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ORDINANCE NO. 1000  
FOURTH SERIES

ZONING REGULATIONS  
LAND-USE PLAN

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**ORDINANCE No. 1000**  
**FOURTH SERIES**  
**Zoning Regulations**  
**Land-Use Plan**

An ordinance regulating and restricting the use of property in the City of Sacramento; providing for its enforcement; prescribing penalties for the violation thereof; and repealing all ordinances in conflict herewith.

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

**Section No. 1**  
**Land-Use Plan**

1-1. The City Council of the City of Sacramento, California, deems it necessary to create a "Land-Use Plan" in order to secure safety from fire and other dangers; to promote the public health and welfare, to secure provision for adequate light and air and reasonable access; to conserve the value of property and encourage the most appropriate present and future use of land throughout the city in accordance with and as a part of a comprehensive master plan.

**Section No. 2**  
**Use-District Regulation**

2-1 In order to regulate, restrict and segregate the locations of industries, business, trades, apartment dwellings, dwellings, and other specific uses of land, the City of Sacramento is hereby divided into "Use Districts," of which there shall be six (6), known and hereby created and established as:

- One-Family District.
- Two-Family District.
- Multiple-Family District.
- Retail District.
- Commercial District.
- Heavy Industrial District.

2-2 The boundaries of such districts are shown upon the map attached hereto and made a part of this ordinance, being designated as the "Use District Map" and said map and all the notations, references, and other information shown thereon shall be as much a part of this ordinance as if the matters and information set forth by said map were all fully described herein.

2-3 In the event of a variance between the text of this ordinance and the uses as shown on said "Use District Map," the uses as shown on said map shall govern, except for those portions pertaining to setback reservations.

2-4 In event public streets or public property are abandoned or become private property, said property shall automatically be classified in the same district as contiguous property.

2-5 Except as hereinafter provided, no building shall be erected, recon-

structed, or structurally altered, nor shall any building or premises be used for any purpose other than that permitted in the Use District in which such building or premises is located.

2-6. The use of any building or land in violation of the provisions of this ordinance is hereby declared to be a public nuisance and subject to abatement as provided by law.

**Section No. 3**  
**One-Family Districts**

3-1. In One-Family Districts, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this ordinance, except for one or more of the following uses:

- a. One-Family Dwellings.
- b. ~~Parks and Playgrounds.~~
- c. ~~Golf Courses.~~
- d. Farming and Truck Gardening.
- e. Accessory buildings, including one private garage or private stable, when located not less than sixty (60) feet from the front lot line nor less than five (5) feet from any other street line or a private garage constructed as a part of the main building. All such garages or subordinate structures shall be erected and maintained only as accessories to the dwelling situated on the same lot or grounds. It shall be unlawful to use any lot in the One-Family district solely for the erection and maintenance thereon of garages or other subordinate structures.

f. Uses customarily incident to any of the above uses.

g. Home Occupation, as defined herein and where only ordinary home facilities are used and no assistants are employed, including dressmaker, milliner, embroiderer and hemstitcher, provided however any occupation from which there may arise objectionable noise, odor, dust, smoke, electrical disturbance or vibration and/or any other undesirable condition interfering with the peace, comfort and welfare of adjacent residents or residential property owners or any occupation which raises fire insurance rates, deteriorates or in any other manner damages the value of contiguous property for residential purposes shall not be deemed as "home occupation"; provided further no sign shall be used in connection with home occupations having an area exceeding two square feet nor shall such sign flicker or be of red illumination, and such signs shall be in compliance with Sign Ordinance of the City of Sacramento and shall be placed flat against the building.

**Section No. 4**  
**Two-Family Districts**

4-1 In Two-Family Districts, no building or land shall be used and

*except as hereinafter permitted*

*Home Occupation as defined herein shall not be deemed as "home occupation"*



steam cleaning of such equipment is engaged in, including such stations or portions thereof which might be objectionable by reason of the emission of odor, dust, noise, smoke, fumes, vibration or electrical disturbances. Automotive Service Stations as permitted shall be designed and arranged in such manner that vehicles being serviced will stand entirely on private property and all inlets to storage tanks shall be so located that the equipment discharging gasoline or other liquids, fluid or gas thereto shall stand entirely on private property.

c. Bakeries, except those whose products are sold on the premises at retail only.

d. Blacksmith or horseshoeing shop.

e. Bottling Works.

f. Building material storage yard.

g. Carting, express, hauling or storage yard.

h. Contractor's plant or storage yard.

i. Coal, coke or wood yard.

j. Cooperage works.

k. Dyeing and cleaning works which use inflammable or explosive materials.

l. Funeral Parlors, if within 200 feet of the frontage of property zoned for residential uses, when measured along street frontage.

m. Public Garage, except as provided in Section No. 22.

n. Ice Plant or storage house of more than five (5) tons capacity.

o. Laundry.

p. Livery stable or Riding Academy.

q. Lumber Yard.

r. Machine Shop.

s. Printing establishments.

t. Milk distributing station other than a retail business conducted on the premises.

u. Stone monumental works.

v. Storage warehouse.

w. Wholesale business.

x. All uses excluded from the Commercial Districts.

y. Any kind of manufacture or treatment other than manufacture or treatment of products clearly incidental to the conduct of retail business conducted on the premises.

Section No. 7

Commercial Districts

7-1 In Commercial Districts, all buildings and land except as otherwise provided in this ordinance, may be used for any use permitted in Retail Districts, or for any other use except the following:

7-2 Acetylene gas manufacture or storage.

7-3. Acid manufacture.

7-4. Alcohol manufacture.

7-5. Ammonia, bleaching powder, or chlorine manufacture.

7-6. Arsenal.

7-7. Asphalt manufacture or refining.

7-8. Bag cleaning.

7-9. Blast furnace.

7-10. Boiler works.

7-11. Brick, tile, or terra cotta manufacture.

7-12. Candle manufacture.

7-13. Celluloid manufacture or treatment.

7-14. Cement, lime, gypsum, or plaster of paris manufacture.

7-15. Coke ovens.

7-16. Cotton gin.

7-17. Creosote manufacture or treatment.

7-18. Disinfectants manufacture.

7-19. Distillation of bones, coal or wood.

7-20. Dye stuff manufacture.

7-21. Explosives, manufacture or storage.

7-22. Exterminator and insect poison manufacture.

7-23. Emery cloth and sand paper manufacture.

7-24. Fat rendering.

7-25. Fertilizer manufacture.

7-26. Fireworks or explosive manufacture or storage.

7-27. Fish smoking and curing.

7-28. Forge plant.

7-29. Funeral Parlors, if within 200 feet of the frontage of property zoned for residential uses, when measured along street frontage.

7-30. Garbage, offal, or dead animals, reduction or dumping.

7-31. Gas Manufacture.

7-32. Glue, size or gelatine manufacture.

7-33. Gunpowder, manufacture or storage.

7-34. Hydrochloric Acid Manufacture.

7-35. Iron, steel, brass, or copper foundry or fabrication plant.

7-36. Lamp black manufacture.

7-37. Match manufacture.

7-38. Nitric Acid.

7-39. Oilcloth or linoleum manufacture.

7-40. Oiled or rubber goods manufacture.

7-41. Ore reduction.

7-42. Paint, oil, shellac, turpentine, or varnish manufacture.

7-43. Paper and pulp manufacture.

7-44. Petroleum refining.

7-45. Planing Mills.

7-46. Potash works.

7-47. Pyrexlin manufacture.

7-48. Rock crusher.

7-49. Rolling mill.

7-50. Rubber or gutta-percha manufacture or treatment.

7-51. Salt works.

7-52. Sauerkraut manufacture.

7-53. Shoe polish manufacture.

7-54. Smelting of tin, copper, zinc, or iron ores.

7-55. Soap manufacture other than liquid soap.

7-56. Soda and soda compounds manufacture.

7-57. Stock yard or slaughter of animals.

7-58. Stone mill or quarry.  
7-59. Storage or baling of rags, paper, old or used building materials, old or used pipe or industrial machinery or equipment, iron or junk in any open space or unenclosed area except when conforming to Height and Area provisions of this ordinance, and when located at least a distance of 160 feet (excluding streets and other public property) from any property included within any One-Family, Two-family or Multiple Family Use District and surrounded by a solid fence not more than eight (8) feet in height, which entirely obstructs vision, (none of the material stored therein being higher than said fence) and said property being contiguous to a recognized freight carrying railroad within the following areas: West of Fifth Street, West of Twentieth Street between "Q" and "S" Streets; along "R" Street east of 57th Street extended northward; East from Sacramento River to S. P. R. R. Walnut Grove Branch north of Sutterville Road.

7-60. Stove polish manufacture.

7-61. Sulphuric, Nitric or Hydrochloric Acid Manufacture.

7-62. Tallow, grease, or lard manufacture or refining from animal fat.

7-63. Tanning, curing, or storage of raw hides or skins.

7-64. Tar distillation or manufacture.

7-65. Tar roofing or water proofing manufacture.

7-66. Tobacco (chewing) manufacture or treatment.

7-67. Vinegar manufacture.

7-68. Wool pulling or scouring.

7-69. Yeast Plant.

7-70. All uses prohibited in the Heavy Industrial District.

7-71. And, in general, those uses which may be obnoxious or offensive by reason of emission of odor, dust, gas, noise, smoke, or vibration.

7-72. For the area west of 4th Street and north of Broadway. See Section 22-2.7.

Section No. 8

Heavy Industrial Districts

8-1. In Heavy Industrial Districts buildings and land may be used for any purpose whatsoever not in conflict with any ordinance of the City of Sacramento regulating nuisances; provided, however, that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the Planning Commission and permit obtained from the Council:

- a. Acid manufacture.
- b. Cement, Lime, Gypsum or Plaster of Paris manufacture.
- c. Distillation of Bones.
- d. Explosives, manufacture or storage.
- e. Fat rendering.
- f. Fertilizer manufacture.

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

h. Gas manufacture.

i. Glue manufacture.

j. Petroleum refining.

k. Smelting of tin, copper, zinc or iron ores.

l. Stock Yards or slaughter of animals.

Section No. 9

Non-Conforming Use

9-1. BUILDINGS: Except as otherwise provided in this section, the lawful use of a building existing at the time of the adoption of this ordinance may be continued, although such use does not conform to the regulations specified by this ordinance for the district in which such building is located. Any such use may be extended throughout any part of a building which was manifestly arranged or designed for such use at the time of the adoption of this ordinance, but no such use shall be extended to occupy any land outside such building, nor shall such use be changed to any other non-conforming use.

9-2. LAND: Except as otherwise provided in this section, the lawful use of land existing at the time of the adoption of this ordinance may be continued subject to the provisions of this ordinance, although such use does not conform to the regulations specified by this ordinance for the district in which such land is located; provided, however, that no such non-conforming use shall be enlarged or increased, or changed to any other non-conforming use, nor shall any non-conforming use be extended to occupy a greater area of land than that occupied by such use at the time of the adoption of this ordinance, nor shall any such non-conforming use be moved in whole or in part to any other portion of the lot or parcel of land occupied by such non-conforming use at the time of the adoption of this ordinance; provided, further, that if any such non-conforming use of land or any part of such non-conforming use of land ceases for any reason, any subsequent use of such land shall be in conformity to the regulations specified by this ordinance for the district in which such land is located.

9-3. EXPIRATION PERIOD: No auto wrecking yard, junk yard, second hand material yard, contractor's storage yard, building or industrial material storage yard, open air automotive or machinery repair shop, transfer storage yard; or other use which is objectionable by reason of the emission of odor, dust, noise, smoke or vibration; or a use which is detrimental to the health of a neighborhood; which after the adoption of this ordinance, is or becomes by reason of amendment to this ordinance a non-conforming use shall

continue for a period of more than three (3) years after the effective date of the ordinance affecting such use. Each such non-conforming use shall be completely enclosed within a solid fence not more than eight feet in height within a period of one year after the effective date of such ordinance, and such fence shall comply with the yard requirements of this ordinance and entirely obstruct vision (none of the material stored therein being higher than said fence). Plans of the location, construction and design of such fence shall be approved by the Planning Commission prior to issuance of a building permit therefor.

