the records of the City of Sacramento.
3. Said notice shall contain the purpose of said hearing, name of appellant, date of hearing, hour of hearing, place of hearing, a statement as to the nature of the original variance requested, and such other information as the Planning Director may order.

F. VARIANCE POWERS—PLANNING COMMISSION:

The Planning Commission shall have the authority to grant variance permits for variance from the rules, regulations and provisions of this ordinance pertaining to the following:

1. Variances from yard, court, or other open space requirements, lot area, lot coverage, usable open space requirements, building height regulations, off-street parking facilities or loading space or in the amount of off-street parking or loading space required or both.
2. Variance from any of the provisions pertaining to the regulation of non-conforming use of land and/or buildings.

G. APPLICATION TO PLANNING COMMISSION:

1. Application for variance from the rules, regulations or provisions contained herein may be made by property owners or their designated agents to the Planning Commission upon a form and accompanied by such data and information as the Commission may prescribe. Such application shall be accompanied by a filing and investigating fee of ten (\$10.00) dollars.

H. NOTICES:

1. Upon the filing of an application for variance to the Planning Commission, the Secretary, not less than ten (10) days after the filing of said application shall set the same for one (1) hearing by the Planning Commission. A notice of said hearing shall be mailed at least five (5) days prior to said hearing to all property owners any part of whose property lies within a radius of one hundred (100) feet of the applicant's property using for this purpose the last known name of such owners as shown on the records of the City of Sacramento.
2. Said notice shall contain the purpose of said hearing, name of applicant, date of hearing, hour of hearing, place of hearing, statement as to the nature of the variance requested, and such other information as the Planning Commission may order.

I. APPEALS FROM DETERMINATION OF THE PLANNING COMMISSION:

1. Any person dissatisfied with any action of the Planning Commission on a request for variance, or on an appeal from a determination of the Planning Director may appeal therefrom to the City Council, at any time within five (5) days after the rendition of the decision of the Planning Commission (unless additional time is granted by the Commission). The appeal is taken by filing a Notice of Appeal with the Planning Director. Upon the filing of the Notice of Appeal, the Planning Director, must, within ten (10) days, transmit to the City Clerk all exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Director, together with the findings of the Planning Commission.
2. The City Council shall hold a hearing upon said appeal after giving written notice to appellant and by causing a notice thereof to be published in at least one (1) regular issue of the official newspaper of the City of Sacramento at least ten (10) days prior to said hearing by the City Council.

J. VARIANCE TERM:

1. Any variance granted or approved by the Planning Director or Planning Commission involving the erection, alteration, or enlargement of a building or structure for which a building permit is required is null and void after the expiration of one (1) year from date said variance is granted unless the applicant obtains a building permit within one (1) year from date said variance is granted and thereafter the time provisions of the building permit so secured shall prevail. The Planning Commission, for good cause shown, may extend said one (1) year period for additional one (1) year periods upon application in writing being made before expiration of said variance.

K. BUILDING PERMITS:

1. No building permit shall be issued for the erection, alteration, or enlargement of any building or structure for which a variance has been granted by the Planning Commission until the five (5) day period for appeals thereto has expired.
2. No official action such as the issuance of a building permit, license or other type of permit shall be taken while an appeal or proceedings for variance is pending.

Section 23: Specific Powers

A. SPECIFIC POWERS—PLANNING COMMISSION

The Planning Commission shall have the following specific powers:

1. Interpret the provisions of this ordinance in such a way as to carry out its intent and purpose as shown on the maps accompanying and made a part of this ordinance, where the street layout actually on the ground varies from the street layout as shown on said map.
2. Permit, when incidental to a residential development, a temporary building, contractor's storage and construction yard, when enclosed by a solid fence, in any zone from which it is prohibited. Such Special Use Permit shall be subject to the following conditions:
 - a. Such permit may be issued for a period of not more than one (1) year.
 - b. The Planning Commission may renew such permit for additional six (6) month period by a written application at least thirty (30) days before its expiration.
 - c. Applications for a Special Use Permit under this section shall be accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.
3. Permit the renting of rooms and the providing of table board for guests occupying such rooms for more than two (2) guests in any dwelling in any "R-1", "R-2", "R-3" and "R-4A" Zone subject to the following conditions:
 - a. Such applications for Special Use Permit shall have been referred to and a report received thereon from the Police, Fire and Health Departments of the City of Sacramento.

- b. That a public hearing shall be held, written notices of which shall have been mailed to all property owners within a radius of one hundred (100) feet from the property proposed for such use at least five (5) days prior to said hearing.
- c. Such applications shall be subject to and accompanied by a filing and investigating fee of twenty-five (\$25.00) dollars.
4. Adopt from time to time such rules and regulations as may be necessary to carry into effect the provisions of this ordinance.
5. Allow accessory uses in any residential zone by a physically handicapped person when such uses are clearly incidental to the use of the property for dwelling purposes, subject to the following conditions:
 - a. Said uses may be permitted for a period of one (1) year, and shall be subject to such conditions as may be designated by the Planning Commission.
 - b. Said time limit may be extended for additional one year periods upon application in writing to the Planning Commission prior to the expiration thereof.
 - c. Said application for Special Use Permit shall be subject to a filing and investigating fee of twenty-five (\$25.00) dollars.
6. The following are hereby declared to be special uses, and the Planning Commission may allow, by Special Use Permit, their location in zones other than where specifically permitted.

<ol style="list-style-type: none"> a. Airports. b. Animal hospitals and dog kennels. c. Cemeteries, columbariums, crematories and mausoleums. d. Drive-in theaters. e. Fraternity and Sorority houses. f. Gravel pits or plants, borrow pits, rock quarry or gold dredging. g. Golf courses or golf driving ranges. 	<ol style="list-style-type: none"> h. Hospitals and sanitariums. i. Orphanage. j. Penal or correctional institutions. k. Picnic grounds, stadiums, race tracks and other outdoor sport arenas. l. Private clubs, lodges, community centers, philanthropic, charity or religious organizations. m. Public utility service or storage yard. n. Trailer Courts.
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7. Applications for Special Use Permit under sub-section 23-6 above are subject to and shall be accompanied by a filing and investigating fee of twenty-five (\$25.00).

Section 24: Amendments and Rezonings

A. PROCEDURE:

1. Whenever the public health, safety and general welfare warrants, and when in conformity with the Land Use Plan, the City Council may, by ordinance, after report thereon by the Planning Commission and subject to the procedure provided in this section, amend, supplement or change the regulations, or zoning of property, now or hereafter established by this ordinance.
2. An amendment or rezoning may be initiated by a resolution of intention by the Planning Commission or the City Council or by a petition of interested property owners or authorized agents of such owners.
3. No petition by any interested property owner or owners or authorized agents of such owners shall be accepted by the City Planning Commission or City Council for rezoning of any land to a less restricted zone unless said land is ~~subject~~ ^{adjacent} to or directly across a street or alley from property which is already zoned in the same or less restricted zone as that to which said property is proposed to be rezoned.

B. PETITIONS FOR REZONING:

1. Petitions for rezoning of property, shall be filed with the Planning Commission upon such forms and accompanied by such data and information as may be prescribed for that purpose by the Planning Commission.

C. HEARING AND NOTICE—PLANNING COMMISSION:

1. Upon the filing of such petition for rezoning or upon the initiation of procedure for an amendment the same shall be set for hearing before the Planning Commission.
2. Notice of the time, place, and purpose of such hearing, shall be given by the following method:
 - a. In connection with a hearing on the amendment of the text of this code, by at least one (1) publication in the official newspaper of the City of Sacramento not less than ten (10) days prior to the date of hearing.
 - b. In connection with a hearing on a proposed rezoning of property:
 - (1) By publication of notice as provided in Subsection (a) above; and,
 - (2) At least seven (7) days before hearing on said rezoning, a notice of said hearing shall be sent to petitioners and to the owners of property any part of which lies within a radius of three hundred (300) feet of the property proposed to be rezoned. For this purpose, the records of the City of Sacramento shall be used; and,
 - (3) A printed notice of said proposed rezoning and public hearing shall be posted in a conspicuous place upon the front of the premises proposed to be rezoned; said notice to be posted at least seven (7) days prior to hearing on said rezoning.
4. Where all property within the three hundred (300) foot radius is under the same ownership as the property proposed to be rezoned, the owners of all property adjoining said property in the same ownership shall also be notified in the same manner as provided in subsection (2) above.

D. HEARING AND NOTICE—CITY COUNCIL:

1. The City Council, upon receipt of each recommendation of the Planning Commission on an amendment or rezoning shall set the same for hearing by the City Council.
2. Notice of the time, place and purpose of such hearing shall be given by causing a notice thereof to be published in at least one (1) regular issue of the official newspaper of the City of Sacramento at least ten (10) days before said hearing.

E. DETERMINATION:

1. If, from the facts presented at the public hearing or on investigation by the Planning Commission, the Planning Commission finds that the public health, safety and general welfare warrants the change of zones or regulations, and said change in zones or regulations is in conformity with the Land Use Plan for the City of Sacramento, the Planning Commission may recommend such change to the City Council and the City Council may by ordinance effect such change or any portion thereof. Provided, however, that no amendment to the text of this ordinance or change in the zoning of any property shall be recommended by the Planning Commission to the City Council except by the affirmative votes of two-thirds of its nine members.

Further, the City Council shall not adopt any ordinance amending the text of this ordinance or change in the zoning of any property except by the affirmative votes of two-thirds of its nine members.

F. APPEALS:

1. Any person dissatisfied with any action of the Planning Commission on an amendment or petition for rezoning may appeal therefrom to the City Council, at any time within ten (10) days after the rendition of the decision of the Planning Commission; (unless additional time is granted by the Planning Commission.) The appeal is taken by filing a Notice of Appeal with the Planning Director. Upon the filing of the Notice of Appeal and payment of a filing fee of ten (\$10.00) dollars, the Planning Director must within ten (10) days transmit to the City Clerk all exhibits, notices, affidavits, orders and other papers and documents on file with the Planning Commission together with the findings of the Commission.
2. The City Council shall hold a hearing upon said appeal after giving written notice to the appellant and by causing a notice thereof to be published in at least one (1) regular issue of the official newspaper of the City of Sacramento at least ten (10) days before said hearing by the City Council.
3. Before altering any recommendation on an amendment or rezoning, the City Council shall refer the matter back to the Commission for their review and report.

G. WITHDRAWAL OF PETITION:

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

H. RENEWAL OF PETITION:

1. If a petition for rezoning is denied by either the Planning Commission or the City Council another petition for a change to the same zone district shall not be filed within a period of one (1) year from the date of denial, except upon the initiation of the City Council, or with the permission of or upon the initiation by the Planning Commission after a showing of a change of circumstances which would warrant a renewal.

I. BUILDING PERMITS:

1. No official action such as the issuance of a building permit, license or other type of permit shall be taken while an appeal or proceedings for an amendment or reclassification is pending.

J. ZONING OF ANNEXED AREAS:

1. Upon the annexation of uninhabited or inhabited territory to the City of Sacramento, the Planning Commission shall recommend to the City Council that an emergency interim zoning ordinance be adopted at the same time as the ordinance annexing such territory.

K. FILING AND INVESTIGATING FEES

1. The following filing and investigating fees shall apply in connection with the rezoning of property.
 - a. Petitions filed by property owners or their designated agents shall be subject to and accompanied by a filing and investigating fee of fifty (\$50.00) dollars.
 - b. Requests by property owners or their designated agents for the Planning Commission to initiate rezoning proceedings on an individual property shall be subject to and accompanied by a filing and investigating fee of fifty (\$50.00) dollars.
 - c. If the Planning Commission denies a request to initiate rezoning proceedings; said filing and investigating fee shall be refunded to the applicant.
 - d. An appeal to the City Council from a denial action of the Planning Commission on a request to initiate rezoning proceedings shall be subject to and accompanied by a filing and investigating fee of fifty (\$50.00) dollars.
 - e. If the City Council denies an appeal from the action of the Planning Commission on a request to initiate rezoning proceedings, the filing and investigating fee of fifty (\$50.00) dollars shall be refunded to the applicant.

Section 25: Non-Conforming Uses

- A. Any lawful use of land and/or building or structure existing or under construction at the time this ordinance was adopted may be continued, although such use does not conform to the provisions of the zone in which it is located, subject to the following conditions:

1. **Area Regulations**—A building shall not be termed a non-conforming structure due to lack of compliance with required yard, court, open space requirements, lot area, lot coverage, or usable open space.
2. **Residential Uses**—The provisions of this section relative to additions and enlargements, restoration of damaged buildings, and abandonment shall not apply to any residential use; provided however, this clause shall not be so interpreted to permit an increase in the number of dwelling units within any such residential building.
3. **Maintenance Permitted**—A non-conforming building or structure may be maintained, said maintenance to consist of repair work necessary to keep a building or structure in sound condition.

4. **Additions and Enlargements**—No non-conforming use may be enlarged within the building it occupies, nor shall it be enlarged or increased to occupy a greater area of land than that occupied by such use at the time this ordinance was adopted, nor shall any non-conforming use be moved in whole or in part to any other portion of the lot or parcel of land occupied by such non-conforming use.
5. **Restoration—Damaged Buildings**—A non-conforming building and/or structure which is damaged or partially destroyed by fire, flood, wind, earthquake or other calamity or by the public enemy to an extent less than fifty (50) percent of its market value at the time of such calamity, may be restored and the occupancy or use of such building, structure or part thereof, which lawfully existed at the time of such partial destruction may be continued, provided 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 market value of such building at the time of such calamity, no repairs or reconstruction shall be made unless every portion of such building and its use is made to conform to all regulations of this ordinance for the zone in which it is located. Provided further that any restoration, repair or reconstruction of any building or structure under the provisions of this section shall be in accordance with the requirements of the Sacramento City Building Code.
6. **Abandonment**—Any non-conforming use of land and/or a building or structure which becomes vacant and remains unoccupied for a continuous period of one (1) year, shall not thereafter be occupied except by a use which conforms to the use regulations of the zone in which it is located.
7. **Change to Another Non-Conforming Use**—Any non-conforming use of land and/or a building or structure shall not be changed to any other non-conforming use.
8. **Completion of Buildings**—Any building and/or structure for which a building permit has been granted prior to the adoption of this ordinance and the construction of which has been started prior to the effective date of said ordinance, may be completed in accordance with plans on file in the office of the Building Inspector, and such building and/or structure shall be deemed to be a non-conforming building or structure within the meaning of this article, provided, however, that construction of such building and/or structure must be completed within a reasonable period of time.
9. **Change of Zones**—The foregoing provisions of this section shall also apply to any non-conforming use in zones hereafter changed to a more restrictive use or to zones hereafter established on areas not previously covered by the "Zoning Map."

