



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

Consent
July 21, 2009

Honorable Mayor and
Members of the City Council

Title: First Round Zoning Code Updates For 2030 General Plan Consistency and Regulatory Improvement Code Changes (M08-051)

Location/Council District: Citywide

Recommendation: 1) Review a **Resolution** determining the project is exempt from environmental review; 2) Review an **Ordinance** amending various sections of Title 17 of the Sacramento City Code (Zoning Code) relating to land use and entitlement processing requirements to create consistency with policies and programs under the 2030 General Plan; 3) Review an **Ordinance** amending section 15.44.020 of Title 15 of the Sacramento City Code (Building Code) relating to demolition of non-historic residential structures; amending various sections of Title 16 of the Sacramento City Code (Subdivision Code) and Title 17 of the Sacramento City Code (Zoning Code) relating to land use entitlement processing; and 4) pass for publication the Ordinance titles as required by Sacramento City Charter 32(c) to be adopted July 28, 2009.

Contact: Sandra Yope, Senior Planner, Community Development (916) 808-7158; and Jim McDonald, AICP, Senior Planner, Community Development (916) 808-5723.

Presenters: Sandra Yope, Senior Planner and Jim McDonald, Senior Planner

Departments: Community Development

Divisions: Current Planning and Long Range Planning

Organization No: 21001221 and 21001222

Description/Analysis:

Issue: With the adoption of the 2030 General Plan, Long Range Planning staff has transitioned to working full time on implementation of the plan. Priority is being given to implementation measures updating the City's zoning ordinance to reflect urban development standards. In establishing the Regulatory Improvement Team, the City Council directed staff to bring forward code changes that promote an appropriate regulatory environment, facilitate and streamline the development process, and create clear and consistent directives.

Staff has prepared two ordinances. The first ordinance amends Title 17, the Zoning Code, and the second ordinance also amends Title 17 as well as Title 16, the Subdivision Code and Title 15, the Building Code. The proposed changes are presented under two categories of change, either General Plan implementation or regulatory improvement.

At this phase of General Plan implementation, the main concern is to begin to bridge the gap between the 2030 General Plan and the Zoning Code. Key issues include the need for increased densities and intensities of development and greater flexibility in mixing land uses. Staff expects to implement a phased approach to updating the Zoning Code over the next few years. Under regulatory improvement, the proposed changes simplify the development process or requirements; eliminate confusing code, correct errors or ensure conformance with state law; and create consistency between processes, requirements, or other codes. The most significant changes include removing the requirement to obtain a Zoning Administrator Special Permit to demolish a residential structure when no other structure is proposed and to eliminate a requirement to have a parking pad outside of the front or street side yard setback areas when an existing residential garage is converted thus allowing the existing driveway to be the parking pad without an entitlement.

Policy Considerations: Updating the zoning ordinance is a Priority Implementation of the 2030 General Plan, and will help to facilitate infill development in key growth areas. The proposed ordinances also are consistent with the Community Development Department's strategic areas to promote an appropriate regulatory environment and streamline the process.

Committee/Commission Action: The proposed code amendments were presented to the Law and Legislation Committee on April 21, 2009. The Committee forwarded the ordinances to Council for approval by a vote of three ayes and one absent. They also directed staff to put in site maintenance requirements into the code for houses being demolished. Part of the requested requirements included fencing and the Police Department wanted fencing as long as it was an open metal fence and not a solid fence for safety and enforcement visibility. The proposed code amendments were presented to the Development Oversight Commission on March 2, 2009 and to the Planning Commission on April 9, 2009.

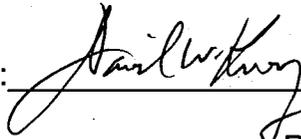
Environmental Considerations: The proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b) (3).

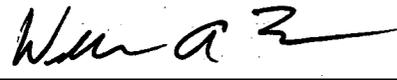
Sustainability Considerations: The zoning code updates foster sustainability by encouraging economic development and infill development within the City. These efforts will bring housing, shopping, and employment opportunities closer together, thereby reducing vehicle trips and greenhouse gas emissions.

Rationale for Recommendation: This is taking the first step towards the 2030 General Plan implementation by streamlining the zoning ordinance. The proposed code amendments will clarify and further streamline entitlement processing by making processes and noticing consistent across all hearing bodies. The proposed amendments also clean up previous errors, omissions, and make code language consistent with previously adopted ordinances.