9-4. The foregoing provisions of this section shall also apply to non-conforming uses in districts hereafter changed and in districts hereafter established.

**Section No. 10**

**Height and Area District Regulations**

10-1. In order to regulate and limit the height and bulk of buildings hereafter; to regulate and determine the area of yards and other open spaces about buildings, the City of Sacramento is hereby divided into districts of which there shall be eight (8) known as:

- "A" Height and Area District.
- "B" Height and Area District.
- "C" Height and Area District.
- "D" Height and Area District.
- "E" Height and Area District.
- "F" Height and Area District.
- "G" Height and Area District.
- "H" Height and Area District.

10-2. The boundaries of such districts are shown upon the map attached hereto and made a part of this ordinance being designated, as the "Height and Area District Map" and said map and all the notations, references and other information shown thereon shall be as much a part of this ordinance as if the matters and information set forth by said map were all fully described herein, EXCEPT AS HEREINAFTER PROVIDED:

a. No building shall be erected, reconstructed or altered to exceed the height limit herein established for the district in which such building is located.

b. No yard or other open space provided about any building for the purpose of complying with the provisions of these regulations shall be considered as providing a yard or open space for any other building.

c. Every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building on one lot except as hereinafter provided.

**Section No. 11**

**"A" Height and Area Districts**

11-1. In "A" Height and Area Dis-

tricts the height of buildings and the minimum dimensions of yards shall be as follows:

a. Height: No building hereafter erected or structurally altered shall exceed two and one-half (2½) stories, or thirty-five (35) feet.

b. Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet. See Section 21.

c. Side Yard: There shall be a side yard on each side of a building. The total width of both side yards shall not be less than ten (10) feet. The minimum width of either side yard shall not be less than three (3) feet; provided, however, that on a lot having a width of less than forty-one (41) feet and of record at the time of the passage of this ordinance, there shall be a yard on each side of a building of not less than three (3) feet in width. See Section 21.

d-1. Front Yard: There shall be a front yard of not less than twenty-five (25) feet to the front line of the building and not less than fifteen (15) feet to the front line of a porch or paved terrace, provided, however, that:

d-2. Where lots comprising forty (40) per cent or more of the frontage are developed with buildings having an average front yard with a variation of not more than six (6) feet, in any one block, no building hereafter erected or structurally altered shall project beyond the average front yard line so established, provided, further, that this regulation shall not be so interpreted as to require a front yard of more than fifty (50) feet, from the front line of the building to the street line.

d-3. On corner lots the side yard regulation shall apply to the street side of the lot except in the case of reversed frontage where the corner lot faces an intersecting street. In this case, there shall be a side yard on the street side of the corner lot of not less than fifty (50) per cent of the front yard required on the lots in the rear of such corner lot, and no accessory building on said corner lot, shall project beyond the front yard line on the lots in the rear; provided further that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street and of record at the time of the passage of this ordinance to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

**Section No. 12**

**"B" Height and Area Districts**

12-1. In "B" Height and Area Districts, the height of buildings, and the minimum dimensions of yards shall be as follows:

a. Height: No building hereafter erected or structurally altered shall exceed forty-five (45) feet or three (3) stories. See Section 21.

b. Rear Yard: There shall be a rear yard of not less than 15% of the lot depth to a minimum of ten (10) feet and a maximum of twenty-five (25) feet for interior lots, and for corner lots a minimum of ten (10) feet to a maximum of fifteen (15) feet. (See Section 21)

c. Side Yard. For buildings of two and one-half (2½) stories or less in height there shall be a side yard of not less than three (3) feet. For buildings three (3) stories in height there shall be a side yard of not less than three and one-half (3½) feet. (See Section 21).

d-1. Front Yard: There shall be a front yard of not less than twenty (20) feet to the front line of the building and not less than twelve (12) feet to the front line of a porch or paved terrace, provided, however, that

d-2. Where lots comprising forty (40) per cent or more of the frontage are developed with buildings having an average front yard with a variation of not more than six (6) feet in any one block, no building hereafter erected or structurally altered shall project beyond the average front yard line so established, provided, further that this regulation shall not be so interpreted as to require a front yard of more than fifty (50) feet from the front line of the building to the street line.

d-3. On corner lots the side yard regulation shall apply to the street side of the lot except in the case of reversed frontage, where the corner lot faces an intersecting street. In this case, there shall be a side yard on the street side of the corner lot of not less than fifty (50) per cent of the front yard required on the lots in the rear of such corner lot, and no accessory buildings on said corner lot shall project beyond the front yard line on the lots in the rear; provided, further, that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street and of record at the time of the passage of this ordinance to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

#### Section No. 13

##### "C" Height and Area Districts

13-1. In "C" Height and Area Districts the height of buildings and the minimum dimensions of yards shall be as follows:

a. Height: No building hereafter erected or structurally altered shall exceed seventy-five (75) feet or six (6) stories. See Section 21.

b. Rear Yard: There shall be a rear yard meeting the requirements of the State Housing Act, Statutes of California of 1923, Chapter 386, and amendments of 1925, with such subsequent amendments as may be made, which shall apply insofar as dwellings and apartments are concerned. Rear yard requirements for other uses permitted in these districts shall conform to the State Housing Act requirements pertaining to dwellings and apartments. See Section 21.

c. Side Yard: There shall be a side yard meeting the requirements of the State Housing Act, Statutes of California of 1923, Chapter 386, and amendments of 1925, with such subsequent amendments as may be made which shall apply insofar as dwellings and apartments are concerned. Side yard requirements for other uses permitted in these districts shall conform to the State Housing Act requirements pertaining to dwellings and apartments. See Section 21.

d-1. Front Yard: There shall be a front yard of not less than five (5) feet to the front line of the building when said lot fronts upon a lettered street and there shall be a front yard of not less than three (3) feet when said lot fronts upon a numbered street.

d-2. On corner lots the front yard regulations of both the lettered and numbered streets shall apply to the street sides of said lot and no accessory building on said corner lot shall project beyond the front yard lines, provided further that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street and of record at the time of the passage of this ordinance, to less than twenty-eight (28) feet nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

#### Section No. 14

##### "D" Height and Area Districts

14-1 In "D" Height and Area Districts the height of buildings and the minimum dimensions of yards shall be as follows, provided, however, that buildings erected or structurally altered for dwelling purposes shall comply with the yard regulations of the "B" Height and Area Districts. See Section 21.

a. Height: No building hereafter erected or structurally altered shall exceed thirty-five (35) feet or two and one-half (2½) stories. See Section 21.

b. Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet. See Section 21.

c. Side Yard: Not required except on that side of a lot abutting upon the side of a lot zoned for Dwelling Purposes in which case

there shall be a side yard of not less than three (3) feet. In other cases a side yard if provided for a commercial building, shall be not less than three (3) feet. See Section 21.

d. Front Yard: Where all the frontage on one side of the street between two intersecting streets is located in the Retail District no front yard shall be required. Where the frontage on one side of the street between two intersecting streets is located in the Retail District and a Dwelling District, the front yard requirement in the Dwelling District shall apply to the Retail District, including the side yard on the street side of a reversed corner lot. Where a reversed corner lot or lots zoned for Retail purposes sides upon a lot zoned for Dwelling purposes, the front yard requirement of the lots zoned for Dwelling purposes shall apply to the reversed corner lots.

e. Where all the frontage on one side of the street between two intersecting streets is located in a Retail District and 30% or more of such frontage is developed with business buildings having an average front yard variance of not more than six (6) feet, no building hereafter erected or structurally altered shall project nearer to the street than the average front yard line so established provided, however, this regulation shall not be so interpreted as to require a front yard of more than forty (40) feet from the front line of the building to the street line.

Section No. 15

"E" Height and Area Districts

15-1. In the "E" Height and Area Districts, the height of buildings and the minimum dimensions of yards shall be as follows, provided, however, that a building or portion thereof erected or structurally altered for dwelling purposes shall comply with the side and rear yard regulations of the "H" Height and Area District. See Section 21

a. Height: No building hereafter erected or structurally altered shall exceed forty-five (45) feet or three (3) stories. See Section 21.

b. Rear Yard: There shall be a rear yard of not less than ten (10) feet. See Section 21.

c. Side Yard: Not required except on the side of a lot abutting upon the side of a lot zoned for Dwelling purposes in which case there shall be a side yard of not less than three (3) feet. In all other cases a side yard, if provided, shall be not less than three (3) feet. No side yard is required on the street side of a corner lot. See Section 21.

d. Front Yard: Where all the frontage on one side of the street between two intersecting streets is

located in a Business District (Retail, Commercial or Heavy Industrial), no front yard shall be required. Where the frontage on one side of the street between two intersecting streets is located in such Business District and a Dwelling District (One-Family, Two-Family or Multiple) the front yard requirement in such Dwelling District shall apply to the said Business District provided, however, that no side yard shall be required on the street side of any corner lot.

e. Where all the frontage on one side of the street between two intersecting streets is located in a Business District and 30% or more of such frontage is developed with business buildings having an average front yard variance of not more than six (6) feet, no building hereafter erected or structurally altered shall project nearer to the street than the average front yard line so established, provided, however, this regulation shall not be so interpreted as to require a front yard of more than forty (40) feet from the front line of the building to the street line.

Section No. 16

"F" Height and Area Districts

16-1. In the "F" Height and Area Districts the height of buildings and the minimum dimensions of yards shall be as follows, provided, however, that a building or portion thereof not exceeding six stories in height erected or structurally altered for dwelling purposes shall comply with the side and rear yard regulations of the "B" Height and Area District. For buildings seven (7) or eight (8) stories in height, the side yard regulations shall be seven (7) and (8) feet respectively See Section 21.

a. Height: No building hereafter erected or structurally altered shall exceed one hundred feet or eight (8) stories. See Section 21.

b. Rear Yard: There shall be a rear yard of not less than ten (10) feet. See Section 21.

c. Side Yard: Not required except on that side of a lot abutting upon the side of a lot zoned for dwelling purposes in which case there shall be a side yard of not less than three (3) feet. In other cases a side yard, if provided for business buildings, shall be not less than three (3) feet. No side yard required on the street side of a corner lot.

d. Front Yard: Where all the frontage on one side of the street between two intersecting streets is located in a Business District, no front yard shall be required. Where the frontage on one side of the street between two intersecting streets is located in a Business District and a Dwelling District, the front yard requirement in the

Dwelling District shall apply to the Business District, provided, however, that no side yard shall be required on the street side of any corner lot

**Section No. 17**  
**"G" Height and Area Districts**

17-1. In the "G" Height and Area District the height of buildings and the minimum dimensions of yards shall be as follows, provided, however, that a building or portion thereof erected or structurally altered for dwelling purposes shall comply with the side and rear yard regulation of the "C" Height and Area District.

a. Height: For uses other than dwelling purposes no building erected or structurally altered shall be higher at the vertical plane of the street property line than twice the horizontal width of the narrowest street upon which the building abuts with a maximum of one hundred and sixty-three feet at such street line. Above the height permitted at the vertical plane of the street property line three feet may be added to the height of the building for each one foot that the building or portion thereof is set back from such street line. (See Section 21).

b Side Yard: Not required, but if provided shall be not less than three (3) feet

**Section No. 18**  
**"H" Height and Area Districts**

18-1. In the "H" Height and Area Districts the height of buildings and the minimum dimensions of yards shall be as follows:

a. Height: No building hereafter erected or structurally altered shall exceed forty-five (45) feet or three (3) stories. See Section 21.

b. Rear Yard: There shall be a rear yard meeting the requirements of the State Housing Act, Statutes of California of 1923, Chapter 386, and amendments of 1925, with such subsequent amendments as may be made, which shall apply in so far as dwellings and apartments are concerned. Rear Yard requirements for other uses permitted in these districts shall conform to the State Housing Act requirements pertaining to dwellings and apartments. See Section 21.

c. Side Yard: There shall be a side yard meeting the requirements of the State Housing Act, Statutes of California of 1923, Chapter 386, and amendments of 1925, with such subsequent amendments as may be made, which shall apply in so far as dwellings and apartments are concerned. Side yard requirements for other uses permitted in these districts shall conform to the State Housing Act requirements pertaining to dwellings and apartments. See Section 21.

d-1. Front Yard: There shall be

a front yard of not less than five (5) feet to the front line of the building when said lot fronts upon a street other than a numbered street and there shall be a front yard of not less than three (3) feet when said lot fronts upon a numbered street.

d-2. On corner lots the front yard regulations shall apply to the street sides of said lot and no accessory building shall project beyond the front yard lines; provided further that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street and of record at the time of the passage of this ordinance, to less than twenty-eight (28) feet nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

**Section No. 19**  
**Civic Improvement Districts**

19-1. Civic Improvement Districts 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, comfort, prosperity and welfare be preserved, are hereby authorized and may be established by the Planning Commission.