Section 26: General Provisions

The regulations specified in this ordinance shall be subject to the following conditions and exemptions:

A. USE

1. Except as otherwise provided herein, every main residential building shall be located and maintained on a "lot" as defined in this ordinance and all parts of such building shall be connected in a substantial manner by common walls. In the case of a building containing more than one (1) dwelling unit, the common wall between units shall be not less than eight (8) feet in width.
2. For the purpose of providing authority for the issuance of building permits the following regulations are prescribed relative to those instances where an owner is desirous of establishing individual building sites or where a change in either the location, or number of building sites is desired the following regulations are prescribed:
 - a. The proposed establishment, reestablishment or realignment of building sites shall not be contrary to or in violation of any other existing regulations; shall not result in excess of four (4) such building sites, nor require the dedication of a public street or alley.
 - b. The proposed building sites shall contain the minimum or greater lot width and area specified for the zone in which the property is located.
 - c. That two (2) copies of the proposed building site plans drawn at a scale of not less than one-sixteenth (1/16) inch equals one (1) foot shall have been submitted to and approved by the Planning Director prior to issuance of any building permit for such proposed building sites.
3. Except as otherwise provided herein only one main residential building shall be located on any lot, provided further that living and/or sleeping quarters, temporary or permanent, in any building other than the main residential building is prohibited including such uses as guest houses and guest rooms.
4. For the purpose of providing authority whereby exceptionally deep or odd shaped parcels of property may be fully developed the following regulations are prescribed:

In any "R" Zone an additional dwelling unit or units beyond the amount normally permitted in the zone in which the property is located may be erected subject to the following conditions:

 - a. The property must be so situated as to be impracticable to be subdivided into lots containing the minimum or greater width and area specified, together with frontage on a publicly dedicated street of minimum acceptable width.
 - b. If, however, the property can be subdivided into lots containing the minimum or greater width and area specified, together with access on a permanent private easement of not less than twenty (20) feet in width, which easement abuts for a minimum distance of twenty (20) feet upon a publicly dedicated street, then one (1) single-family dwelling may be erected on each lot so delineated.
 - c. If the property cannot be divided into lots of minimum or greater width and area with access on a permanent private easement of twenty (20) feet or greater in width, but the property is greater than one hundred and sixty (160) feet in depth, additional dwelling units or unit may be erected.
 - d. Lot coverage shall not exceed the maximum specified for the district in which the property is located.
 - e. Off-street parking shall be provided at the ratio of one (1) space for each dwelling unit for all additional dwelling units erected under this section.
 - f. Plans for the development of property with additional dwelling units under any provisions of this section shall be subject to the approval of the Planning Director.

- g. In determining the number of units to be permitted on a parcel under the provisions of this section the Planning Director shall be guided by the total area of the parcel, the maximum lot area per dwelling unit provisions of the zone in which the property is located, the physical layout of those buildings existing on the property at the time application is made for an additional dwelling unit or units, and the general character of the area in which the property is located.
- h. The gift, sale, trade or barter of any original lot, lots or parcel of land or portion thereof on which a dwelling unit or units has been erected under the provisions of this section resulting in a condition which does not meet the terms of this section shall be considered a violation of this ordinance.
5. No building permit shall be issued for any building or structure on any lot or parcel of property unless said lot or parcel abuts for a minimum distance of twenty (20) feet directly upon a dedicated street or has frontage on a private, permanent easement not less than twenty (20) feet in width, which easement shall abut for a minimum distance of twenty (20) feet upon a publicly dedicated street.
6. Notwithstanding any provision of this ordinance to the contrary the annual sale of Christmas trees may be permitted in any zone between December 1, and December 25, inclusive, and the necessary permits and licenses may be issued therefore.
7. Notwithstanding any provision of this ordinance to the contrary the parking of passenger automobiles may be permitted in any zone for the annual duration of the State Fair, and the necessary permits and licenses may be issued subject to the following condition:
- a. The property shall be maintained in such a manner as to prevent any undesirable condition such as dust, noise, smoke, bright lights, etc.
8. The provisions of this ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.
9. No railroad right-of-way shall be used for any other purpose than the location of railroad tracks, spur tracks, loading and unloading platforms, structures, facilities or use incidental to railroad operation, provided further that none of the above uses except railroad tracks shall be permitted where a railroad right-of-way is adjacent to or within one hundred and fifty (150) feet from any residentially zoned property on the same side of the right-of-way proposed to be used for spur tracks, loading and unloading platforms, structures, facilities or use incidental to railroad operation.
10. This ordinance shall not be so interpreted as to prohibit the use of property in any zone for public utility underground and aerial transmission or supply lines or transmission structures required to provide service to the immediate area.

B. HEIGHT REGULATION:

1. In any district with a height limit of less than seventy-five (75) feet, public and semi-public buildings, schools, churches, hospitals and other institutions permitted in such district may be erected to a height not exceeding seventy-five (75) feet; provided that the front, side and rear yard requirements shall be increased one (1) foot for each one (1) foot by which such building exceeds the height limits hereinbefore established for such district.
2. Subject to other provisions of law, spires, penthouses, not exceeding fifty (50) percent of the roof area, elevator towers, scenery lofts, cupolas, or necessary mechanical appurtenances may be erected on top of a building to a greater height than the limit herein established for the district in which the building or structure is located.

C. AREA:

1. In any area annexed to the City of Sacramento wherein a fifty (50) foot front setback for business buildings was previously required by the County of Sacramento prior to annexation, the following front setback regulations shall apply:
- a. There shall be a front setback of not less than fifty (50) feet. Exceptions to this requirement are as follows:
1. Where a uniform setback exists which is less or greater than fifty (50) feet, any building or structure hereafter erected, structurally altered or enlarged shall conform to said established setback.
2. Where a uniform setback does not exist then the required setback shall be the average of the setback of the two nearest main buildings, or if there is only one other main building the setback of said building shall govern.
2. Front and side yard setbacks shall be measured to the main wall of the building.
3. Where front and side yard setbacks have been established on a recorded map of a subdivision, the setbacks so established shall govern.
4. The side yard requirement for dwellings shall be waived where dwelling units are erected above business buildings.
5. Every part of a required yard, court or place shall be open from its lowest point to the sky unobstructed except for chimneys and the ordinary projection of the sills, belt courses, cornices, buttresses, ornamental features and eaves, provided, however, that none of the above projections shall project into a minimum court, place or side yard more than two (2) feet.
6. An open porch, or an ornamental feature not exceeding six (6) feet in height, which is erected as part of the main building may extend beyond the main wall of such building into the front or street side yard setback area a distance not to exceed twenty-five (25%) percent of such required front or street side yard setback.
7. Fire escapes, uncovered stairs and necessary landings, uncovered balconies and chimneys may project into any required front yard, rear yard or side yard adjoining a street side lot line a distance not exceeding four (4) feet.
8. On a through lot with a depth of one hundred and twenty-five (125) feet or more, said lot may be assumed to be two (2) lots with the rear lines of each approximately equidistant from the front lot lines, provided each such lot shall have an area of not less than twenty-five hundred (2500) square feet, provided further, that all yard, court, and minimum lot area per dwelling unit requirements are complied with for the zone in which said through lot is located.
9. A carport shall be required to comply with all necessary yard areas and space requirements applicable to either an attached or detached accessory building as the case may be.
10. Where the application of yard regulations cannot be determined on lots of peculiar shape or location, such regulations may be modified or determined by the Planning Director.

11. No required yard or other open space around any existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this ordinance, shall be construed as providing a yard or open space for any other building.
12. The provisions specified herein governing the amount of lot area per dwelling unit shall apply to hotels or motels for those units wherein kitchen facilities are provided in any individual room, suite, or apartment.
13. No lot area shall be so reduced or diminished that the yards or lot coverage requirements or other open spaces shall be smaller than prescribed by this ordinance; nor shall the number of dwelling units per building be increased in any manner except in conformity with the regulations herein established.
14. No residentially zoned lot after the effective date of this ordinance, shall be reduced in any manner below the minimum lot area, size, or other dimensions specified by this ordinance for the zone in which such lot is located; or if already less than the minimum so required, said area or dimension shall not be further reduced.

Section 27: Administration and Enforcement

A. PERMITS AND LICENSES:

1. All applications for building permits shall be accompanied by a plot plan, in duplicate, drawn to scale, showing the location of the building and parking on the lot, the location of the main building on each adjacent lot, accurate dimensions of all buildings and lot sizes and such other information as may be necessary to provide for the Administration of these regulations.

B. INSPECTION OF PREMISES:

1. In the administration and enforcement of this ordinance, any duly authorized official or employee of the City of Sacramento shall have the authority to enter any building or upon any premises for the purpose of investigation and inspection; provided, however, that the above referred to right of entry shall be exercised only during daylight hours, provided further that no dwelling shall be entered without the consent of the occupant unless a twenty-four hour notice of intention to enter shall have been served upon such occupant. No person shall refuse to permit an inspection after service of such notice.

C. INTERPRETATION:

1. In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort or general welfare.

D. ENFORCEMENT:

1. It shall be the duty of the Building Inspector to enforce any portion of this ordinance relative to building construction, and it shall be the duty of the Planning Director to enforce all other provisions of this ordinance. No oversight or dereliction on the part of the Building Inspector or Planning Director or any authorized assistants or any official or employee of the City of Sacramento vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive or excuse the violation of any of the provisions of this ordinance. No permit or license for any use, building or purpose shall be issued by any official or employee of the City of Sacramento if the same would be in conflict with the provisions of this ordinance or of any other ordinance now in force referring to this ordinance. Any permit or license so issued shall be null and void.
2. In the event any person, firm, or corporation should use, erect, construct, move, or alter or attempt to use, erect, construct, move or alter any property, building or structure in violation of the provisions of this ordinance, the same is hereby declared a public nuisance and it shall be the duty of the City Attorney to bring and prosecute an action in any Court of competent jurisdiction to enjoin such person, firm or corporation from continuing such use, erection, construction, moving or altering or if such use, erection, construction, moving or alteration is being or has been accomplished, the City Prosecuting Attorney shall enjoin such person, firm or corporation from maintaining same.
3. Any person, firm or corporation violating any provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than \$500.00 or by imprisonment for a term not exceeding six months, or by both fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

Section 28: Legality

A. VALIDITY:

1. Should any section or part of a section, clause or provision of this ordinance be declared by the Court to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared invalid.

Section 29: Repealing Clause

- A. Ordinance No. 1000—4th Series, and all amendments thereto are hereby repealed.
- B. All other ordinances or amendments thereof in conflict herewith are hereby repealed; provided, that foregoing repeal as in this section provided shall not affect any prosecution of any person who is now or may hereafter be had or taken for the violation of the provisions of said ordinance so repealed.

PASSED: MAY 17, 1956

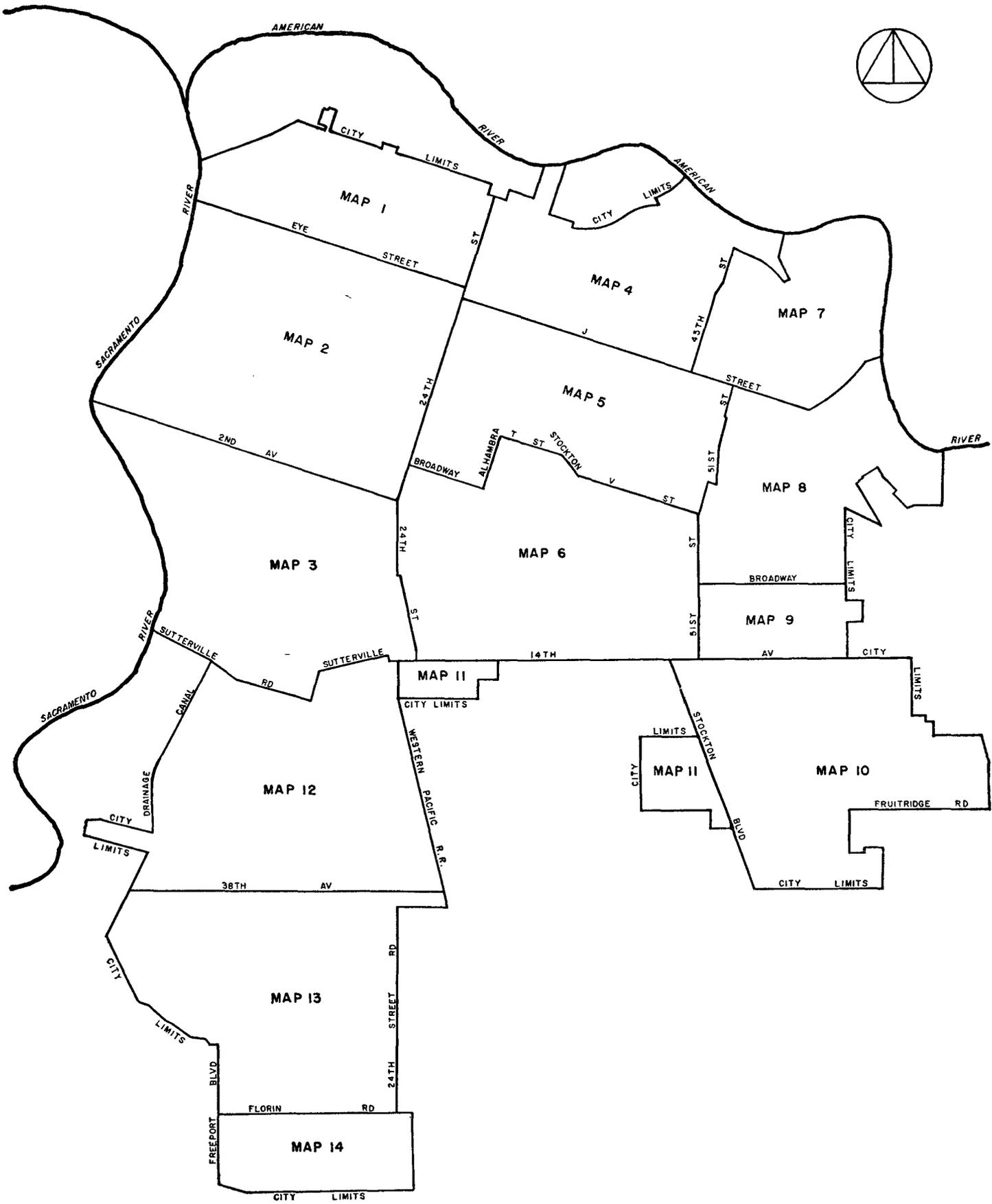
Clarence L. Azevedo
EFFECTIVE: JUNE 16, 1956