Financial Considerations: None.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: 
David Kwong
Planning Director

Approved by: 
William Thomas
Director of Community Development

Recommendation Approved:

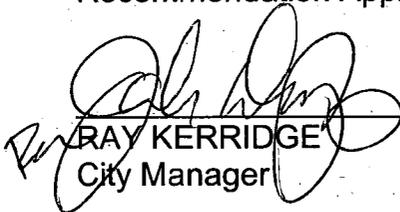

RAY KERRIDGE
City Manager

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Proposed Amendments to the City Code

Staff has prepared two ordinances. The first ordinance amends Title 17, the Zoning Code, and the second ordinance also amends Title 17 as well as Title 16, the Subdivision Code and Title 15, the Building Code. The proposed changes are presented under two categories of change, either general plan implementation or regulatory improvement.

General Plan Implementation: At this phase, the main concern is to begin to bridge the gap between the 2030 General Plan and the Zoning Code, which has not been comprehensively updated in more than forty years. Key issues include the need for increased densities and intensities of development and greater flexibility in mixing land uses. Staff expects to implement a phased approach to updating the Zoning Code over the next few years.

The Zoning Code updates proposed at this time include:

- Increase the maximum density of R-3 from 29 du/ac to 30 du/ac.
- Increase the maximum density of C-2 from 29 du/ac to 36 du/ac while allowing higher densities subject to consistency with the General Plan.
- Streamline ground-floor commercial uses in the OB zone.
- Create a new "R-4A" zone with a maximum density of 110/acre
- Minor edits to the allowed land uses of R-5.
- Add density column to Height and Area Chart for increased clarity.
- Update M-1 Zone to ensure better consistency with Employment Center Low Rise by moving some uses from "By Right" to "Special Permit."

Regulatory Improvement: Under regulatory improvement the changes will be further broken down into three areas. The proposed changes that simplify the development process or requirements are considered streamlining. Those proposed changes that eliminate confusing code, correct errors or ensure conformance with state law are considered clarifying. The final area is uniformity for those changes that create consistency between processes, requirements, or other codes.

Streamlining:

- Eliminate the requirement for a Zoning Administrator Special Permit for demolishing a residential unit when no plans for a future structure are proposed (Section 15.44.020). These permits are always approved and only address keeping the vacant lot free and clear of debris which is already required in other sections of the code. This requirement is found in the Building Code.
- Eliminate the requirement for a subdivision modification associated with a lot line adjustment (lla) or parcel merger (pm) to go before the Subdivision Review Committee (SRC) in the Subdivision Code (Sections 16.52.010 and 16.52.060). There is no longer a hearing associated with a lla/pm as it is now a ministerial

action therefore the proposal is no longer routed as a project that would be taken to SRC. Additionally, it was not a practiced process.

- Eliminate the requirement to have a parking pad outside of the front yard or street side setback for a garage conversion in the Zoning Code (Section 17.24.050). The majority of garage conversions use the existing driveway as the parking area; however, the driveway is usually in a setback requiring a variance to convert a garage.

Clarifying/Administrative Clean-Up Language:

- Correct numerous code section references to reflect previously adopted code changes or additions made to the Zoning Code (Sections 17.20.010, 17.20.030, 17.24.050, 17.60.040, 17.64.080, 17.68.020, 17.68.030, 17.72.030, 17.76.030, 17.76.070, 17.100.030, 17.128.035, 17.172.040, and 17.184.020,).
- Add a statement in the Zoning Code that indicates an applicant's signature on an application attests to the truthfulness of all submitted documents and statements (Section 17.196.010). Provides a clear requirement when enforcement action becomes necessary.
- Add a statement in the Zoning Code that indicates that failure to meet a condition as part of an approved entitlement is considered a violation of the Zoning Code and subject to enforcement (Sections 17.232.010, 17.232.040, and 17.232.050). Provides a clear requirement if enforcement action becomes necessary due to a failure to meet or maintain conditions of approval of a project.

Uniformity:

- Allow residential fence heights along alley ways to be eight feet instead of six feet (Section 17.76.020). Currently, residents that abut other non-residential uses are allowed fence heights up to eight feet. This adds alleys to the list of non-residential uses.
- Changes the noticing requirements for a Home Occupation waiver before the Zoning Administrator to be consistent with all other noticing requirements (Section 17.224.010). This section was missed when all other noticing requirements were made consistent in a previous bundle of code changes.