19-2. Precised Plan of any such Civic Improvement District, may be adopted by resolution of the Planning Commission and the City Council, prescribing the area included, together with suggestions as to design of building. After adoption thereof, the Secretary shall file a certified copy of such resolution and plan with the City Manager, Building Inspector, City Assessor, Park Superintendent, and such others as the Planning Commission may order.

19-3. Before the issuance of a building permit for a new structure or the remodeling of the front exterior of a structure in any civic improvement district hereafter established, the applicant shall first submit plans thereof to the Planning Commission for review. Upon inspection thereof, the opinion of the Planning Commission shall be expressed as to whether such plan harmonizes with the general appearance of the district and/or precised plan.

19-4. The Commission shall review any such plan of applicant within 15 days after being filed with the Secretary, unless a longer period is agreed upon with the applicant.

19-5. All public parks, playfields, public buildings and grounds, together with privately-owned property within a radius of 250 feet thereof, irrespective of the use district classifications of this ordinance, may

be established as a Civic Improvement Districts hereunder.

Section No. 20  
Building Lines

20-1. Building Lines are hereby established as shown on the "Building Lines Map" adopted as a part of this ordinance.

20-2. Hereafter Building Lines may be established for any district, such district to be shown upon a proposed Building Line Map and filed in the office of the City Clerk during the period of public hearings, which public hearings shall be held in accordance with provisions of this ordinance for Variance Hearings. After public hearings by the Planning Commission, report thereon to the City Council and public hearing by the City Council, said proposed Building Line Map may be adopted by the City Council as an amendment to the Building Lines Map herein contained.

20-3. Building Line Maps shall show the location of such building lines with reference to present or future street lines. Distances from street lines shall be measured from such street lines either by use of the scale upon the map or as shown by figures upon the map.

Section No. 21  
General Provisions

Supplementary Use, Height and Area Provisions:

21-1. The regulations specified in this ordinance shall be subject to the following interpretations and exceptions:

Use:

a-1. The following accessory uses, in addition to those hereinbefore specified, shall be permitted in any dwelling district:

a-2. The renting of rooms in a dwelling as an incidental use to that of its occupancy as a dwelling of the character permitted in the respective district but not to the extent of constituting a hotel or boarding house as defined in this ordinance, unless permitted in the district; and the providing of table board for guests occupying such rooms; provided, however, that in the One Family District and Two Family District rooms shall not be rented to more than two such guests in any dwelling.

b. Recreation, refreshment and service buildings in public parks and playgrounds, when under supervision of municipal authorities

21-2. The foregoing requirements in Height and Area Districts shall be subject to the following exceptions and regulations:

a. Height: In thirty-five (35) and forty-five (45) foot Height Districts, public buildings, schools, hospitals, or institutions of an educational or philanthropic nature may be erected to a height not exceeding seventy-five (75) feet when

set back an additional foot on all sides from the ground up for each foot such building exceeds thirty-five (35) and forty-five (45) feet, respectively, in height.

b. One-Family dwellings in thirty-five (35) foot Height Districts may be increased in height by not more than ten (10) feet when two (2) side yards of not less than fifteen (15) feet each are provided. Such dwellings, however, shall not exceed three (3) stories in height.

c. In One and Two Family Districts where lots are one hundred (100) feet or less in depth for a full block frontage and of record at the time of the passage of this ordinance, a front yard of fifteen (15) per cent of the lot depth shall be required, provided that lots less than eighty (80) feet in depth shall not have a front yard of less than twelve (12) feet.

d. Chimneys, towers, penthouses, scenery lofts, sugar refineries, monuments, cupolas, domes, spires, and necessary mechanical appurtenances may be erected as to their height in accordance with existing or hereafter adopted ordinances of the City of Sacramento.

e. Towers, gables, penthouses, scenery lofts, cupolas, water tanks, similar structures and necessary mechanical appurtenances may be erected on a building to a height greater than the limit established for the district in which the building is located; provided that no such exception shall cover at any level more than fifteen per cent of the area of the lot or have an area at the base greater than 1,600 square feet; provided, further, that no such exception shall be used for sleeping or eating purposes or for any commercial purposes other than such as may be incidental to the permitted use of the building.

f. On through lots one hundred and fifty (150) feet or less in depth the height of a building may be measured from the curb level on either street. On through lots more than one hundred and fifty (150) feet in depth the height regulations and basis of height measurements for the street permitting the greater height shall apply to a depth of not more than one hundred and fifty (150) feet from that street.

AREA:

21-4 For the purpose of side yard regulations semi-detached (two-family) dwellings in a two-family district or a double duplex (four-family) dwelling in a multiple family district shall be considered as one building occupying one lot.

21-5 In case of group houses, except in One-Family and Two-Family Districts, in which they are prohibit-

ed) the buildings may rear upon the required side yard provided that:

a. For group houses the required side yard shall be increased by one (1) foot for each building abutting thereon.

b. For multiple dwelling (apartment houses) the required side yard shall be increased by one foot for each stairway opening onto or served by such side yard.

c. The width of the place shall not be less than three (3) times the width of the side yard as required in this provision, provided that open unenclosed porches may project into a required place not more than twenty (20) per cent of the width of such place.

d. All other requirements including front, side, rear, yards shall be complied with in accordance with the district in which such group houses are located.

e. For group houses so located on the lot that the rears thereof abut upon one side yard and the fronts thereof abut upon the other side yard or place (i.e. in a single row "side by side" series) the required width of the side yard to the rears thereof shall be increased one (1) foot for each family unit served by such yard, and the required width of the side yard or place to the fronts thereof shall be at least twice the width of such side yard to the rears, with a minimum of twelve (12) feet.

f. Where a roadway is provided in the place or side yard the width allowed for such roadway shall be in addition to that required above.

g. The side yard requirement for dwellings shall be waived where dwellings are erected above stores.

h. In computing the depth of a rear yard, for any building where such yard opens onto an alley, one-half of such alley may be assumed to be a portion of the rear yard.

i. An accessory building not exceeding sixteen (16) feet in height without living or cooking facilities may occupy not more than thirty (30) per cent of the yard space lying between the rear of the dwelling and the rear property line; provided, however, the vertical height from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the plate line of a pitch or hip roof shall not exceed thirteen (13) feet.

j. The rear yard requirement for lots zoned for dwelling purposes and less than one hundred twenty-five (125) feet in depth, in other than "B" height and area districts, shall be reduced to twenty (20) per cent of the depth of the lot to a minimum of ten (10) feet.

k. No rear yard shall be required where the rear of a lot zoned for business purposes abuts upon the

side of a lot zoned for business purposes for which no side yard is required on that side of the lot; and, provided, further, where the rear of a lot one hundred (100) feet or less in depth zoned for business purposes abuts upon the side of a lot zoned for dwelling purposes there shall be a rear yard of at least three (3) feet for lots eighty (80) feet or less in depth, and for lots between eighty (80) and one hundred (100) feet in depth an additional 0.35 feet of rear yard shall be added to the three (3) feet of rear yard for each additional foot of lot depth over eighty (80) feet, to a maximum of ten (10) feet.

l. Every part of a required yard or place shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of the sills, belt courses, cornices, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall project into a place more than six (6) inches nor into a minimum side yard more than twenty-four (24) inches.

m. No cornices shall project over the street line more than five (5) per cent of the width of such street, and shall in no case project more than four (4) feet.

n. Open or enclosed fire escapes, fire-proof outside stairways and balconies projecting into a yard or place not more than three and one-half (3½) feet, and the ordinary projections of chimneys and flues, may be permitted by the Building Inspector where the same are so placed as not to obstruct the light and ventilation.

o. In Two-Family Districts where the premises is in one ownership and is more than one hundred sixty (160) feet in depth, one-family dwellings may be erected to the rear of the lot having its principal frontage upon a street or officially approved place provided all of the regulations of the "A" Height and Area District are complied with for all structures occupying or to occupy the premises except fronting upon a street or officially approved place, and provided the dwelling having its principal frontage upon a street or officially approved place occupies an area of at least four thousand eight hundred (4800) square feet and, provided further, the dwelling to occupy the lot upon the rear need not have frontage upon a street or officially approved place, but shall have direct access from a street or officially approved place, which access shall not be through any part of the front building or buildings accessory to the front building and said access shall be across property on the same lot upon which the

structures mentioned in this paragraph are located and no main or accessory building shall be constructed nearer than five feet to any alley or publicly owned property.

p. In Multiple-Family Districts, where the premises is in one ownership and has an area of more than four thousand eight hundred (4800) square feet, one-family dwellings may be erected to the rear of a lot having its principal frontage upon a street or officially approved place provided all of the regulations of the "B" Height and Area District are complied with except fronting upon a street or officially approved place, for all structures occupying or to occupy the portion of the premises to the rear which does not front upon a street or officially approved place and where the dwelling having its principal frontage upon a street or officially approved place occupies an area of at least four thousand eight hundred (4800) square feet and provided further the dwelling to occupy the premises upon the rear need not have frontage upon a street or officially approved place but shall have direct access from a street or officially approved place, which access shall not be through any part of the front building or buildings accessory to the front building and said access shall be across property in the same ownership with the other structures, and no main or accessory building in the rear portion of the premises shall be nearer than five (5) feet to any alley or publicly owned property.

q. On corner lots of forty-one (41) feet or less in width where the rear line of the corner lot coincides with a part of a side line of the premises upon its rear, the side yard of the street side of the corner lot may be three (3) feet in width and no accessory building upon the corner lot shall project in front of a line drawn from the building side of the front yard of the lot at the rear to the building side of the side yard of the corner lot.

r. The front yard for a lot situated immediately in the rear or along side of a corner lot (key lot) shall be the average of side yard setback line for such corner lot and the front yard setback line for interior lots on the front or side street as the case may be.

Section No. 22

Jurisdiction, Variance and Approval

22-1 VARIANCE POWERS: When the Planning Commission has determined that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance, the Planning Commission shall have the power to

vary or modify any of the rules, regulations, or provisions contained herein so that the spirit of the ordinance shall be observed, public welfare secured, and substantial justice done.

22-2. APPLICATION: Application for variance from the rules, regulations, or provisions contained herein may be made by property owners or their representatives and such applications shall be accompanied by a filing fee of two dollars and fifty cents (\$2.50).

22-3. REPORT TO CITY COUNCIL: After providing public notice and holding hearings as elsewhere required in this Ordinance, upon motion of the Planning Commission, report and recommendations may be made to the City Council that said City Council act upon a variance request.

22-4. VARIANCE TERM: Any variance granted or approved by the Planning Commission is null and void after the expiration of three months from the date said variance is granted or approved unless the applicant obtains a building permit within said three months' period and thereafter the time limit provisions of the building permit, so secured, shall prevail. The Planning Commission, for good cause shown, may extend said three month period for not longer than an additional three months upon application in writing being made to the Planning Commission before the expiration of said three month period.