Clarence L. Azevedo
CLARENCE L. AZEVEDO
Mayor

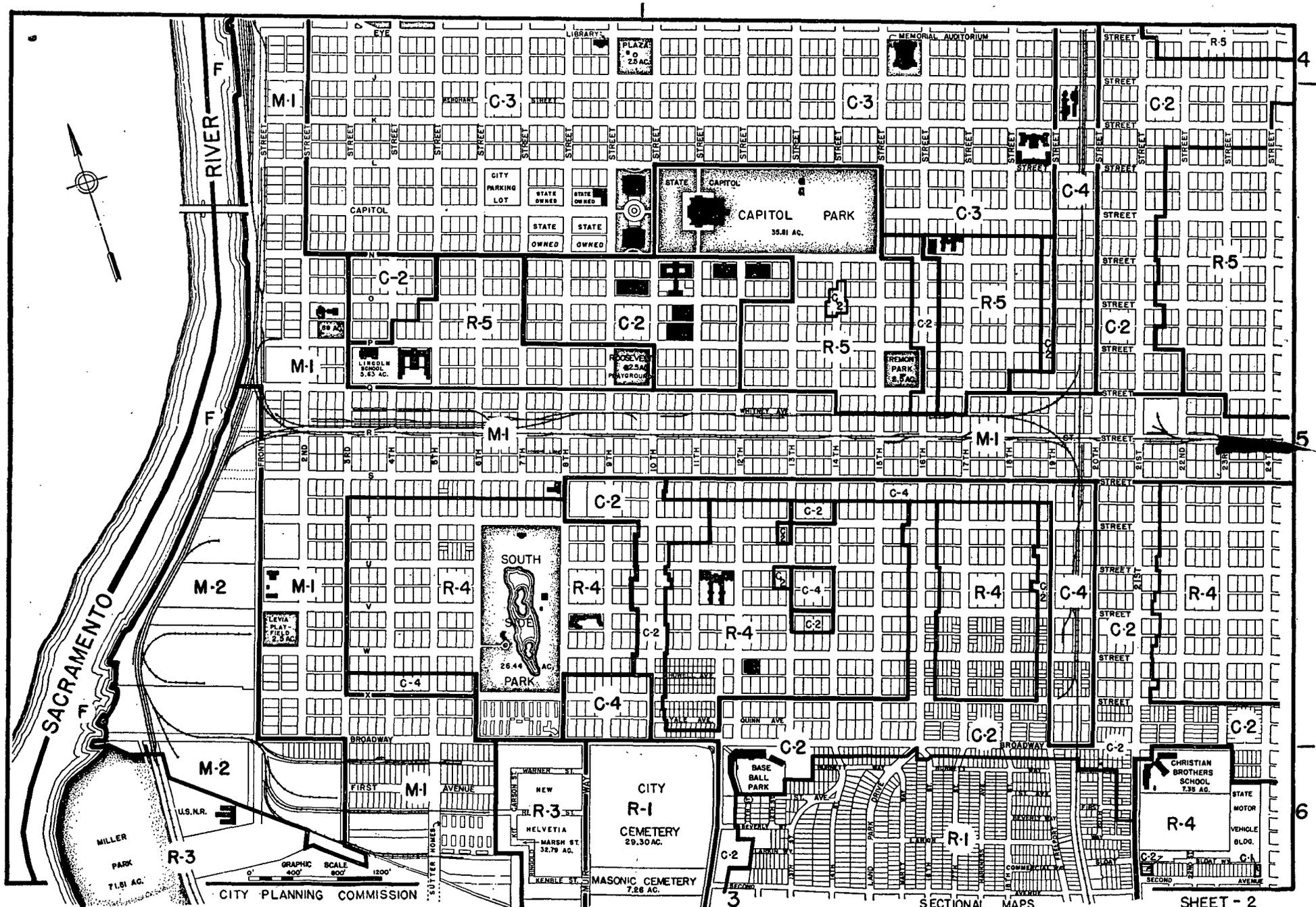
Paul H. Manby

ATTEST:

PAUL H. MANBY
City Clerk



KEY MAP TO ZONING SECTIONALS



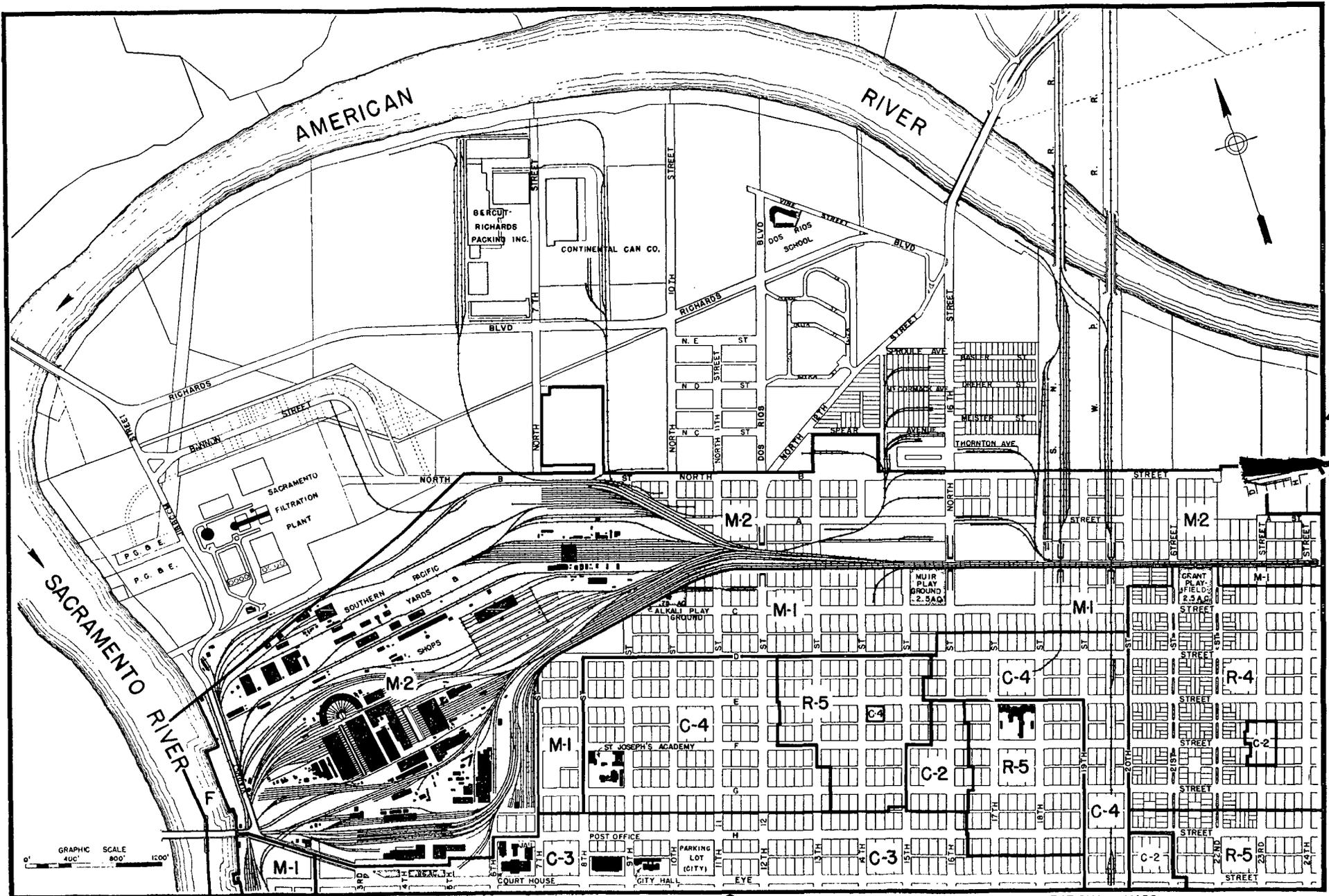
CITY PLANNING COMMISSION

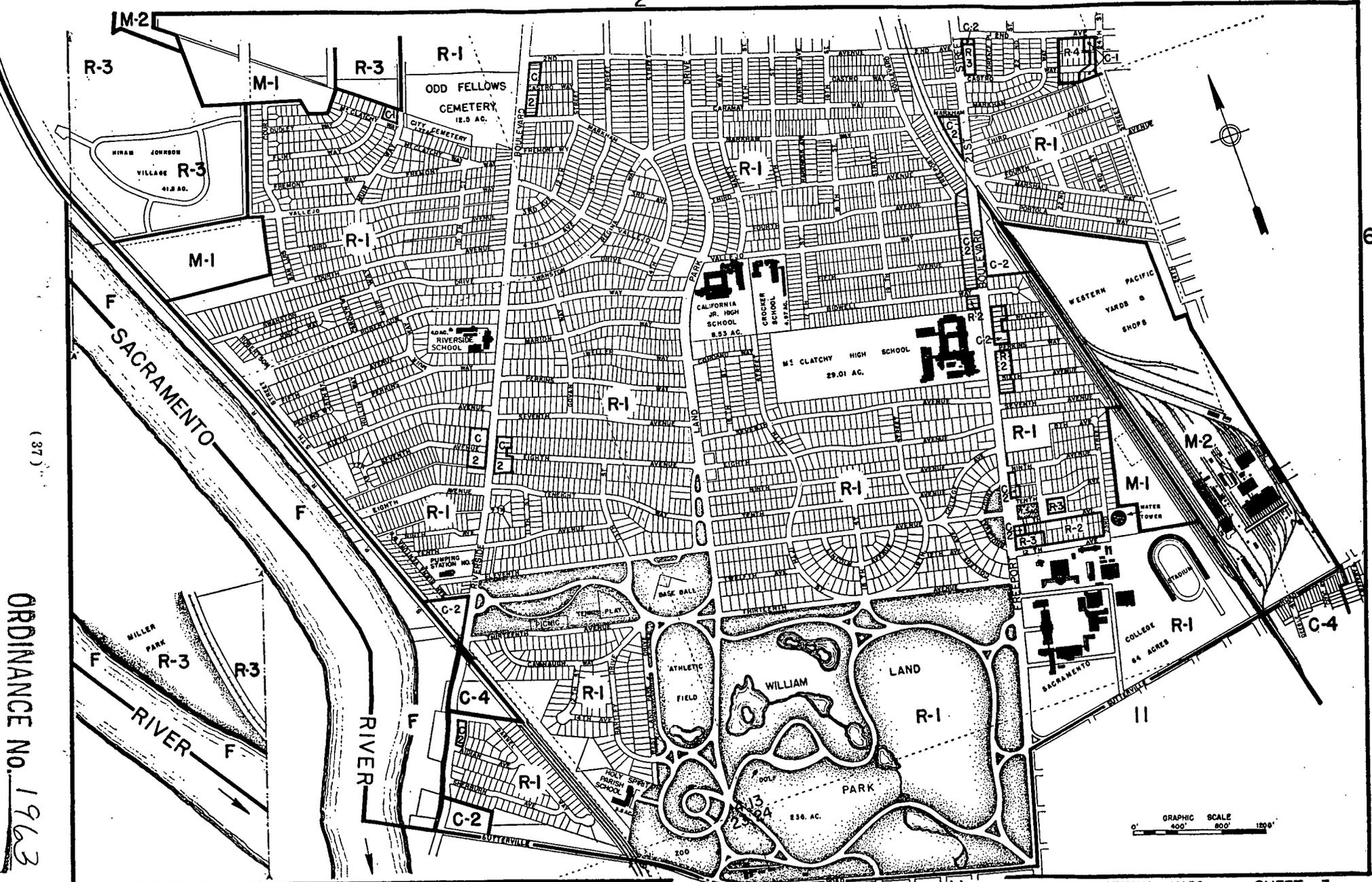
SECTIONAL MAPS

SHEET - 2

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ORDINANCE NO. 1963

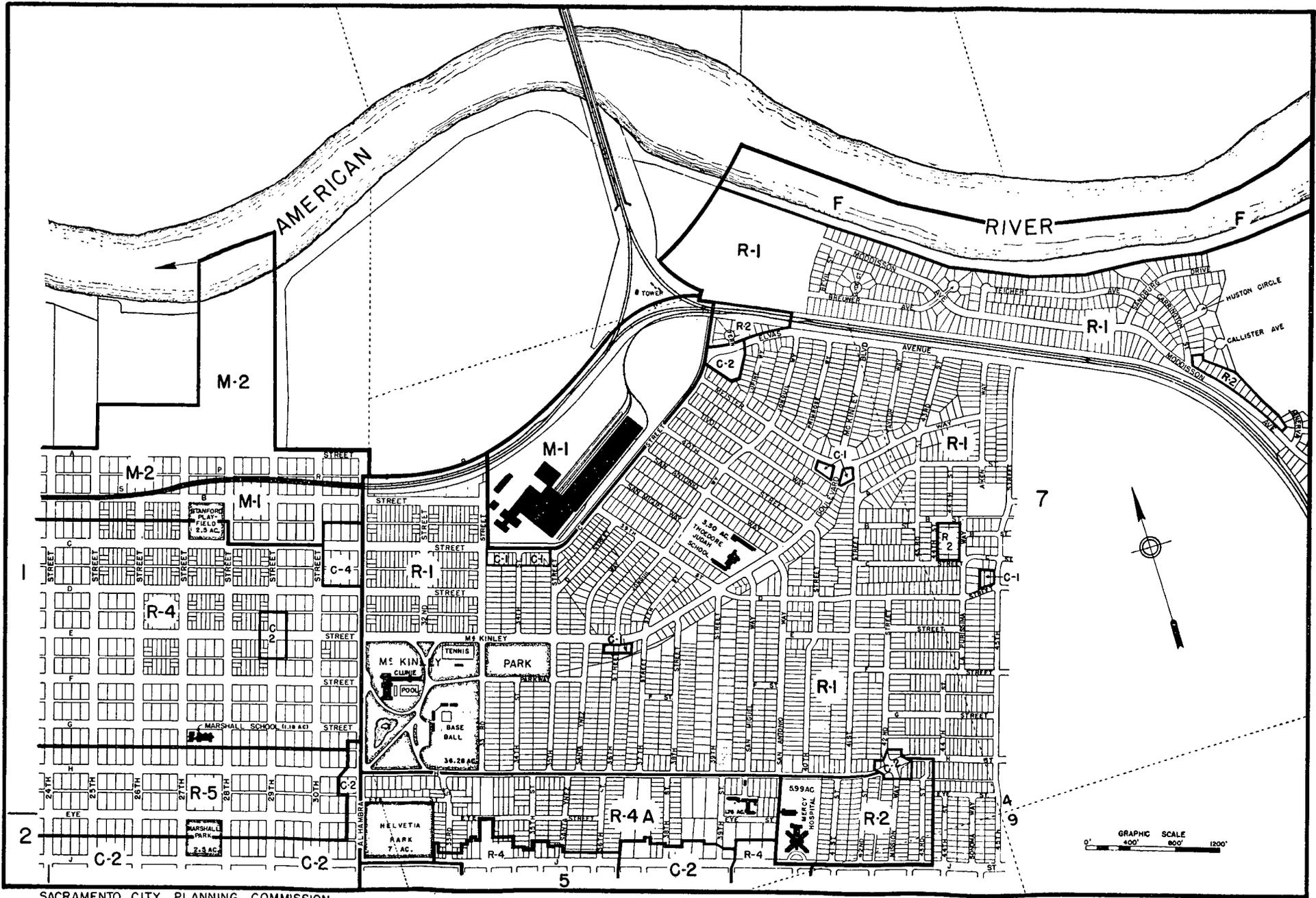




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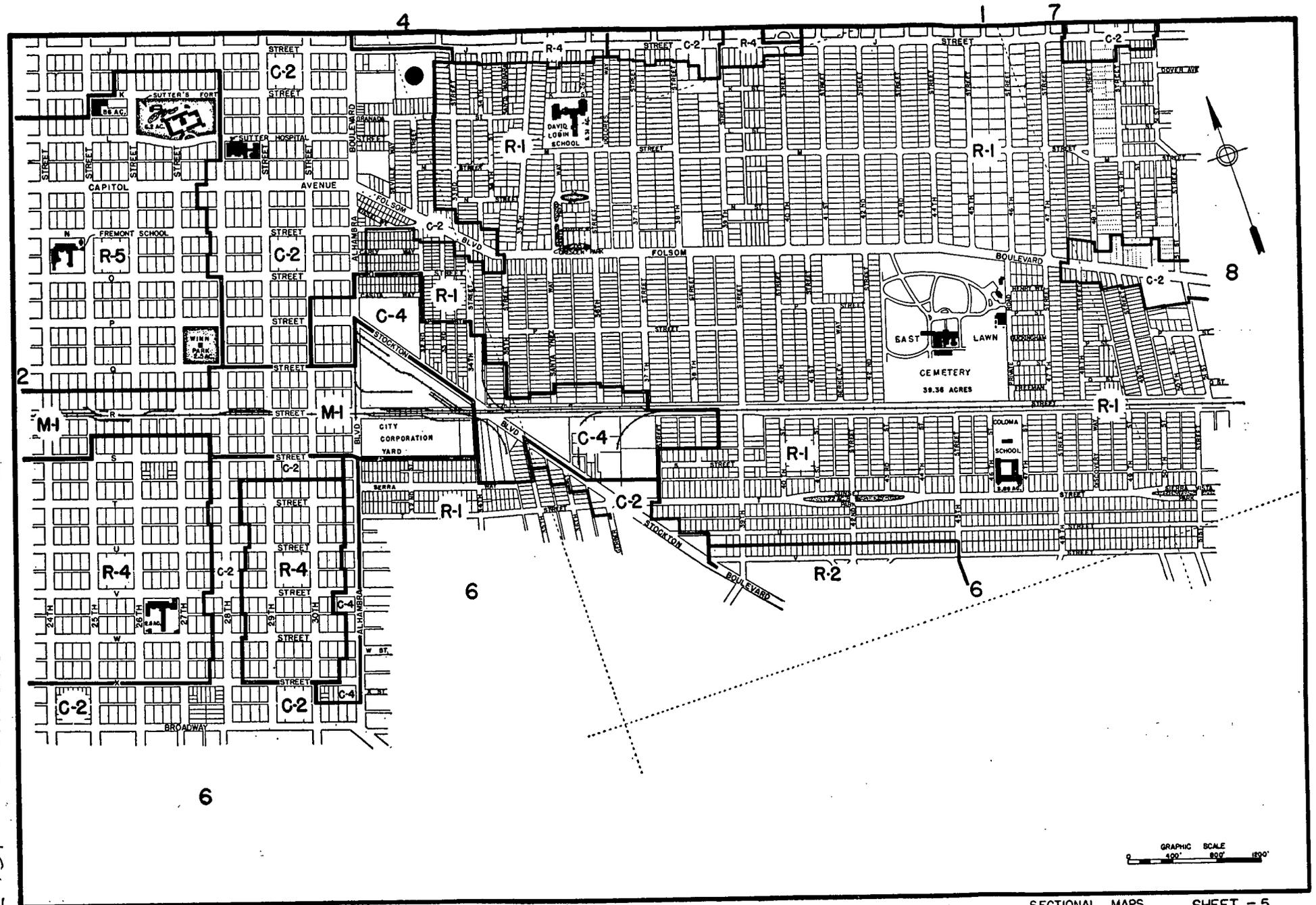
ORDINANCE NO. 1963

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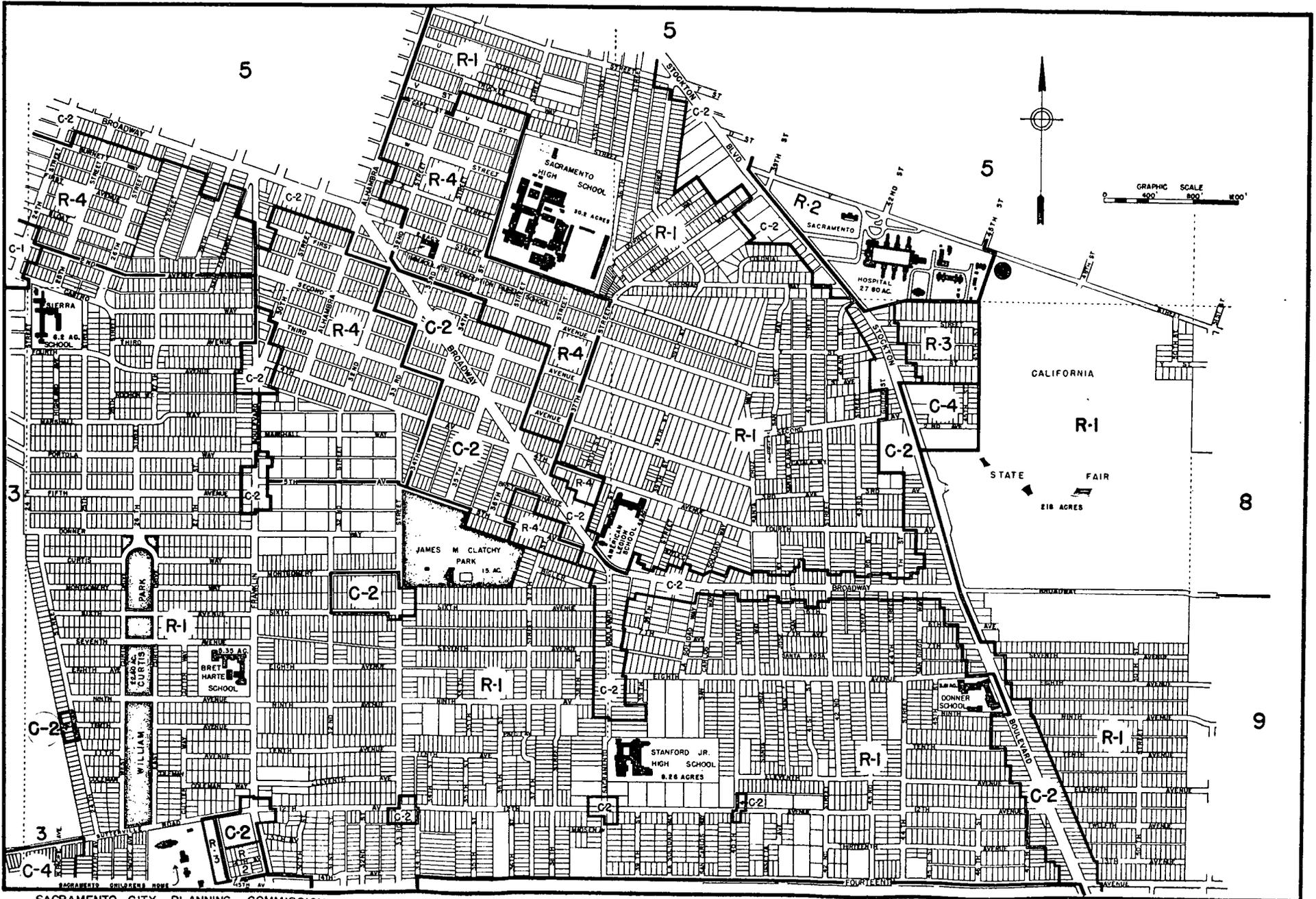