22-5. SPECIFIC PLANNING COMMISSION POWERS: The Planning Commission shall also have the following specific powers:

22-6. Permit the extension of a district where the boundary line divides a lot in a single ownership at the time of the passage of this ordinance.

22-7. Permit a public garage in a Limited Retail District where it is deemed necessary for the public convenience or welfare.

22-8. INTERPRETATION OF STREET LAYOUT: Interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the maps fixing the several districts accompanying and made a part of this ordinance, where the street layout actually on the ground varies from the street layout as shown on said maps.

22-9. Adopt from time to time such rules and regulations as may be deemed necessary to carry into effect the provisions of this ordinance.

22-10. Permit a temporary building for commerce or industry in a Dwelling District which is incidental to the residential development, such permit to be issued for a period of not more than one (1) year.

22-11. Permit the location of special structures (such as aertals and

wires for broadcasting stations, etc.) upon reasonable and proper conditions, in a district from which they are prohibited by this ordinance or concerning which the ordinance is silent.

22-12. Within the area West of Fourth Street and North of Broadway all buildings and land may be used for any use permitted in the Commercial District, or for any other use excepting the manufacturing and/or storage of highly inflammable or explosive materials; provided, however, any of such uses which may be obnoxious or offensive by reason of emission of odor, dust, gas, noise, smoke or vibration shall be prohibited except on permit from the City Council.

22-13. CITY COUNCIL APPROVAL: The Planning Commission shall also have the following powers, provided, however, that, before any variation is allowed or any permit is issued thereunder, the same shall be approved by the City Council:

22-14. Permit public utility or public service uses and structure in any district when found to be necessary for the public health, convenience, safety, or welfare.

22-15. Permit the location of the following uses in a district from which they are prohibited by this ordinance: Cemetery, Airport, Tourist Camp, Motel, Nursery, Greenhouse, Library, Museum, Community Center, Hospital and Institution of an Educational or Philanthropic Nature, Schools, and Churches.

22-16. Permit the reconstruction, within twelve months, of a building located in a district restricted against its use, which has been destroyed by fire or other calamity.

22-17. Permit multiple dwellings in large scale neighborhood housing projects, provided they comply with the front, side and rear yard and height and area regulations of the district in which they are to be located, and provided, further such dwellings shall in no case cover more than thirty per cent of the buildable area of the site.

22-18. MEETINGS: Meetings of the Planning Commission shall be held at least once a month or at the call of the chairman or at such other times as the Planning Commission may determine. The Planning Commission shall adopt its own rules of procedure and keep a record of its proceedings showing the action of the Planning Commission on each question considered.

22-19. Permit signs advertising the sale of a subdivision of land, not to exceed two in number under conditions as to size, construction, location and color, duration of the permit period therefor, as prescribed by the Planning Commission.

Section No. 23  
Future Street and Future Right of Way Lines

23-1. Future street and right of way lines are hereby established as shown on any map setting forth boundaries of future street and right of way line districts and adopted as a part of this ordinance.

23-2. In addition to any such street and right of way lines thus established, the following specified future street and right of way lines are hereby established:

a. "C" Street extended easterly from its present terminus at the easterly corner of the American Can Company property, (being approximately 40th and C streets) thence generally paralleling Southern Pacific Company Railroad easterly and southerly to 57th Street;

b. McKinley Boulevard from its eastern terminus (approximately 40th Street and McKinley Boulevard) extended northeasterly to its future intersection with "C" Street extended;

c. Fifth Street extended southerly from Wright and Kimbrough Industrial Tract to Southern Pacific Right of Way, thence southeasterly generally paralleling Southern Pacific Right of Way to Sutterville Road

Section No. 24  
Amendments and Reclassifications

24-1. PROCEDURE: The City Council may after report from the Planning Commission and public hearings, amend the regulations and reclassify districts herein or subsequently established. Proceedings for an amendment or reclassification may be initiated by petition of property owners prepared and submitted as in this section provided, or by the City Council or Planning Commission after adoption by either of a resolution setting forth reasons therefor.

24-2. PETITION OF PROPERTY OWNERS: Requirements for Acceptance: Pre-filing approval. Before and during circulation for property owners' signatures, a petition for reclassification of use must contain thereon the written endorsement of the Secretary of the Planning Commission approving the form and sufficiency thereof.

24-3. A petition by property owners for reclassification of use must contain the following:

a. The name in full of the owner or owners of the property requested to be reclassified.

b. Business and residence address of said property owners.

c. Legal description of property the reclassification of which is requested.

d. The Use District in which said property is located.

e. The Height and Area District in which said property is located.

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f. The Use District into which said property is requested to be reclassified.

g. The Height and Area District into which said property is requested to be reclassified.

h. Map or diagram (drawn to a scale of approximately one hundred feet equals one inch) of all property within a radius of three hundred feet of the exterior boundaries of said property requested to be reclassified. Said map or diagram shall also clearly show:

h-1. The property proposed to be reclassified.

h-2. Uses of all property within said three hundred foot radius shown in an easily understandable manner, indicating whether such property is actually used for One-Family, Two-Family, Multiple Family, Commercial or Heavy Industrial uses as established by this ordinance.

h-3. All streets and alleys within said three hundred foot radius.

h-4. The parcels of property by lot and block number within said three hundred foot radius.

i. List of names and addresses of all legal and equitable owners of property within said three hundred foot radius.

j. The signatures of and post office addresses of all property owners (or their trustees, guardians, executors or administrators) together with the legal descriptions of said properties, of at least fifty per cent of the area of the privately owned property within a radius of three hundred feet from the exterior boundaries of the property (exclusive of the property requested to be reclassified) for which reclassification is requested.

k. The petition and map shall show the uses of all privately owned property within a radius of 300 feet. Before the petition will be considered by the Planning Commission the provisions of paragraph (a) or (b) below must be complied with:

k-1. In the event the petition is for reclassification to a less restricted use (as established by this ordinance) said petition and map or diagram shall show that at least twenty per cent of the frontage of privately owned property within said radius of three hundred feet is already being used for the same or a less restricted use.

k-2. In the event the petition is for reclassification to a more restricted use (as established by this ordinance) said petition and map or diagram shall show that at least fifty per cent of the frontage of privately owned property within said radius of three hundred feet is already included within the same or more restricted Use District than that being requested.

l. Said petition must be verified by the circulators thereof.

m. Such other information as the City Council or Planning Commission may require.

24-4. Said petition shall be filed with the Secretary of the Planning Commission.

24-5. At the time of filing said petition, the petitioner shall deposit the sum of Twenty-five Dollars with the City Controller; said sum of Twenty-five Dollars shall be used for the payment of the publication of the notices of hearings on said petition, the publication of the ordinance, postage for mailing notices of said hearings to property owners within said three hundred foot radius, and other normal expenses (excluding clerical and administrative expenses). Any residue of said sum so deposited, if any, shall be refunded by said City Controller to said petitioner.

24-6. At any time after the filing of said petition and before making its recommendation to the City Council, the Planning Commission may determine that the area affected by said requested reclassification is greater than a distance of three hundred feet from the exterior boundaries of said property and in such event the Planning Commission may order public notice to be given by mail to property owners within such greater area, without cost to petitioner.

24-7. DETERMINATION: If from the facts presented at the public hearings or on investigation by or at the instance of the Planning Commission, the Planning Commission finds that the public health, safety, or general welfare warrants the change in Use Districts or Regulations requested in the petition or resolution or the change of any portion of the property, the Planning Commission may recommend such change to the Council and the Council may by ordinance effect such change or any portion thereof. Upon approval of the change by the Planning Commission, it shall forward its findings and recommendations to the City Council, who shall act upon such recommendation or report within thirty days from the date of filing such recommendations, findings or report.

24-8. Before approving or granting an appeal or before making any change in a recommendation of the Planning Commission relating to any proposed amendment or reclassification, the City Council must have received a report from the Planning Commission and have held a public hearing as elsewhere provided in this ordinance. Before disapproving or amending any recommendation of the Planning Commission, the City Council shall refer the matter back to said Commission for a reviewal and report. The recommendation of the Planning Commission shall not be disapproved except by a two-thirds

vote of the full membership of the City Council.

24-9. PROTEST: If at the time of hearings on a proceeding for an amendment or reclassification, a petition verified by the circulator or circulators thereof, protesting against such amendment or reclassification is presented, duly signed by the owners of twenty per cent or more of the area of all the property which is proposed to be reclassified by the proposed amendment or reclassification, or by the owners of twenty per cent of the frontage of property which is immediately adjacent thereto, either in the rear, on the sides, or across the street, no such amendment or reclassification shall be adopted except by a two-thirds vote of the full membership of the City Council.

24-10. WITHDRAWAL OF PETITION: The Planning Commission or City Council may permit the withdrawal of any petition filed under provisions of this ordinance. The City Council or Planning Commission may abandon any proceedings for an amendment or reclassification initiated by its own resolution, provided that such abandonment may be made only when such proceedings are before such body for consideration and provided further that any hearing shall be held for which public notice has been given.

24-11. RENEWAL OF PETITION: If a petition for reclassification is denied, another petition for the same purpose shall not be filed within a period of one year from the date of denial, except with permission of the Planning Commission or upon initiation by the Planning Commission or City Council.

Section No. 25  
Hearings

25-1. The Planning Commission shall hold at least two public hearings, at least ~~ten~~ days apart, in each proceeding for an amendment or reclassification filed under this ordinance.

25-2. The ~~Planning Commission~~ shall hold one public hearing in each proceeding for a variance or upon each appeal from the action of the building inspector.

25-3. The City Council shall hold at least one public hearing on each recommendation of the Planning Commission on ~~variances~~, amendments, reclassifications and such other actions in which public hearings are required by law.

~~25-4. The City Council shall hold at least one public hearing on each appeal to said Council taken under this ordinance.~~

25-5. On each hearing held under this Section, notice of said hearing shall be given as provided in Section 26 of this ordinance.

25-6. The Planning Commission or the City Council may continue or

postpone any of said hearings, from time to time.

Section No. 26  
Notices

26-1. For the purpose of this ordinance, whenever notice is required to be given, said notice shall be given in the following manner:

26-2. AMENDMENTS: Upon the filing of a petition for amendment or reclassification pursuant to Section No. 24 of this ordinance, or upon a proceeding initiated by the City Council or Planning Commission, the Secretary of the Planning Commission shall set the same for hearing by the Planning Commission and give notice of hearings on said petition by causing a notice thereof to be published in at least one regular issue of the official newspaper of the City of Sacramento at least three (3) days before the first hearing on said petition. Said notice shall include the name of petitioner, post office address of petitioner, name of owners of property for which reclassification is sought, post office address of the owners of the property for which reclassification is sought, the legal description of the property for which reclassification is sought, street address or block location of said property, Use District in which said property is located, the Use District requested in said petition, the dates of said hearings, the hour of said hearing and the place of said hearing. At least three days before the first hearing on said petition by said Planning Commission the Secretary shall mail a copy of said notice to petitioner, to the owners of the property for which reclassification is requested, to the agent or attorney for petitioner, if any, and to all property owners any part of whose property lies within a radius of 300 feet of the exterior boundaries of the property sought to be reclassified as shown by said petition.

26-3. VARIANCES: Upon the filing of a petition or application for a variance under this ordinance, the Secretary shall set the same for hearing by the ~~Planning Commission~~ and give notice of the hearing on said petition or application by causing a notice thereof to be mailed at least three (3) days before said hearing to all property owners any part of whose property lies within a radius of 100 feet of petitioner's or applicant's property, unless a different type of notice is prescribed by the Planning Commission, and said notice shall contain the purpose of said hearing, name of petitioner or applicant, post office address of petitioner or applicant, date of hearing, hour of hearing, place of hearing, a statement as to the nature of the variance requested, and such other information as the ~~Planning Commission~~ may order.

26-4. Upon the receipt by the City

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26-2. AMENDMENTS: Upon the filing of a petition for amendment or reclassification pursuant to Section No. 24 of this ordinance, or upon a proceeding initiated by the City Council or Planning Commission, the Secretary of the Planning Commission shall set the same for hearing by the Planning Commission and give notice of hearings on said petition by causing a notice thereof to be published in at least one regular issue of the official newspaper of the City of Sacramento at least three (3) days before the first hearing on said petition.

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Council of a report from the Planning Commission on a petition for amendment or reclassification under this ordinance, the City Council shall set the same for hearing and give notice of said hearing by causing notice thereof to be published in one regular issue of the official newspaper of the City of Sacramento at least ten (10) days before the date of said hearing. Such notice shall include all the information required in the notice prescribed in Subdivision 2 of this section, and in addition thereto said notice shall contain a summary of the recommendations of the Planning Commission and such other information as the Council may direct. At least five (5) days before the date of said hearing, the City Clerk shall mail a copy of said notice to the petitioner and to the owner of the property for which reclassification is requested and to the agent or attorney of said petitioner, if any, and at least five days before the date of said hearing said Clerk shall post at least two copies of said notice on the property for which reclassification is requested.

26-5. After receipt of an appeal from the action of the Planning Commission upon a petition for amendment or reclassification under this ordinance, the City Council shall set the same for hearing and give notice thereof as prescribed by Subdivision 4 of this Section.

26-6. Upon receipt by the City Council of an appeal from the action of the Planning Commission upon a petition or application for variance, the City Council shall set the same for hearing and shall direct the City Clerk to give notice of said hearing by publishing said notice in one regular issue of the official newspaper of the City of Sacramento at least five (5) days before said hearing; said notice shall contain all of the information prescribed in Subdivision 3 of this Section, and in addition thereto said notice shall contain a statement of the decision of the Planning Commission and such other information as the Council may order. Said Council shall also cause a copy of said notice to be mailed to the petitioner or applicant, to petitioner's or applicant's agent or attorney, if any, and to each property owner any part of whose property lies within a radius of 100 feet of the property upon which said variance is requested.

26-7. After receipt of a notice of appeal from the action of the Building Inspector, notice shall be given of the hearing of said appeal as provided in Subdivision 3 of this Section.

**Section No. 27**

**Appeals**

27-1. **APPEALS TO PLANNING COMMISSION:** Any party dissatisfied with any action of the Building Inspector may appeal therefrom to

the Planning Commission by filing a Notice of Appeal with the Secretary of the Planning Commission and filing a copy thereof with the Building Inspector, within three days after the rendition of the decision of the Building Inspector. Upon receipt of the copy of the Notice of Appeal, the Building Inspector must within three days transmit to the Secretary of the Planning Commission all exhibits, applications for building permits, notices, affidavits, orders, and other papers and documents on file with the Building Inspector, together with the findings of the Building Inspector. The Planning Commission shall hold a hearing upon said Appeal after giving Notice as provided in this Ordinance. The Planning Commission shall act upon said Appeal within two weeks after said hearing.

27-2. **APPEALS TO CITY COUNCIL:** Any party dissatisfied with any action of the Planning Commission may appeal therefrom to the City Council at any time within 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 Secretary of the Planning Commission. Upon the filing of the Notice of Appeal, the Planning Commission must within ten days transmit to the City Clerk the Notice of Appeal, all exhibits, notices, affidavits, orders, and other papers and documents on file with the Planning Commission, together with the findings of the Planning Commission. The City Council shall hold a hearing upon said Appeal after giving Notice as provided in this Ordinance. The City Council shall act upon said Appeal within 30 days after said hearing. The recommendation or decision of the Planning Commission shall not be changed except by a two-thirds vote of the full membership of the City Council.

27-3 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.

**Section No. 28**  
**Certificate of Occupancy**

28-1 No vacant land shall be occupied or used, except for agricultural uses, and no building hereafter erected or structurally altered shall be occupied or used until a certificate of occupancy shall have been issued by the Building Inspector.

28-2. **CERTIFICATE OF OCCUPANCY FOR A BUILDING:** Certificate of Occupancy for a new building or the alteration of an existing building shall be applied for coincident with the application for a building permit and said certificate shall be issued within three days after the request for same shall have been

made in writing to the Building Inspector after the erection or alteration of such building or part thereof shall have been completed in conformity with the provisions of these regulations. Pending the issuance of a regular certificate a temporary certificate of occupancy may be issued by the Building Inspector for a period not exceeding six months, during the completion of alterations or during partial occupancy of a building pending its completion. Such temporary certificate shall not be construed as in any way altering the respective rights, duties or obligations of the owner or of the city relating to the use of occupancy of the premises or any other matter covered by this ordinance, and such temporary certificate shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants.

**28-3. CERTIFICATE OF OCCUPANCY FOR LAND:** Certificate of Occupancy for the use of vacant land or the change in the character of the use of vacant land or the change in the character of the use of land as herein provided, shall be applied for before any such land shall be occupied or used and a certificate of occupancy shall be issued, within three (3) days after the application has been made, provided such use is in conformity with the provisions of these regulations.

**28-4. Certificate of Occupancy** shall state that the building or proposed use of a building or land complies with all the building and health laws and ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Building Inspector and copies shall be furnished, on request, to any person having a proprietary or tenancy interest, in the building affected. No fee shall be charged for a certificate of occupancy.

**28-5.** No permit for excavation for any building shall be issued before application has been made for certificate of occupancy.

**Section No. 29**  
**Plats**

**29-1.** All applications for building permits shall be accompanied by a plat, in duplicate showing the lot plan; the location of the building on the lot; accurate dimensions of building and lot and such other information as may be necessary to provide for the enforcement of these regulations. A careful record of the original copy of such applications and plats shall be kept in the office of the Building Inspector and the duplicate copy shall be kept at the building at all times during construction.

**Section No. 30**  
**Boundaries and Districts**

**30-1.** Where uncertainty exists with

respect to the boundaries of the various districts as shown on the maps accompanying and made a part of this ordinance the following rules shall apply:

a. The district boundaries are either streets or alleys unless otherwise shown, and where the designation on said maps indicating the various districts are approximately bounded by street or alley lines, said street or alley shall be construed to be the boundary of such district

b. Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines and where the designation on said maps indicating the various districts are approximately bounded by lot lines, said lot line shall be construed to be the boundary of such district unless said boundaries are otherwise indicated on the maps

c. In unsubdivided property, the district boundary lines on said maps shall be determined by use of the scale contained on such maps, unless dimensions are shown thereon by figures.

**Section No. 31**

**Interpretation, Purpose and Conflict**

**31-1.** 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, prosperity or general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants or other agreement between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants or agreements, the provisions of this ordinance shall govern.

**Section No. 32**  
**Validity**

**32-1.** 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 to be invalid.

**Section No. 33**  
**Enforcement, Legal Procedure and Penalties**

**33-1.** It shall be the duty of the City Manager through proper departments to enforce this ordinance. No oversight or dereliction on the part of the City Manager or his 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 departments, officials or employees of the City of Sacramento if the same would be in conflict with the provisions of this ordinance. Any permit or license issued in conflict with the provisions of this ordinance shall be null and void.

33-2. In the event any person, firm or corporation should erect, construct, move or alter or attempt to erect, construct, move or alter any building or structure in violation of the provisions of this ordinance the same is hereby declared a public nuisance, and 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 erection, construction, moving or altering, or if such erection, construction, moving or alteration is being or has been accomplished, the City Attorney shall enjoin such person, firm or corporation from maintaining same.

33-3 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 such 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 No. 34  
Repealing Clause**

34-1. The following Ordinances, respectively, heretofore adopted by the legislative body of the City of Sacramento, are hereby repealed:

Ordinance Numbers, viz:	Series Numbers, viz:	Dates of Adoption by Legislative Bodies, viz:	Ordinance Numbers, viz:	Series Numbers, viz:	Dates of Adoption by Legislative Bodies, viz:
157 ✓	4	March 27, 1924	157 ✓	4	March 27, 1924
160 ✓	4	April 10, 1924	160 ✓	4	April 10, 1924
162 ✓	4	May 1, 1924	162 ✓	4	May 1, 1924
170 ✓	4	June 12, 1924	170 ✓	4	June 12, 1924
171 ✓	4	June 19, 1924	171 ✓	4	June 19, 1924
173 ✓	4	June 26, 1924	173 ✓	4	June 26, 1924
180 ✓	4	July 24, 1924	180 ✓	4	July 24, 1924
188 ✓	4	September 18, 1924	188 ✓	4	September 18, 1924
191 ✓	4	October 23, 1924	191 ✓	4	October 23, 1924
194 ✓	4	December 4, 1924	194 ✓	4	December 4, 1924
204 ✓	4	February 5, 1925	204 ✓	4	February 5, 1925
206 ✓	4	February 18, 1925	206 ✓	4	February 18, 1925
208 ✓	4	February 19, 1925	208 ✓	4	February 19, 1925
210 ✓	4	February 26, 1925	210 ✓	4	February 26, 1925
211 ✓	4	March 5, 1925	211 ✓	4	March 5, 1925
212 ✓	4	March 12, 1925	212 ✓	4	March 12, 1925
213 ✓	4	March 26, 1925	213 ✓	4	March 26, 1925
215 ✓	4	April 2, 1925	215 ✓	4	April 2, 1925
216 ✓	4	April 16, 1925	216 ✓	4	April 16, 1925
219 ✓	4	April 30, 1925	219 ✓	4	April 30, 1925
220 ✓	4	May 14, 1925	220 ✓	4	May 14, 1925
223 ✓	4	May 21, 1925	223 ✓	4	May 21, 1925
224 ✓	4	May 28, 1925	224 ✓	4	May 28, 1925
226 ✓	4	June 4, 1925	226 ✓	4	June 4, 1925
227 ✓	4	June 25, 1925	227 ✓	4	June 25, 1925
230 ✓	4	July 9, 1925	230 ✓	4	July 9, 1925
232 ✓	4	August 6, 1925	232 ✓	4	August 6, 1925
234 ✓	4	August 6, 1925	234 ✓	4	August 6, 1925
235 ✓	4	August 13, 1925	235 ✓	4	August 13, 1925
237 ✓	4	August 27, 1925	237 ✓	4	August 27, 1925
238 ✓	4	September 3, 1925	238 ✓	4	September 3, 1925
240 ✓	4	September 3, 1925	240 ✓	4	September 3, 1925
243 ✓	4	September 10, 1925	243 ✓	4	September 10, 1925
245 ✓	4	September 17, 1925	245 ✓	4	September 17, 1925
246 ✓	4	September 24, 1925	246 ✓	4	September 24, 1925
250 ✓	4	November 5, 1925	250 ✓	4	November 5, 1925
251 ✓	4	November 19, 1925	251 ✓	4	November 19, 1925
252 ✓	4	November 27, 1925	252 ✓	4	November 27, 1925
253 ✓	4	December 10, 1925	253 ✓	4	December 10, 1925
254 ✓	4	December 10, 1925	254 ✓	4	December 10, 1925
256 ✓	4	December 17, 1925	256 ✓	4	December 17, 1925
257 ✓	4	December 24, 1925	257 ✓	4	December 24, 1925
263 ✓	4	January 21, 1926	263 ✓	4	January 21, 1926
266 ✓	4	February 4, 1926	266 ✓	4	February 4, 1926
268 ✓	4	February 11, 1926	268 ✓	4	February 11, 1926
270 ✓	4	February 18, 1926	270 ✓	4	February 18, 1926
272 ✓	4	March 4, 1926	272 ✓	4	March 4, 1926
274 ✓	4	March 4, 1926	274 ✓	4	March 4, 1926
277 ✓	4	March 11, 1926	277 ✓	4	March 11, 1926
278 ✓	4	April 1, 1926	278 ✓	4	April 1, 1926
280 ✓	4	April 15, 1926	280 ✓	4	April 15, 1926
285 ✓	4	May 20, 1926	285 ✓	4	May 20, 1926
289 ✓	4	June 10, 1926	289 ✓	4	June 10, 1926
292 ✓	4	July 1, 1926	292 ✓	4	July 1, 1926
293 ✓	4	July 15, 1926	293 ✓	4	July 15, 1926
298 ✓	4	August 12, 1926	298 ✓	4	August 12, 1926
302 ✓	4	October 14, 1926	302 ✓	4	October 14, 1926
303 ✓	4	November 4, 1926	303 ✓	4	November 4, 1926
309 ✓	4	December 23, 1926	309 ✓	4	December 23, 1926
310 ✓	4	December 23, 1926	310 ✓	4	December 23, 1926
311 ✓	4	December 30, 1926	311 ✓	4	December 30, 1926
314 ✓	4	January 6, 1927	314 ✓	4	January 6, 1927
320 ✓	4	February 10, 1927	320 ✓	4	February 10, 1927
322 ✓	4	February 24, 1927	322 ✓	4	February 24, 1927
326 ✓	4	March 31, 1927	326 ✓	4	March 31, 1927
328 ✓	4	April 14, 1927	328 ✓	4	April 14, 1927
333 ✓	4	June 16, 1927	333 ✓	4	June 16, 1927
336 ✓	4	July 14, 1927	336 ✓	4	July 14, 1927
341 ✓	4	July 28, 1927	341 ✓	4	July 28, 1927
408 ✓	3	October 9, 1919			
433 ✓	3	September 1, 1920			
455 ✓	3	February 8, 1921			
459 ✓	3	April 26, 1921			
36 ✓	4	December 8, 1921			
59 ✓	4	March 23, 1922			
65 ✓	4	April 13, 1922			
115 ✓	4	April 12, 1923			
117 ✓	4	April 19, 1923			
142 ✓	4	January 10, 1924			
150 ✓	4	February 14, 1924			