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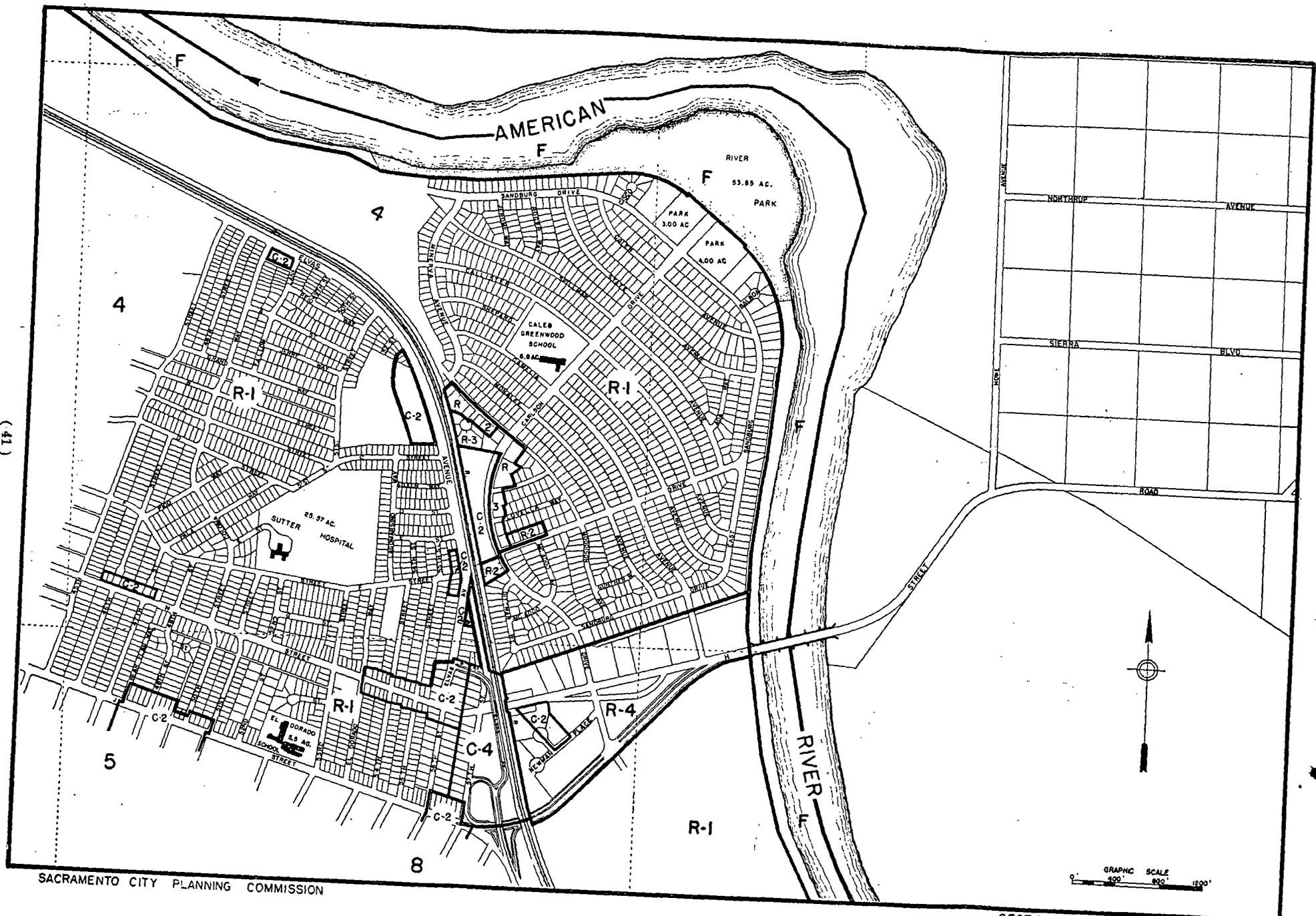
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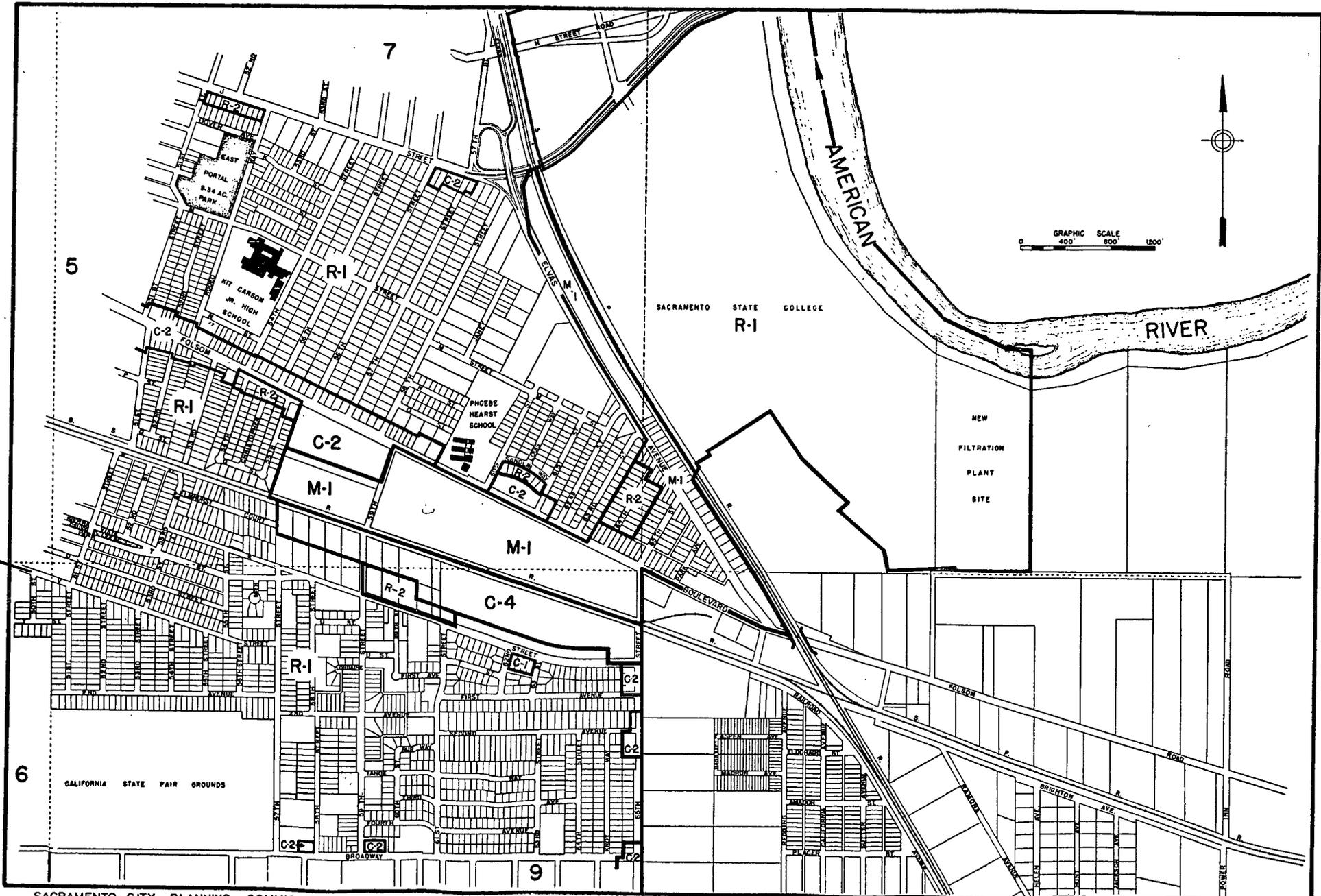
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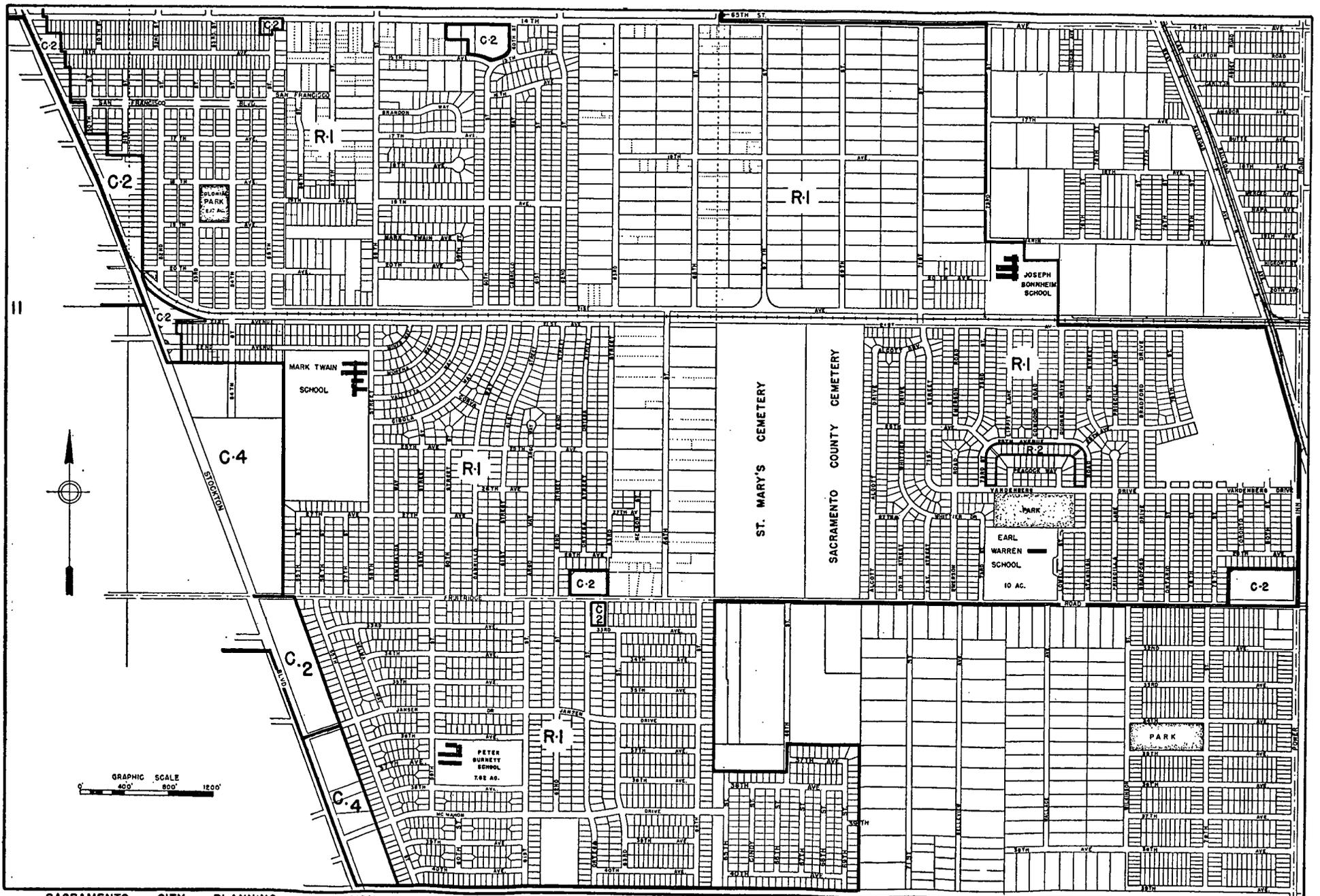


SACRAMENTO CITY PLANNING COMMISSION

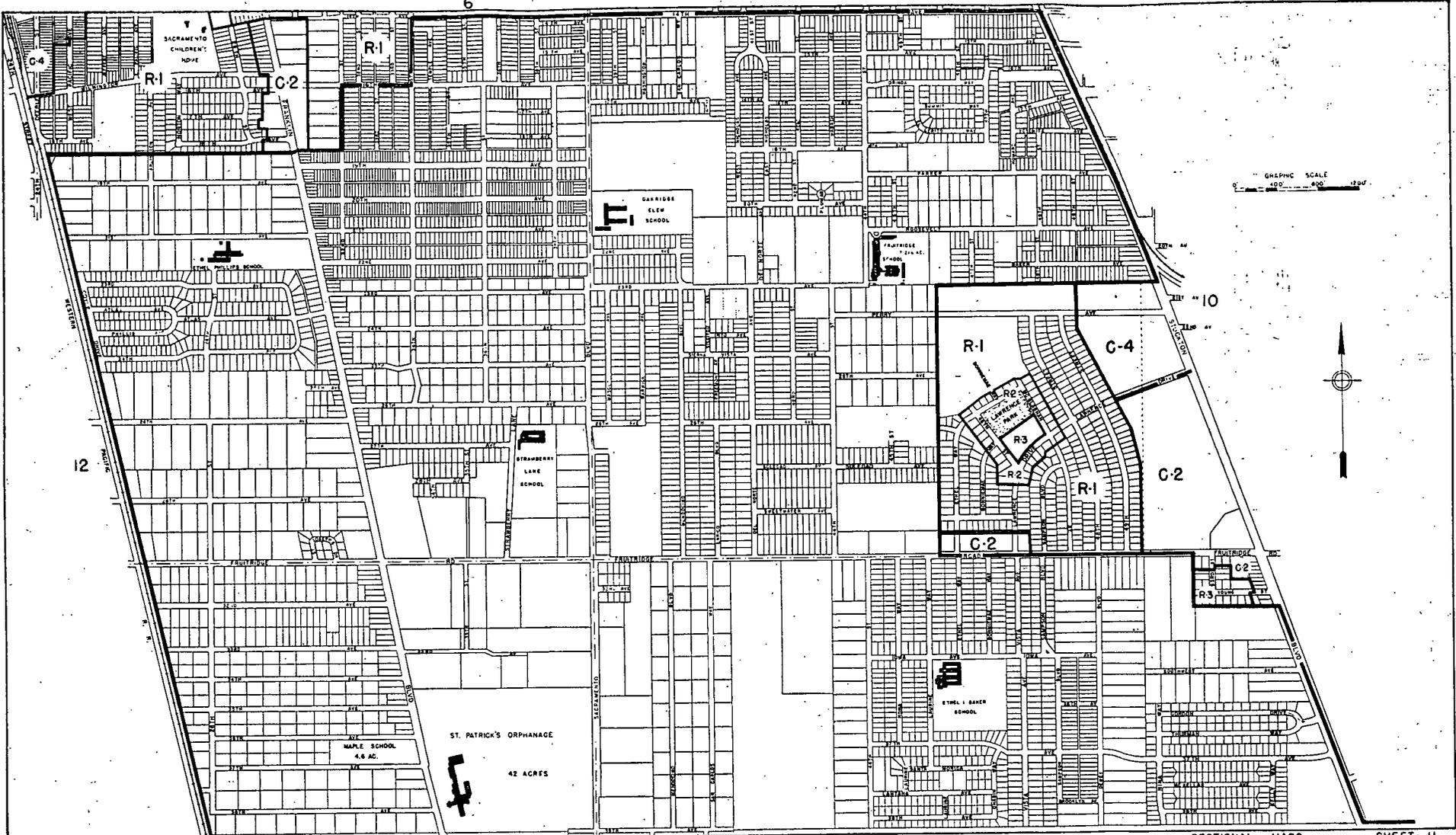
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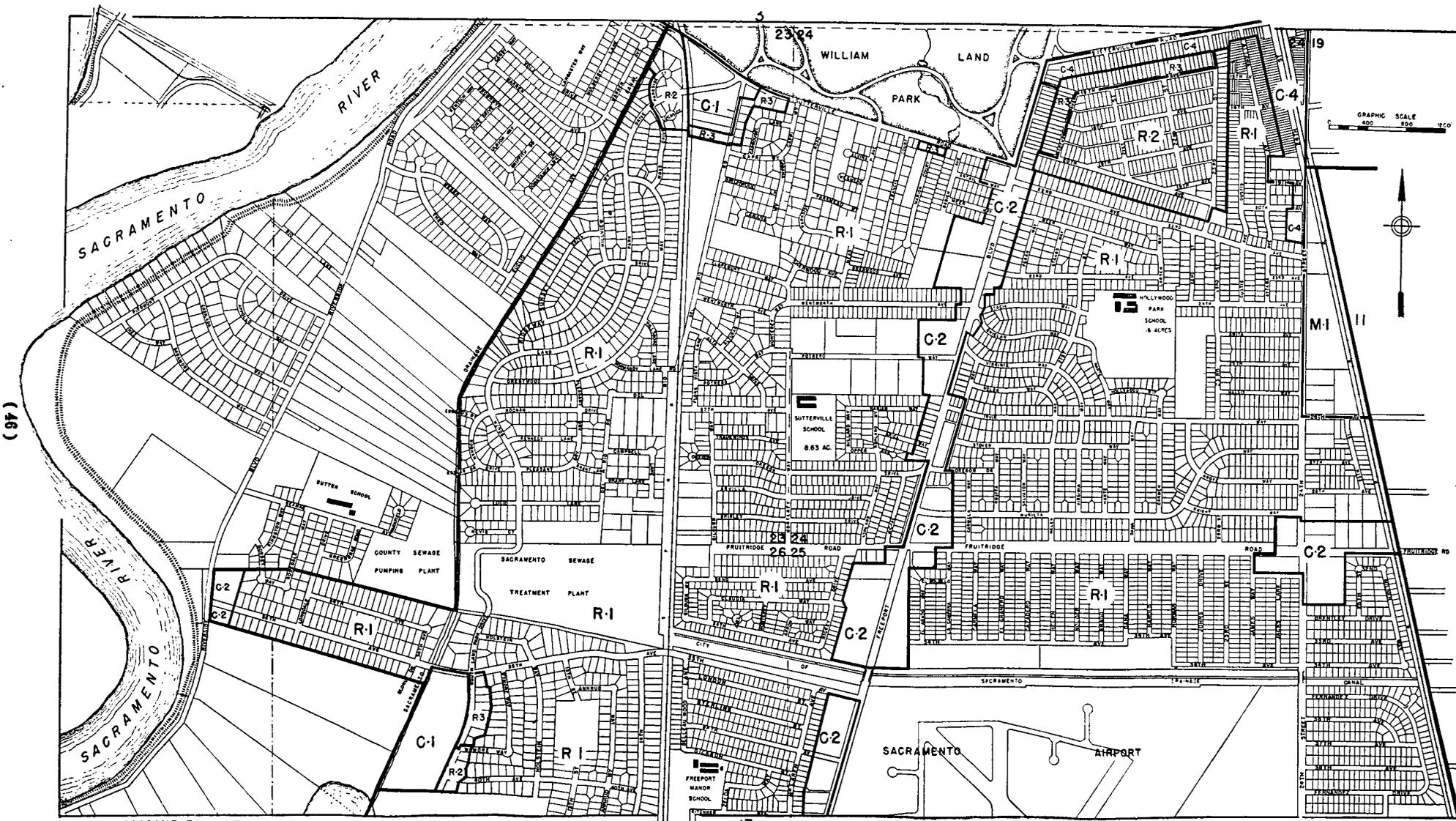