Ordinance Numbers, viz:	Series Numbers, viz:	Dates of Adoption by Legislative Bodies, viz:
342 ✓	4	August 11, 1927
345 ✓	4	August 25, 1927
350 ✓	4	October 6, 1927
353 ✓	4	November 3, 1927
362 ✓	4	December 15, 1927
368 ✓	4	January 5, 1928
370 ✓	4	January 12, 1928
372 ✓	4	January 26, 1928
374 ✓	4	February 16, 1928
379 ✓	4	March 29, 1928
384 ✓	4	May 10, 1928
408 ✓	4	January 31, 1929
412 ✓	4	April 11, 1929
425 ✓	4	June 20, 1929
433 ✓	4	August 15, 1929
461 ✓	4	March 20, 1930
463 ✓	4	March 27, 1930
465 ✓	4	April 10, 1930
476 ✓	4	July 17, 1930
502 ✓	4	January 29, 1931
533 ✓	4	December 17, 1931
549 ✓	4	May 5, 1932
574 ✓	4	February 2, 1933
581 ✓	4	May 18, 1933
583 ✓	4	June 15, 1933
609 ✓	4	February 15, 1934
618 ✓	4	April 12, 1934
633 ✓	4	August 9, 1934
636 ✓	4	September 6, 1934
661 ✓	4	May 16, 1935
685 ✓	4	December 5, 1935
695 ✓	4	March 12, 1936
699 ✓	4	May 21, 1936
706 ✓	4	August 20, 1936
710 ✓	4	October 1, 1936
716 ✓	4	October 29, 1936
764 ✓	4	December 30, 1937
785 ✓	4	July 22, 1938
818 ✓	4	April 14, 1939
820 ✓	4	April 21, 1939
826 ✓	4	May 26, 1939
827 ✓	4	June 9, 1939
832 ✓	4	July 21, 1939
833 ✓	4	July 21, 1939
839 ✓	4	September 22, 1939
841 ✓	4	October 27, 1939
851 ✓	4	January 12, 1940
852 ✓	4	February 2, 1940
858 ✓	4	April 19, 1940
865 ✓	4	May 3, 1940
868 ✓	4	June 7, 1940
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897 ✓	4	December 13, 1940
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919 ✓	4	June 20, 1941
920 ✓	4	June 27, 1941
921 ✓	4	June 27, 1941
925 ✓	4	August 3, 1941
932 ✓	4	September 26, 1941
935 ✓	4	October 10, 1941
937 ✓	4	October 31, 1941
951 ✓	4	August 14, 1942
962 ✓	4	September 4, 1942
963 ✓	4	September 4, 1942
969 ✓	4	November 6, 1942

34-2. 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 that is now or that may hereafter be had or taken for the violation of the provisions of said ordinances so repealed.

Section No. 35  
Definitions

35-1. For the purpose of this ordinance, certain terms and words in the plural number include the singular and the singular includes the plural; the word "building" includes the word "structure" and the word "shall" is mandatory, and not directory.

35-2. ACCESSORY BUILDING: A subordinate supplemental building or portion of main building, the use of which is purely incidental to that of the main building

35-3. ALLEY: A way which affords only a secondary means of access to abutting property

35-4. APARTMENT HOUSE: See Multiple Dwelling

35-5. AUTOMOBILE COURT: A group of two or more detached or semi-detached buildings containing guest rooms or apartments with automobile storage space serving such rooms or apartments provided in connection therewith, which group is designed, intended or used primarily for the accommodation of automobile travellers, including groups designated as auto cabins, motor lodges, and similar designations.

35-6. AUTO WRECKING YARD: See Junk Yard.

35-7. BASEMENT: A story partly underground and having at least one-half of its height above grade. A basement shall be counted as a story if the vertical distance from grade to ceiling is over five (5) feet or if used for business purposes or for dwelling purposes by other than a janitor or his family.

35-8. BOARDING HOUSE: A building other than a hotel, containing not more than five (5) sleeping rooms, where lodging and/or meals for three or more persons are provided for compensation.

35-9. BUILDING: A structure having a roof supported by columns or walls and when separated by a division wall without openings, each portion of such building shall be deemed a separate building except as provided in Section 21.

35-10. BUILDING HEIGHT OF: The height of a building is the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

35-11. BUNGALOW COURT: See Group Houses.

35-12. BUSINESS: Includes Retail,

Commercial and Heavy Industrial uses in Districts as herein defined.

35-13. **CAMP GROUND:** Land used or intended to be used, let or rented for occupancy by persons travelling by automobile or otherwise, or for occupancy by or of trailers, tents or movable or temporary dwellings, rooms or sleeping quarters of any kind.

35-14. **CELLAR:** A story wholly or partly underground and having more than one-half ( $\frac{1}{2}$ ) of its height below grade. A cellar shall be counted as a story if the vertical distance from grade to the ceiling is over five feet.

35-15. **COURT APARTMENTS:** See Group Houses.

35-16. **DWELLING, DETACHED:** A dwelling which is completely surrounded by open spaces.

35-17. **DWELLING, ONE FAMILY:** A detached building designed for or occupied exclusively by one family.

35-18. **DWELLING, SEMI-DETACHED:** One of two dwellings having a party wall, the pair standing independently of others.

35-19. **DWELLING, TWO FAMILY:** A detached building designed for or occupied exclusively by two families.

35-20. **DWELLING, MULTIPLE:** A building or portion thereof used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartments, apartment hotels and group houses.

35-21. **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.

35-22. **FARMING:** The cultivation of land for the production of vegetables, fruit and other produce.

35-23. **FRONTAGE:** All the property abutting on one side of a street between two intersecting streets, measured along the street line.

35-24. **GARAGE, PRIVATE:** An accessory building with capacity for not more than four (4) self-propelled vehicles for storage only; provided, however, a private garage may exceed a four (4) vehicle capacity if the lot whereon such garage is located contains not less than fifteen hundred (1500) square feet for each vehicle stored. (See definition of Accessory Building.)

35-25. **GARAGE, PUBLIC:** Any premises except those described as a private or storage garage, used for the storage or care of self-propelled vehicles or where any such vehicles are equipped for operation, repaired, or kept for remuneration, hire or sale.

35-26. **GARAGE, STORAGE:** Any premises except those described as a private or public garage, used exclusively for the storage of self-propelled vehicles.

35-27. **GRADE:**

a. For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street.

b. For buildings adjoining more than one street, the average of the elevation of the sidewalk at centers of all walls adjoining street.

c. For buildings having no wall adjoining the street, the average level of the ground (finished surface) adjacent to the exterior walls of the building.

d. All walls approximately parallel to and not more than five (5) feet from a street line are to be considered as adjoining a street.

35-28. **GROUP HOUSES:** A group or row of detached or semi-detached dwellings, facing upon a street or place as defined in this Section, including groups designated as dwelling courts and bungalow courts.

35-29. **HOME OCCUPATION:** Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

35-30. **HOTEL:** A building occupied as the more or less temporary abiding place of individuals who are lodged with or without meals and in which there are six (6) or more sleeping rooms usually occupied singly and no provisions made for cooking in any individual room or apartment.

35-31. **HOUSE TRAILER:** Any vehicle used or designed to be used for living purposes and with its wheels in place.

35-32. **JUNK YARD:** Any space of 200 square feet or more of the area of any lot used for the storage, keeping or abandonment of junk or waste material, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts thereof.

35-33. **LODGING HOUSE:** A building other than a hotel, containing not more than five (5) sleeping rooms, where lodging for three (3) or more persons is provided for compensation.

35-34. **LOT:** Land occupied or capable of being occupied by a building and its accessory buildings, together with such open spaces as are required by this ordinance, having its principal frontage upon a street, officially approved place or public way and when included upon a plat recorded with the County Recorder with a separate and distinct number and dimensions the area and dimensions of said recorded subdivision lot shall be considered as minimums:

a. **CORNER LOT:** A lot situated at the junction of two or more streets and having a width not greater than eighty (80) feet.

b. **INTERIOR LOT:** A lot other than a corner lot.

c. **KEY LOT:** The first lot to the rear of a corner lot, the front line of such key lot fronting upon the side street for such corner lot.

d. **THROUGH LOT:** A lot having frontage on two parallel or approximately parallel streets. The rear line of a lot having frontage on two parallel or approximately parallel streets shall be considered as equal distant from those streets except where the full length or depth of such lot is less than one hundred and twenty-five (125) feet, in which case it shall be deemed one lot.

e. **DEPTH OF LOT:** The mean distance from the street line of the lot to its rear line measured in the mean direction of the side lines of the lot.

f. **WIDTH OF LOT:** The mean width measured at right angles to its depth.

g. **LOT LINES:** The lines bounding a lot as defined herein.

35-35. **MOTEL:** See Hotel.

35-36. **NON-CONFORMING USE:** A building or land occupied by a use that does not conform with the regulations of the use district in which it is situated.

35-37. **PLACE:** An open unoccupied space other than a street or alley permanently reserved as the principal means of access to abutting property.

35-38. **PLANNING COMMISSION:** City Planning Commission or Commission.

35-39. **SECOND HAND MATERIAL YARD:** See Junk Yard.

35-40. **STABLE, PRIVATE:** A stable with capacity for not more than two horses, provided, however, that the capacity of the private stable may be increased, if the premises whereon such stable is located contains an area of not less than 2500 square feet for each horse.

35-41. **STABLE, PUBLIC:** A stable other than a private stable, with a capacity for more than two horses.

35-42. **STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

35-43. **STORY, HALF:** A story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story.

35-44. **STREET:** A public or private thoroughfare which affords principal means of access to abutting property.

35-45. **STREET LINE:** The line of demarcation between a street and land abutting thereon.

35-46. **STRUCTURE:** Anything constructed or erected, the use of which requires more or less permanent location on the ground or attached to something having a permanent location on the ground.

35-47. **STRUCTURAL ALTERATIONS:** Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.