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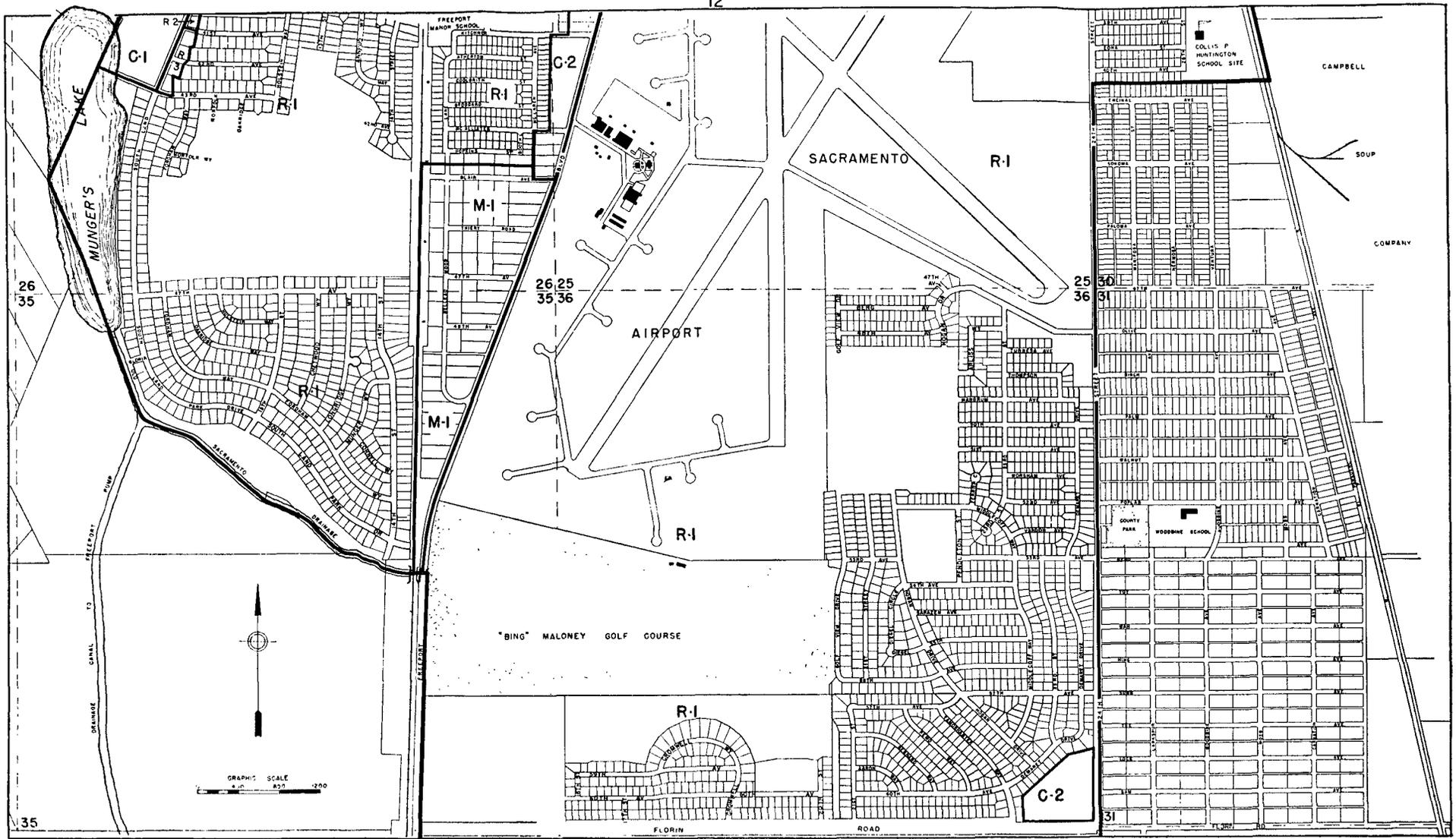


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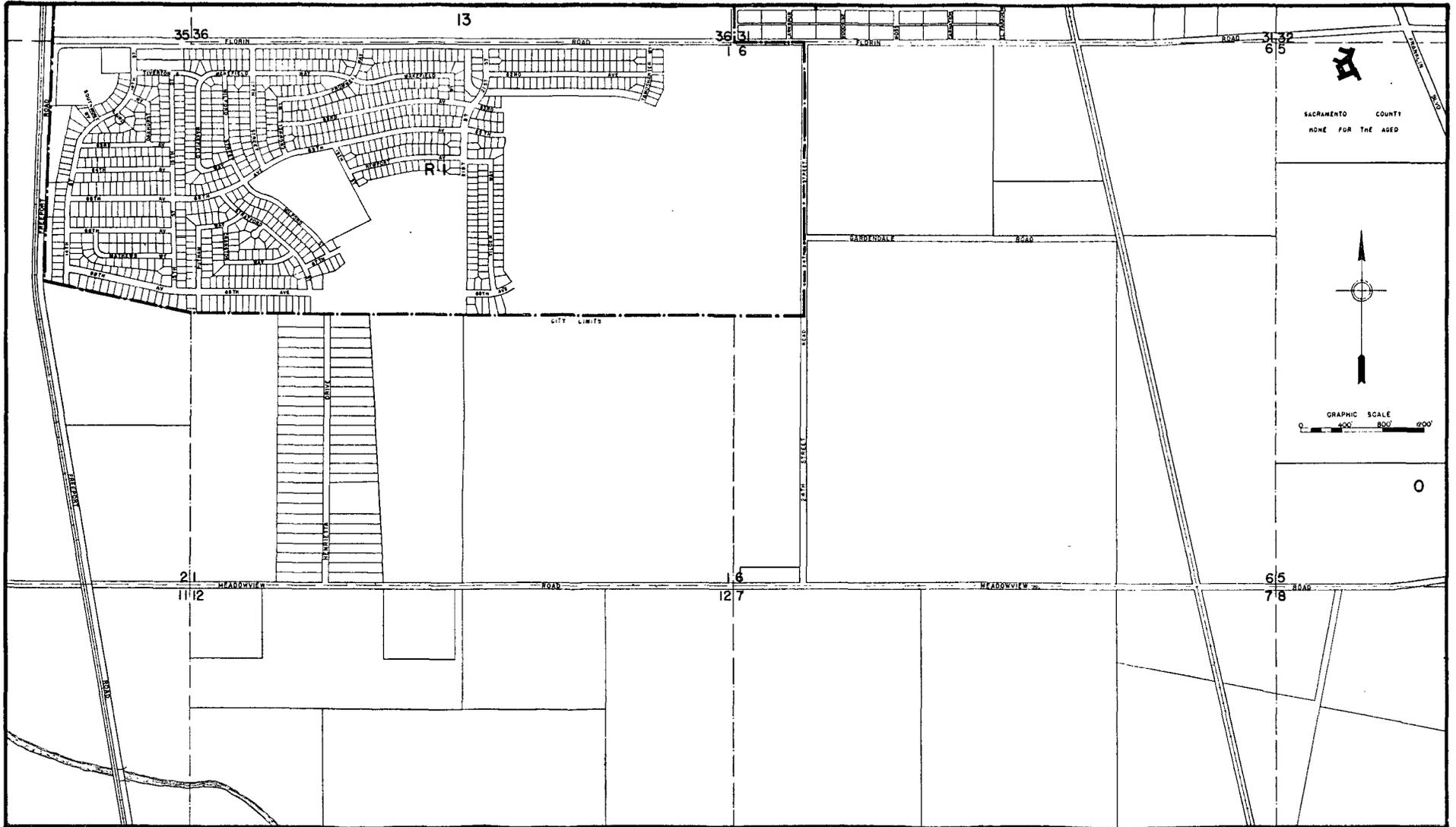
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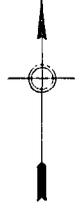
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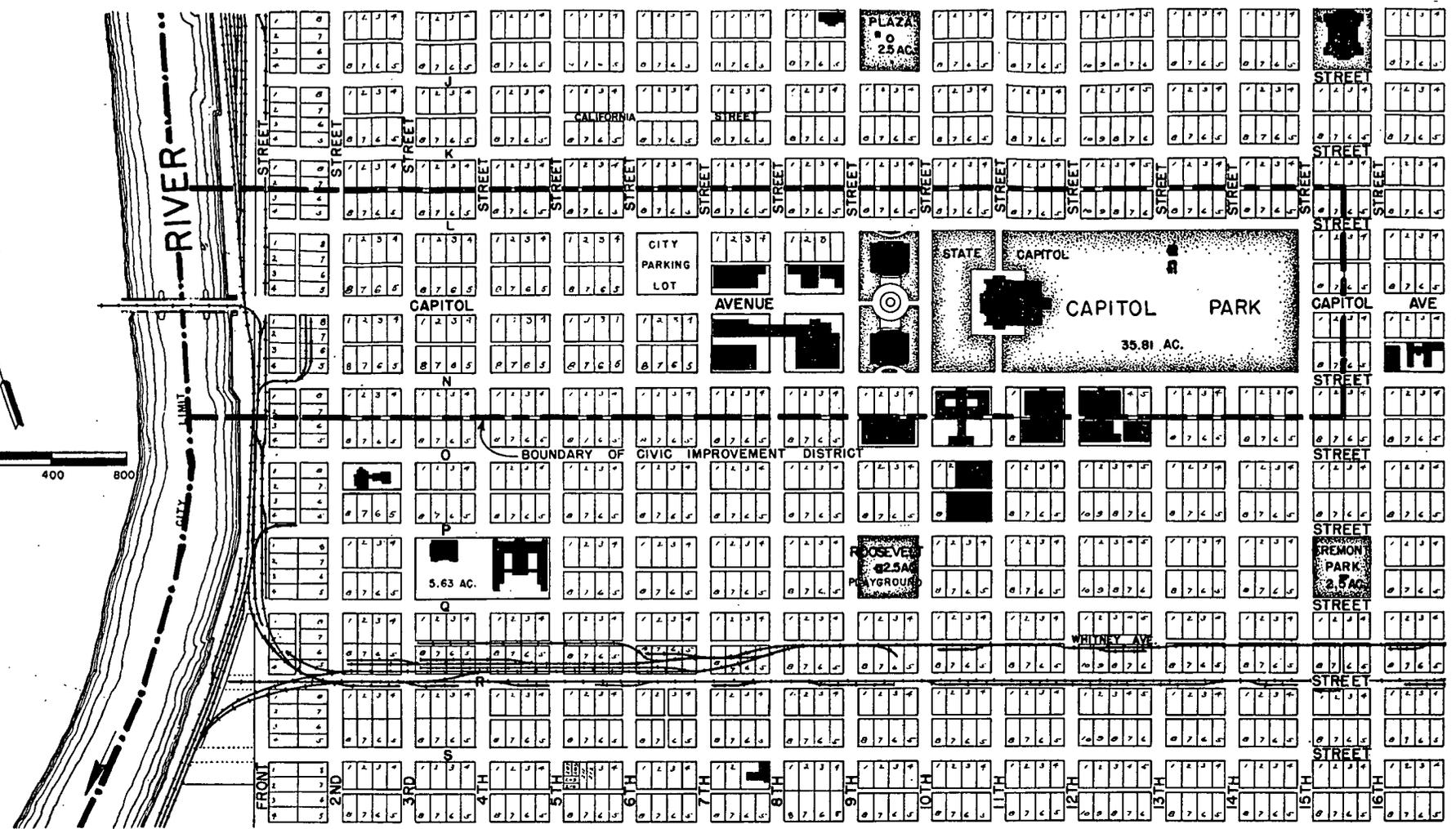
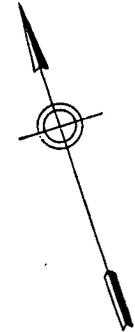


SACRAMENTO COUNTY
HOME FOR THE AGED



GRAPHIC SCALE
0 200 400 600'

(49)



CAPITOL PARK AND MALL CIVIC IMPROVEMENT DISTRICT

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA

OFFICIAL APPROVAL CERTIFICATE

ADOPTED: PLANNING COMMISSION
RESOLUTION
AMENDED: RESOLUTION 36
DATE AUG. 23, 1949
DATE APRIL 10, 1956

ADOPTED: CITY COUNCIL
RESOLUTION 141
AMENDED: RESOLUTION 113
DATE JULY 20, 1956
DATE MAY 17, 1956

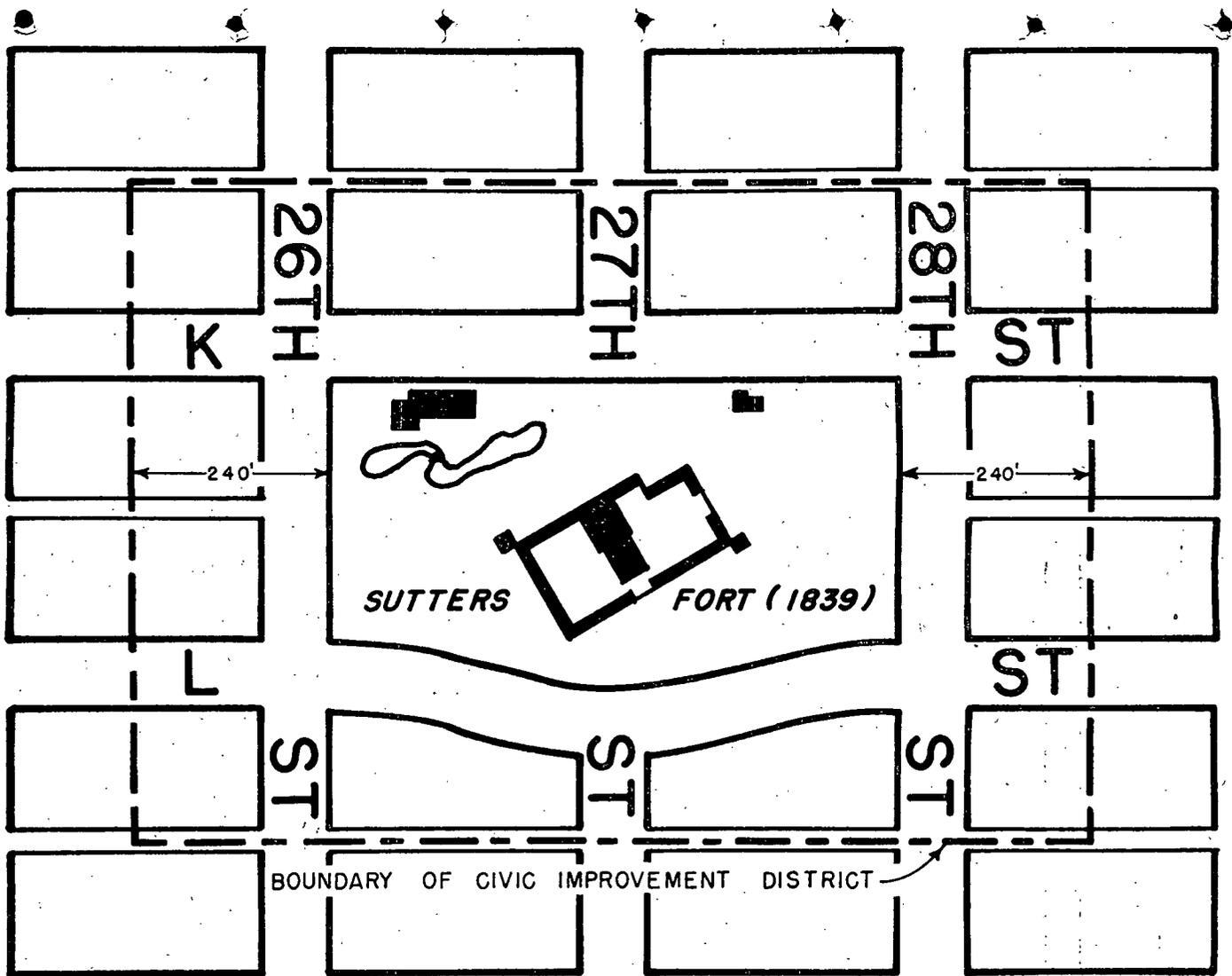
ORDINANCE No. 1963

CHAIRMAN

SECRETARY

MAYOR

CITY CLERK



SUTTER'S FORT

CIVIC IMPROVEMENT DISTRICT

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA

OFFICIAL APPROVAL

CERTIFICATE

ADOPTED: PLANNING COMMISSION
RESOLUTION
DATE JULY 22, 1948

CHARLES O. BUSICK, JR.
CHAIRMAN

PAUL H. MANBY

SECRETARY

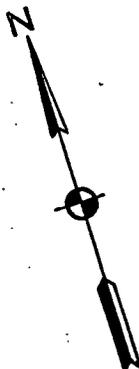
ADOPTED: CITY COUNCIL
RESOLUTION NO. 677
DATE OCT. 1, 1948

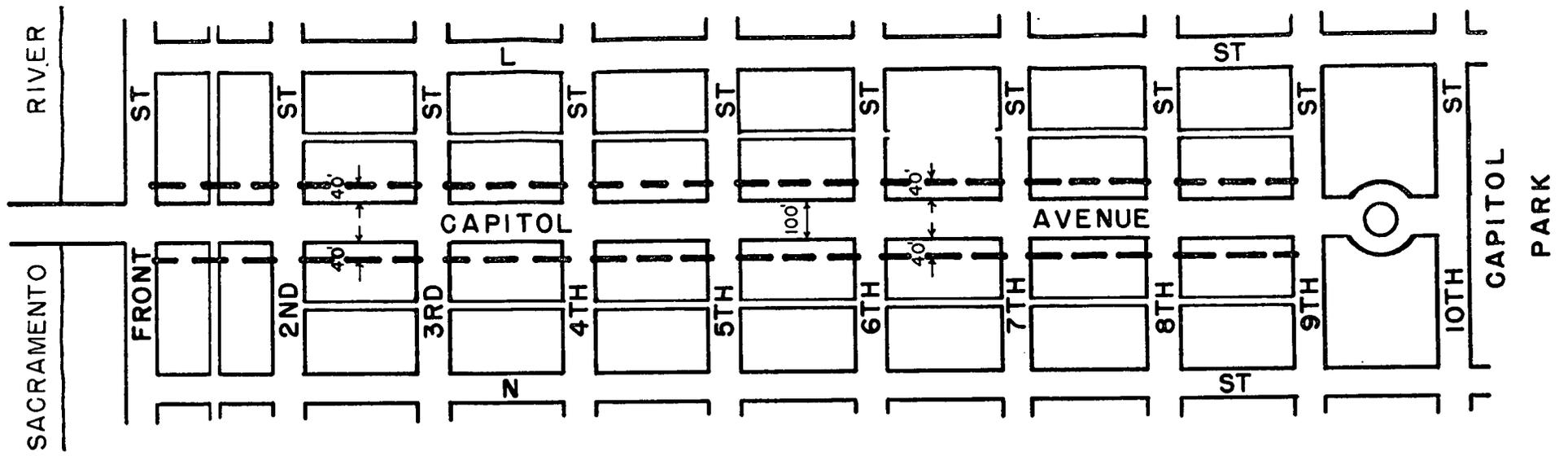
BELLE COOLEGGE

MAYOR

H. G. DENTON

CITY CLERK



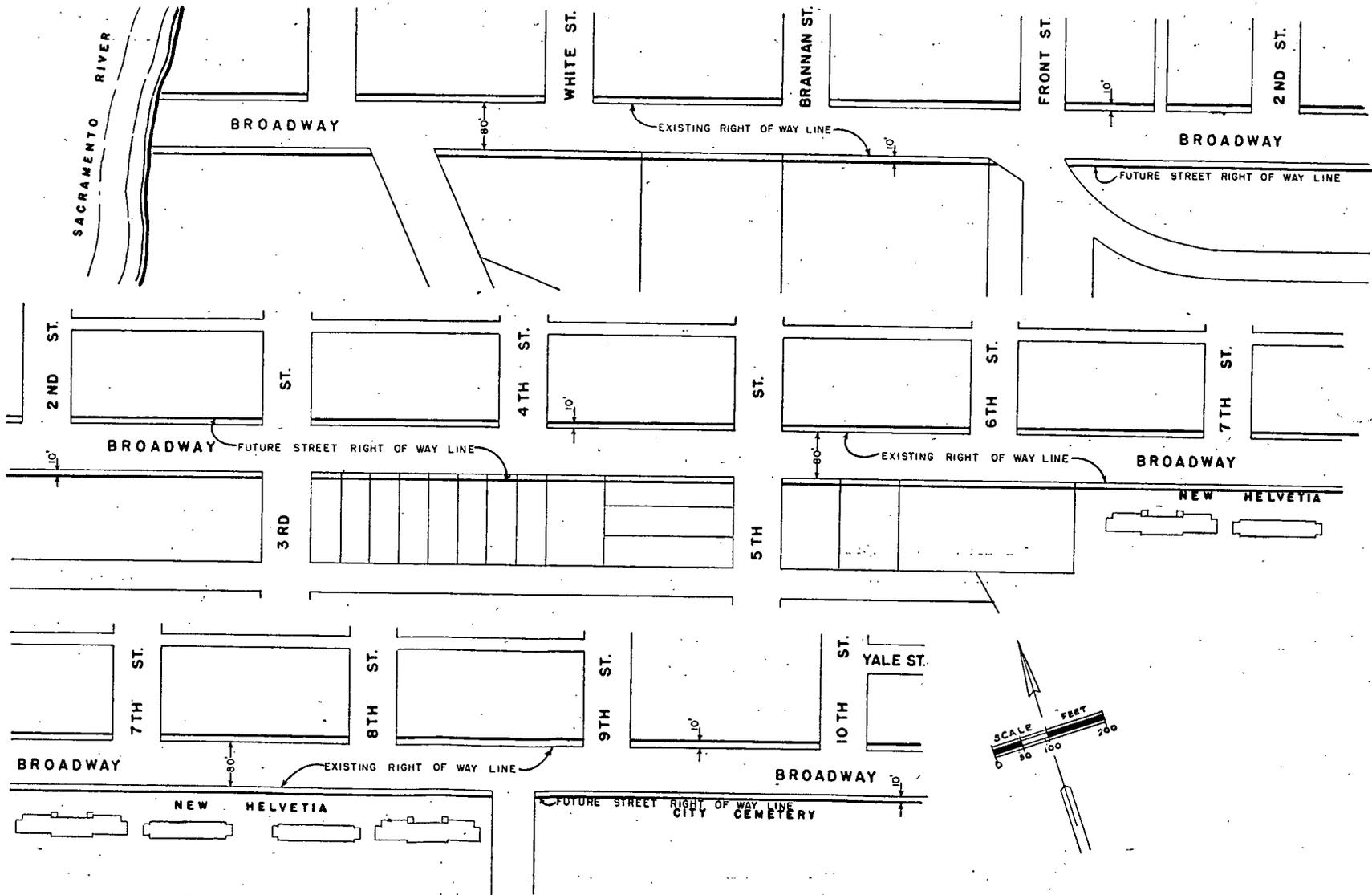


RIGHT - OF - WAY LINES FOR WIDENING CAPITOL AVENUE

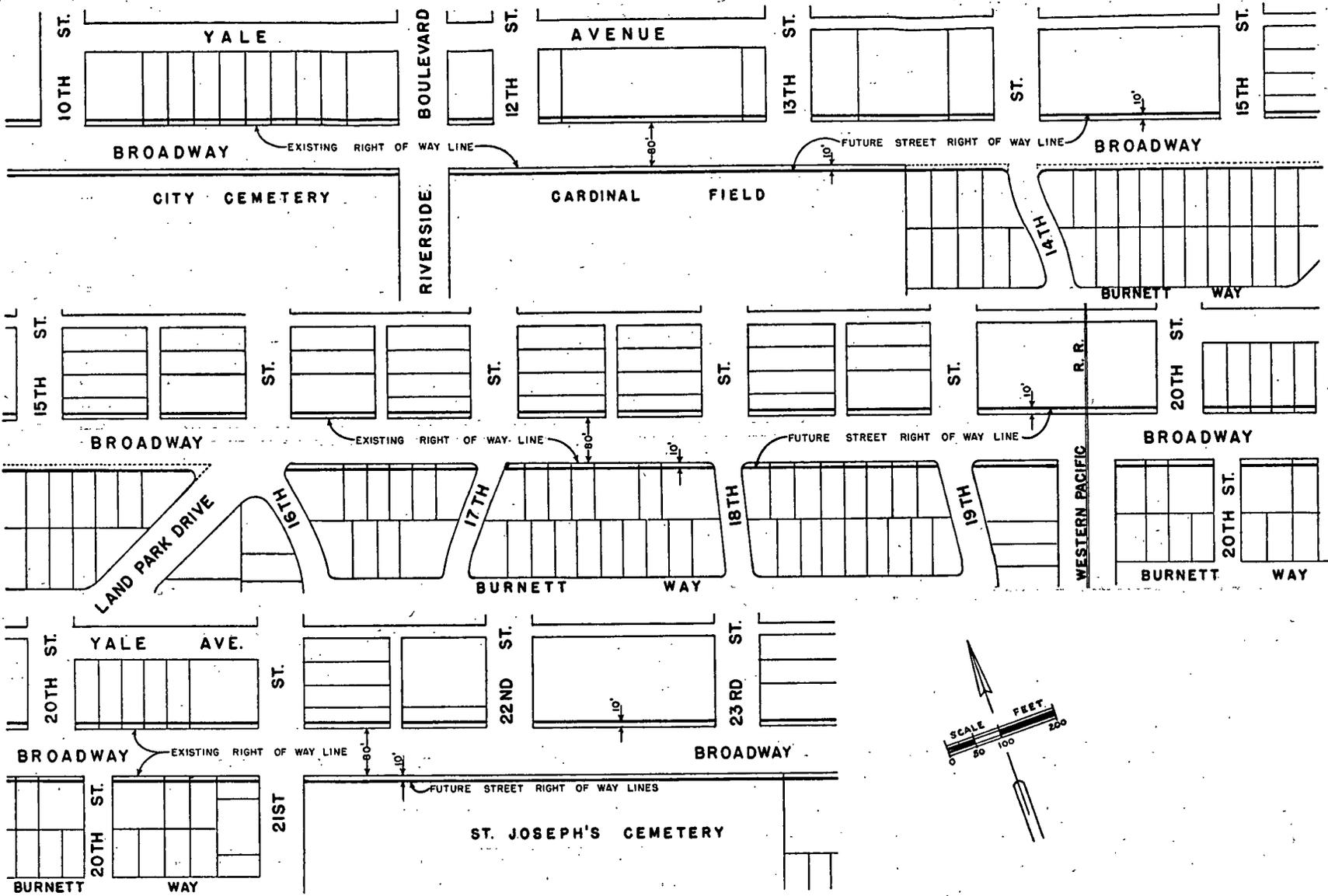
SACRAMENTO RIVER TO 9TH STREET

ADOPTED BY ORDINANCE NO. 1963 4TH SERIES

(52)