35-48. **YARD:** An open space on the same lot with a building unoccupied and unobstructed from the ground upward except as otherwise provided herein.

a. **YARD, FRONT:** A yard extending across the front of the lot between the inner side yard lines and measured between the front line of the lot and the nearest exterior wall of the building, the front of a bay window, or the front of an enclosed entrance or similar projection, whichever is nearest to the front property line.

b. **YARD, REAR:** A yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the building.

c. **YARD, SIDE:** A yard between the building and the side line of the lot and extending from the street line of the lot to the rear yard.

35-49. **TEA ROOM:** The room of a dwelling where meals are served to guests who have arranged therefor in advance of arrival.

35-50. **TRAILER CAMP:** Any premises occupied by, intended to be used for or designed for occupancy by more than one family living in house trailers.

35-51. **USE:** The purpose for which land or a building thereon is designed, arranged, intended or for which it is or may be occupied or maintained.

a. **USE, ACCESSORY:** A use incidental and accessory to the principal use of a lot or of a building located on the same lot as the accessory use.

b. **USE PERMIT:** A specific permit designating the purpose for which premises or a building may be designed, arranged, occupied, or maintained.

35-52. **WRECKING YARD:** See Junk Yard.

Passed by the City Council on date of December 14, 1943.

Effective date: January 13, 1944.

TOM B. MONK, Mayor.

H. G. Denton, City Clerk.

VARIANCE

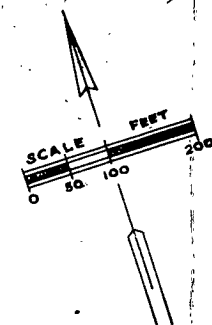
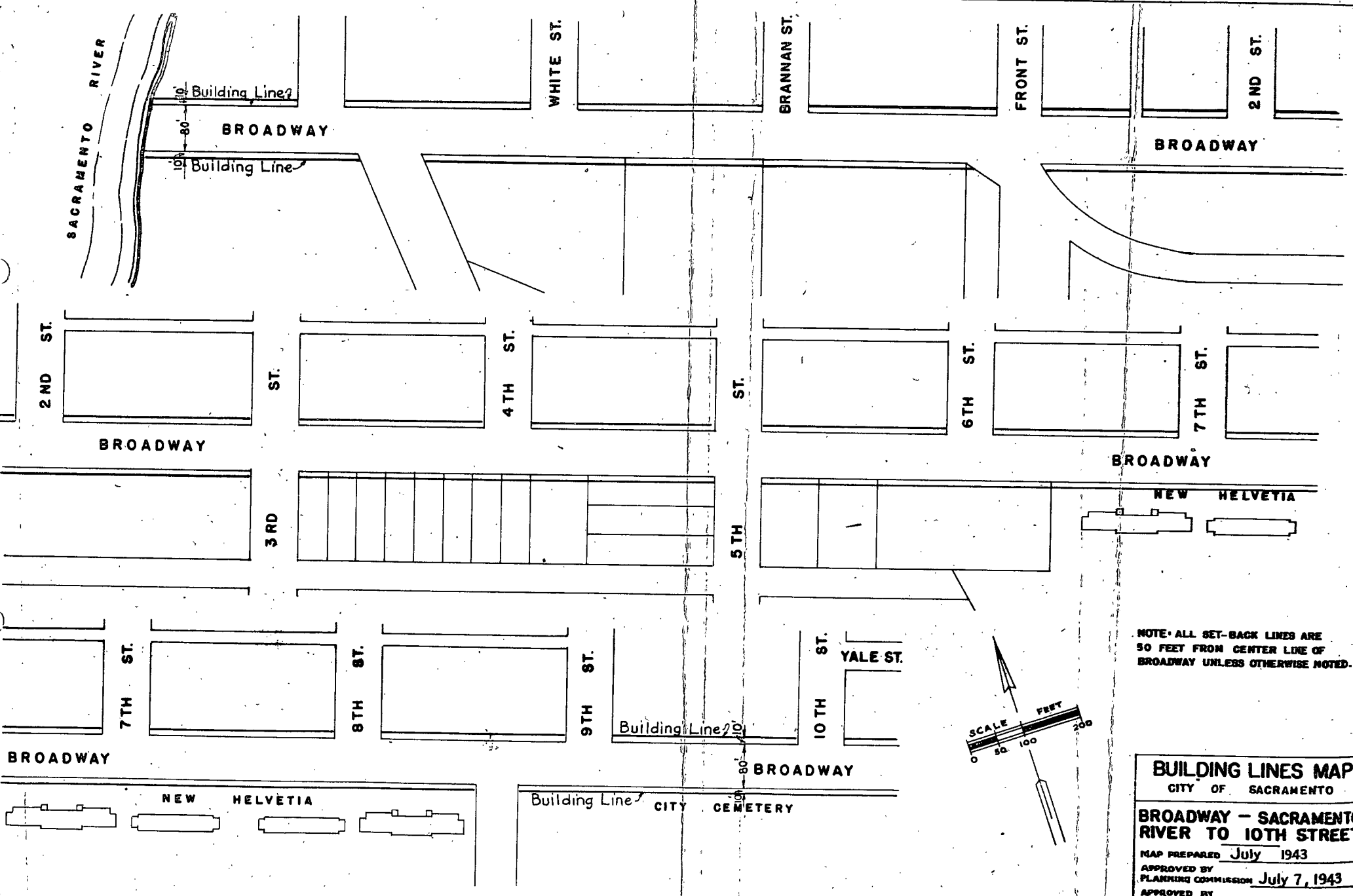
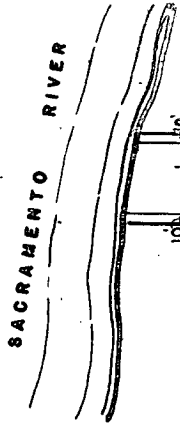
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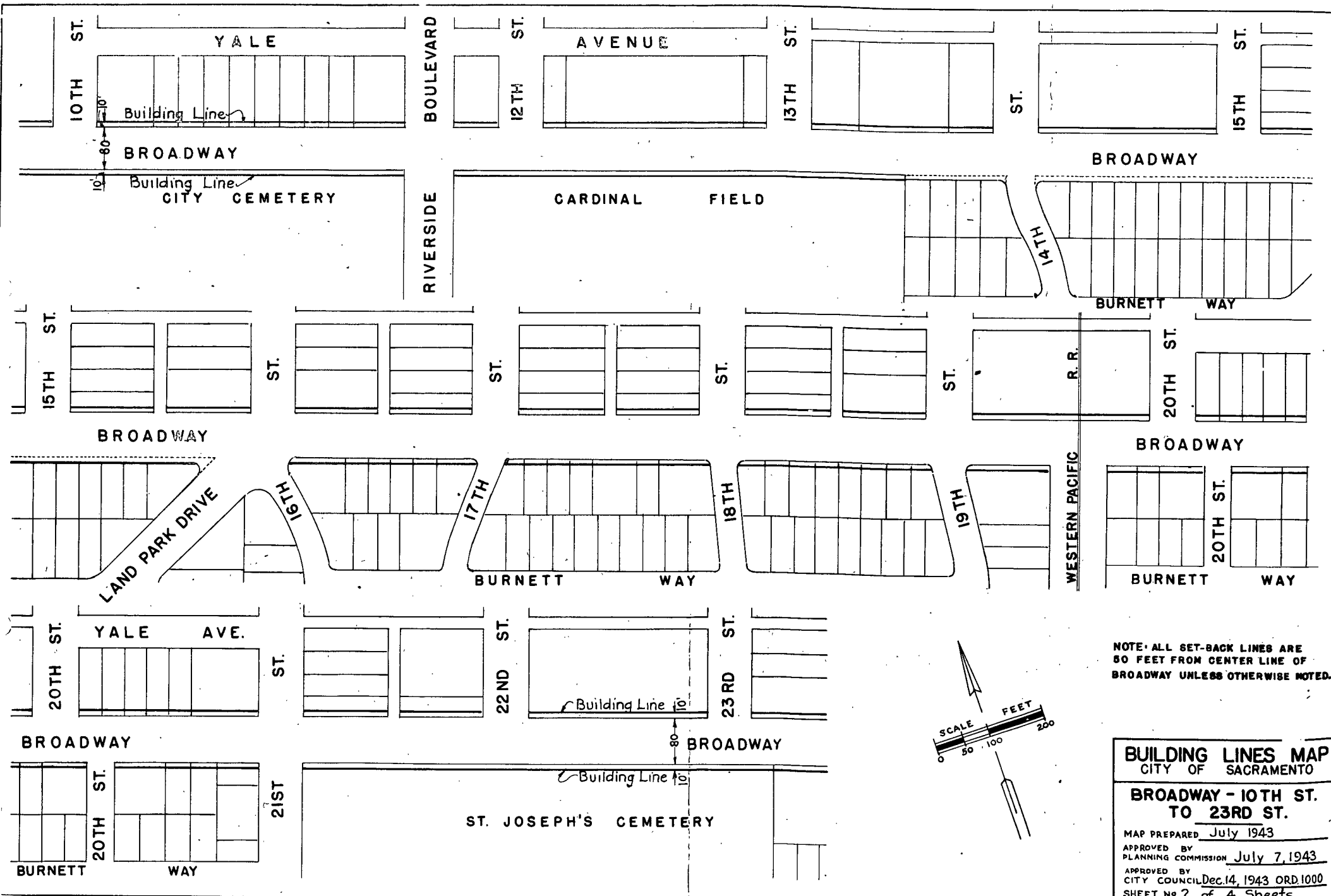
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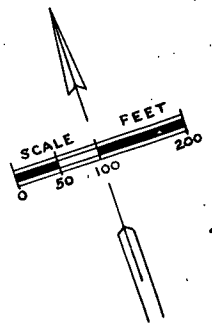
NOTE: ALL SET-BACK LINES ARE 50 FEET FROM CENTER LINE OF BROADWAY UNLESS OTHERWISE NOTED.

**BUILDING LINES MAP**  
CITY OF SACRAMENTO  
**BROADWAY - SACRAMENTO RIVER TO 10TH STREET**  
MAP PREPARED July 1943  
APPROVED BY PLANNING COMMISSION July 7, 1943  
APPROVED BY CITY COUNCIL Dec. 14, 1943. ORD. 1,000  
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NOTE: ALL SET-BACK LINES ARE 50 FEET FROM CENTER LINE OF BROADWAY UNLESS OTHERWISE NOTED.