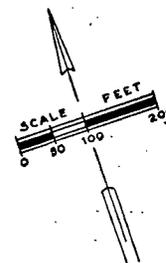
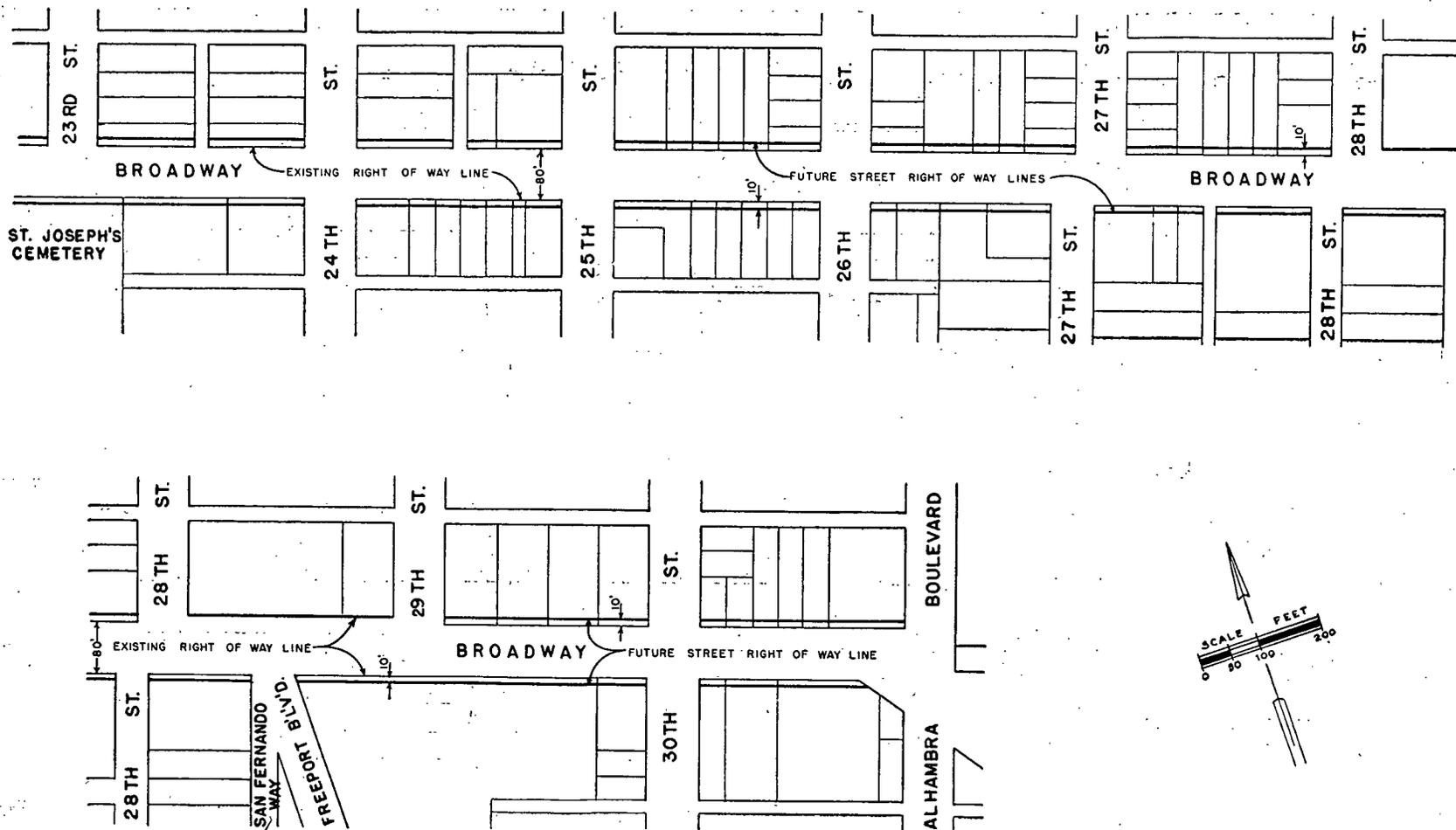


RIGHT-OF-WAY LINES FOR WIDENING BROADWAY-SACRAMENTO RIVER TO ALHAMBRA BOULEVARD
ADOPTED BY ORD. NO. 1963 4TH SERIES



RIGHT-OF-WAY LINES FOR WIDENING BROADWAY-SACRAMENTO RIVER TO ALHAMBRA BOULEVARD
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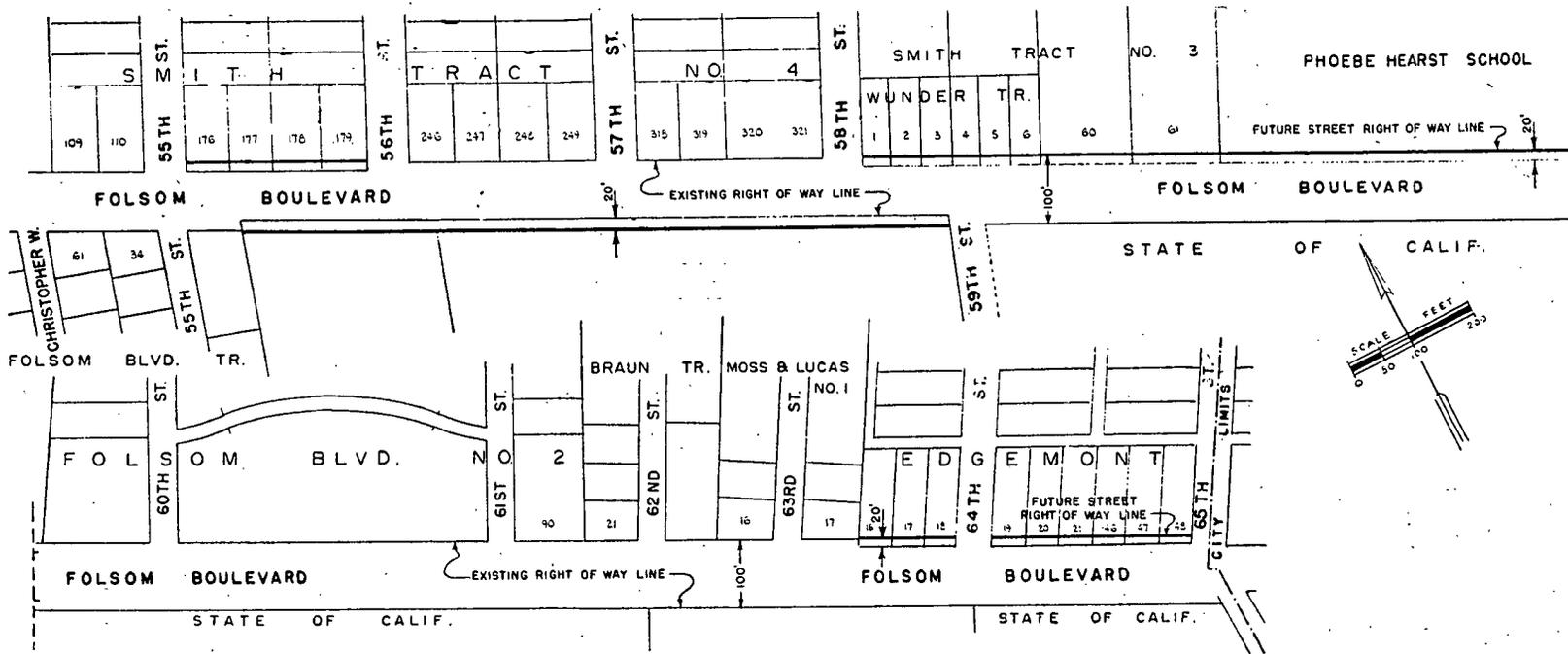
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RIGHT-OF-WAY LINES FOR WIDENING BROADWAY-SACRAMENTO RIVER TO ALHAMBRA BOULEVARD
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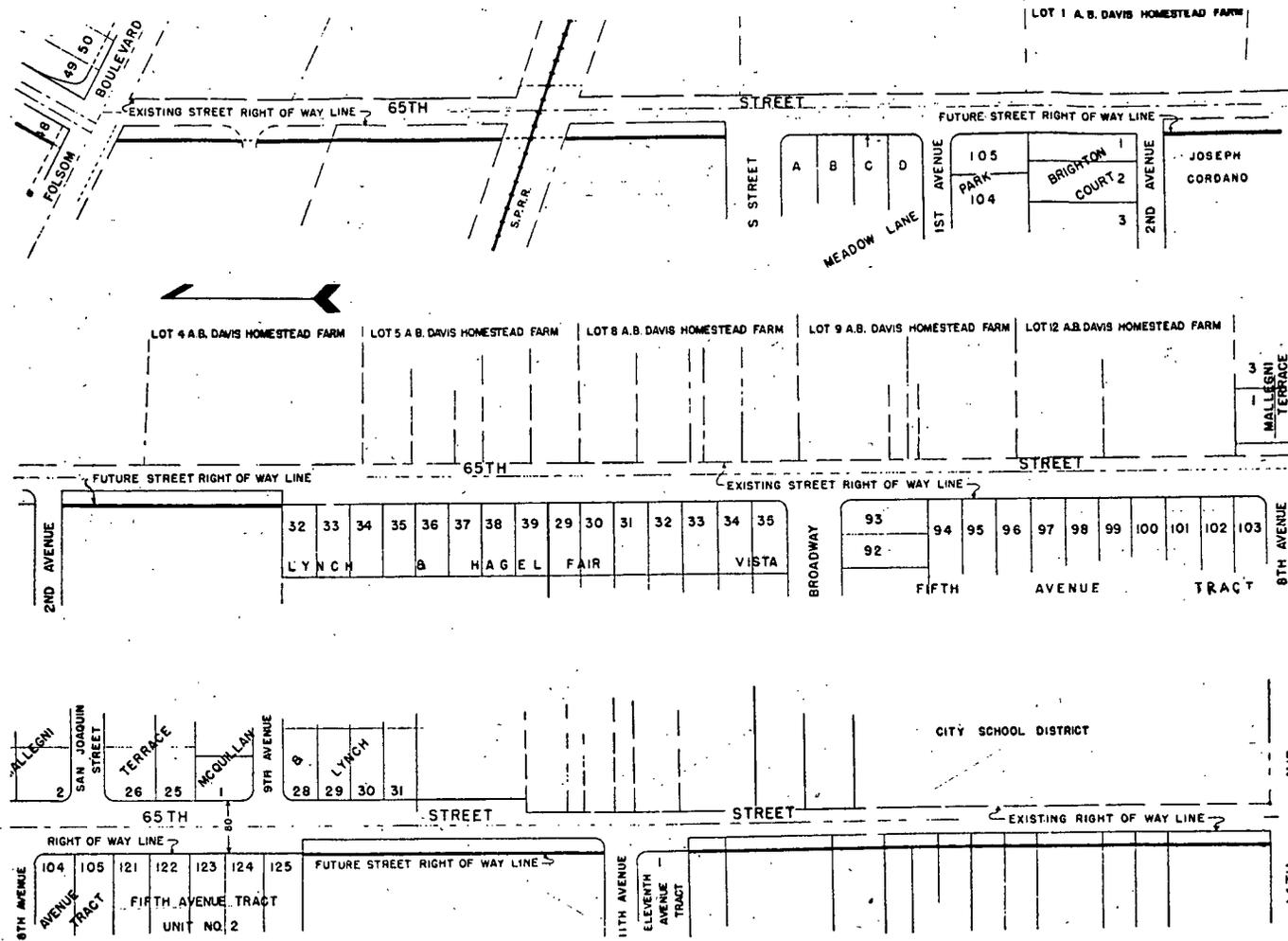
SHEET 3

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RIGHT-OF-WAY LINES FOR WIDENING FOLSOM BLVD.-55TH TO 65TH STREETS, ADOPTED BY ORD. NO. 1963, 4TH SERIES

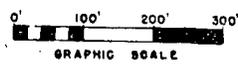
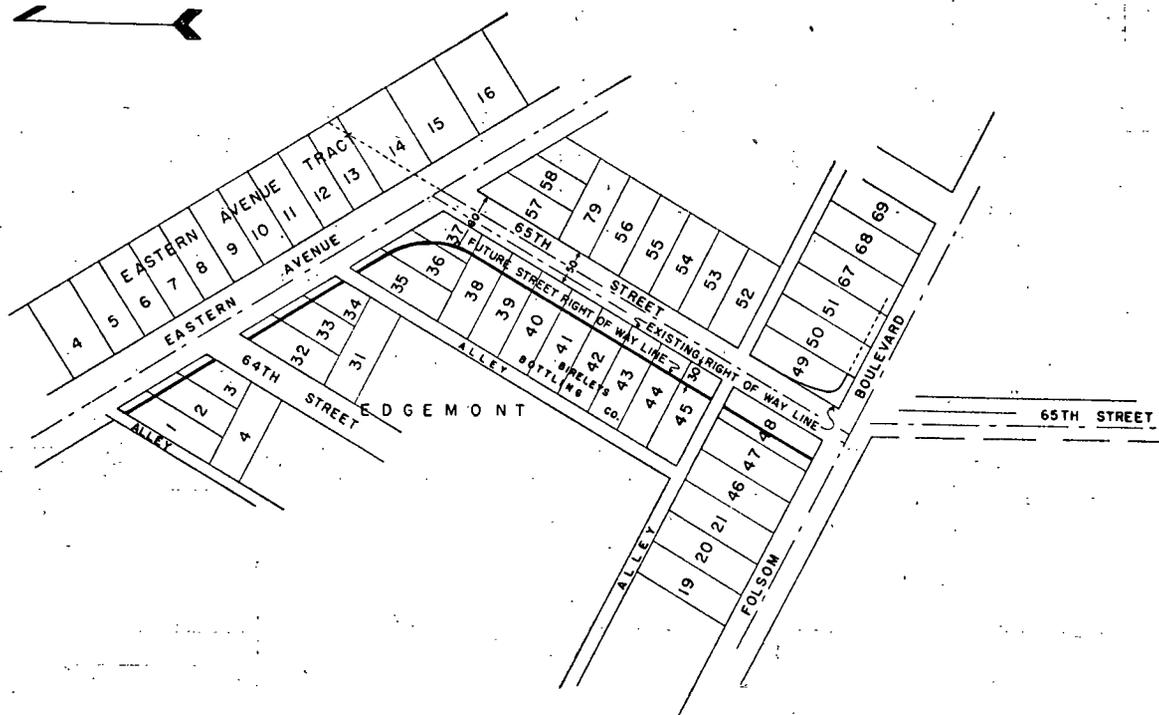
ORDINANCE No. 1963



RIGHT-OF-WAY LINES FOR WIDENING 65TH STREET - EASTERN AVE. TO 14TH AVE., ADOPTED BY ORD. NO. 1963 4TH SERIES SHEET 1

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ORDINANCE NO. 1963



RIGHT-OF-WAY LINES FOR WIDENING 65TH STREET -EASTERN AVE. TO 14TH AVE., ADOPTED BY ORD. NO. 1963 4TH SERIES SHEET 2

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