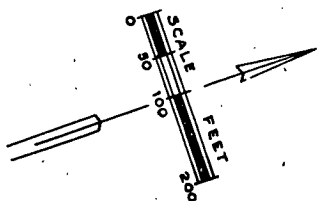
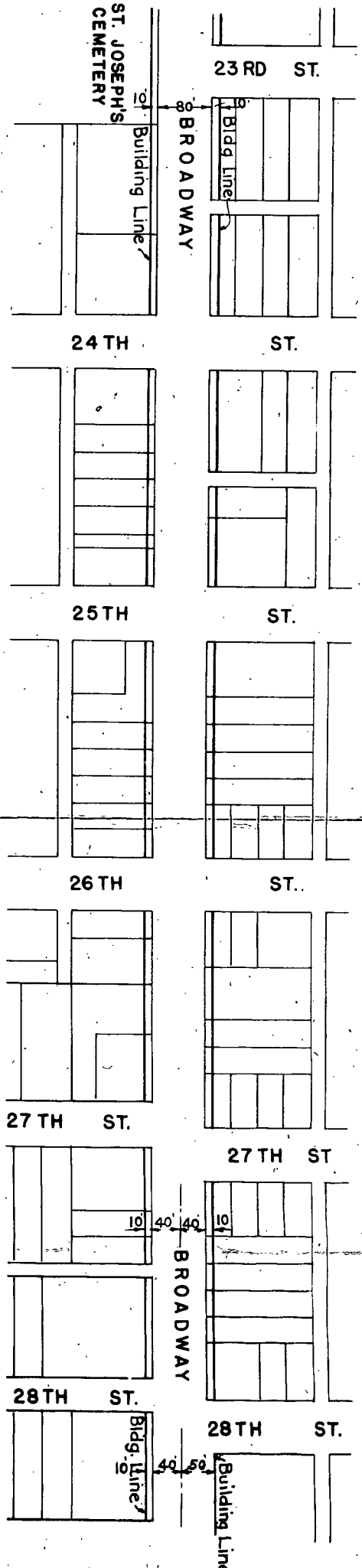
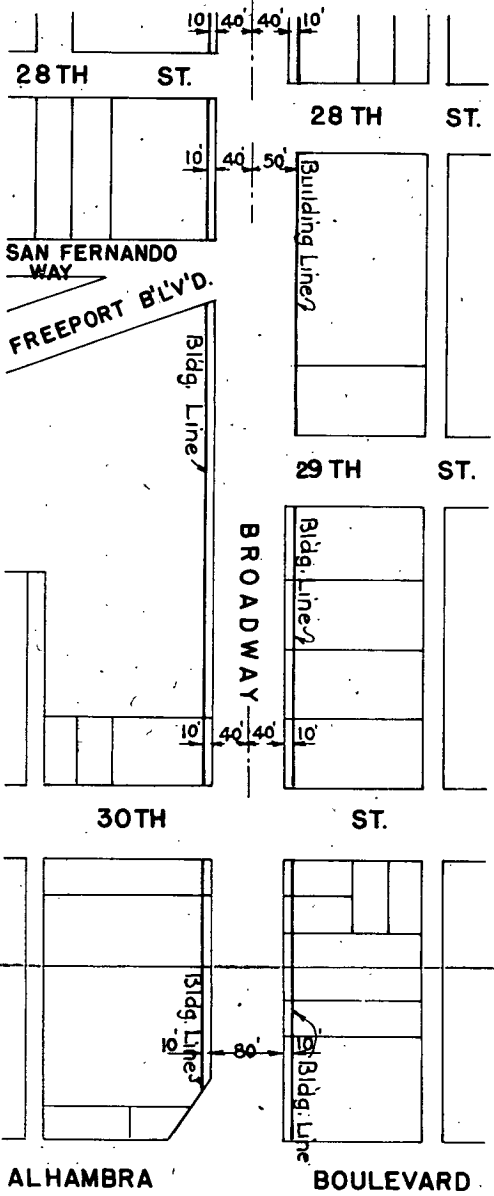


**BUILDING LINES MAP**  
CITY OF SACRAMENTO

**BROADWAY - 10TH ST.  
TO 23RD ST.**

MAP PREPARED July 1943  
APPROVED BY  
PLANNING COMMISSION July 7, 1943  
APPROVED BY  
CITY COUNCIL Dec. 14, 1943 ORD. 1000  
SHEET No 2 of 4 Sheets

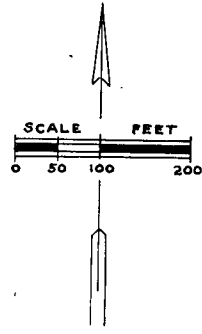
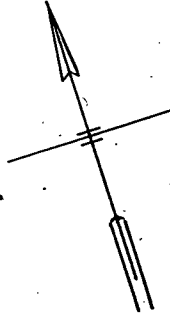
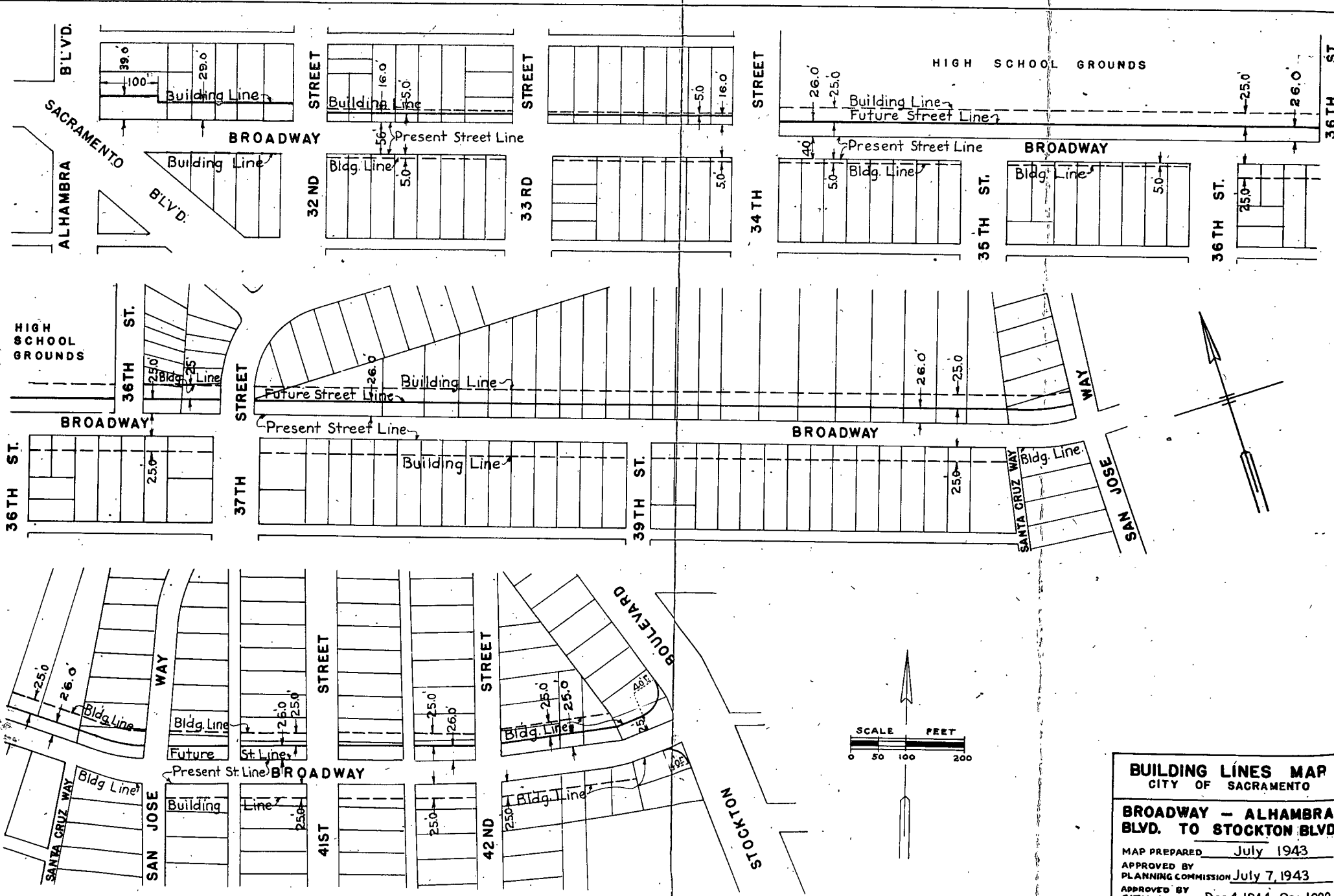
*St. J. C.*



NOTE: ALL SET-BACK LINES ARE 80 FEET FROM CENTER LINE OF BROADWAY UNLESS OTHERWISE NOTED.

**BUILDING LINES MAP**  
 CITY OF SACRAMENTO  
 BROADWAY - 23RD ST. TO ALHAMBRA BOULEVARD  
 MAP PREPARED July 1943  
 APPROVED BY PLANNING COMMISSION July 7, 1943  
 APPROVED BY CITY COUNCIL Dec. 14, 1943 ORD 1000  
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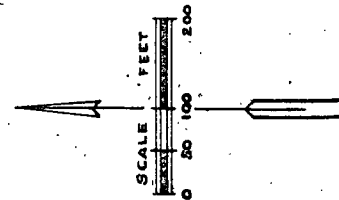
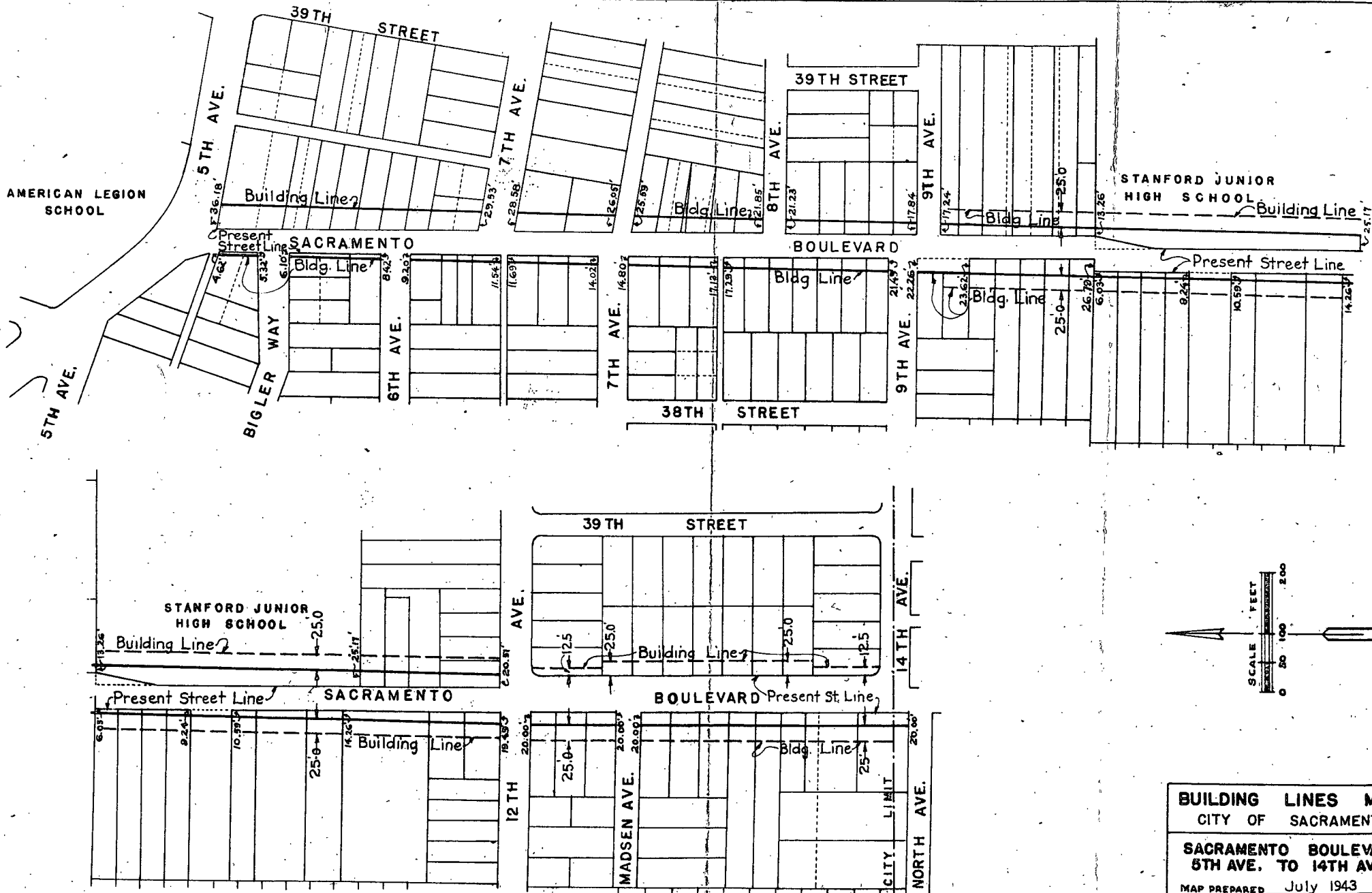


**BUILDING LINES MAP**  
CITY OF SACRAMENTO

**BROADWAY - ALHAMBRA BLVD. TO STOCKTON BLVD.**

MAP PREPARED July 1943  
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**BUILDING LINES MAP**  
CITY OF SACRAMENTO

**SACRAMENTO BOULEVARD**  
5TH AVE. TO 14TH AVE.

MAP PREPARED July 1943  
APPROVED BY PLANNING COMMISSION July 7, 1943  
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