RESOLUTION NO. 2009-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (M08-051)

BACKGROUND

A. On April 9, 2009, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the **2030 General Plan Zoning Code Consistency Amendments Ordinance** and the **Regulatory Improvement Building, Subdivision, and Zoning Code Amendments Ordinance** (the Project).

B. On June 2, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a) (publication), and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15061(B)(3) of the California Environmental Quality Act Guidelines as follows:

Under section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, an activity is exempt from CEQA when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed ordinances relate to continuing administrative activities relating to the future processing of land use applications, which applications will be subject to independent environmental review. It can be seen with certainty that the proposed ordinances will not themselves have a significant effect on the environment and, therefore, is not subject to CEQA review.

Redlined

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 17.20.010,
17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.60.020,
AND 17.60.030 OF TITLE 17 OF THE SACRAMENTO CITY
CODE (THE ZONING CODE) RELATING TO
IMPLEMENTATION OF THE 2030 GENERAL PLAN**

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

SECTION 1. Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the R-3—Multi-Family Zone to read as follows:

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand ~~four five hundred and fifty~~ (1,450~~500~~) square feet. Maximum density for the R-3 zone is ~~thirty (twenty-nine)~~ (30) (29) dwelling units per acre.

B. Section 17.20.010 is amended to add a description of the R-4A—Multi-Family Zone to read as follows:

R-4A—Multifamily Zone. This is a multi-family zone located generally in urban neighborhoods, corridors, and centers in the Central City or near major transit stops. Minimum land area per unit is three hundred ninety-six (396) square feet. Maximum density for the R-4A zone is one hundred ten (110) units per acre.

C. Except as specifically amended by the amendments to the description of the R-3 Multi-Family Zone and the addition of the description of the R-4A zone, section 17.20.010 remains unchanged and in full force and effect.

SECTION 2. Section 17.24.020 Residential Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.020A is amended to read as set forth in Exhibit 1 to this Ordinance.
- B. Except as specifically amended as set forth in Exhibit 1 to this Ordinance, section 17.24.020 and Table 17.24.020 A shall remain unchanged and in full force and effect.

SECTION 3. Section 17.24.030 Commercial Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.030A is amended to read as set forth in Exhibit 2 to this Ordinance.
- B. Table 17.24.030B is amended to read as set forth in Exhibit 3 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 2 and 3 to this Ordinance, section 17.24.030 and Tables 17.24.030A and 17.24.030B shall remain unchanged and in full force and effect.

SECTION 4. Section 17.24.040 Industrial and Agricultural Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.040A is amended to read as set forth in Exhibit 4 to this Ordinance.
- B. Table 17.24.040B is amended to read as set forth in Exhibit 5 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 4 and 5 to this Ordinance, section 17.24.040 and Tables 17.24.040A and 17.24.040B shall remain unchanged and in full force and effect.

SECTION 5. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Footnote 7 of section 17.24.050 is amended to read as follows:

7. Offices or commercial retail uses are permitted on the , limited only to ground floor of a building are permitted only and may occupy up to a maximum of fifty percent (50%) of the building square footage, subject to granting of a special permit. The residential component of mixed use projects is subject to the following development standards:

- a. **Noise Standards.** The building design of all new residential structures within an area of the city above sixty (60) dB Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

i. All penetrations of interior walls shall include a one-half inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

ii. The roof shall be finished with a minimum seven-sixteenths inch OSB or plywood of equivalent surface weight, minimum thirty (30) lb. felt paper and minimum two hundred forty (240) lb/square foot composition shingles or equivalent.

iii. Skylights shall not be used unless they have an STC rating of twenty-nine (29) or better.

iv. Windows shall have a minimum STC rating of twenty-nine (29).

v. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a twenty-five (25) mile per hour wind per ASTM standards.

vi. Sliding glass doors shall have a minimum STC rating of twenty-nine (29).

vii. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).

viii. Gravity vent openings in attic space shall not exceed code minimum in size and number.

ix. Alternative methods and materials may be used to achieve an interior noise level of forty-five (45) dB Ldn or less, subject to the approval by the environmental coordinator.

B. Footnote 32 of section 17.24.050 is amended to read as follows:

32. Food Store and Convenience Store Restrictions in the R-4A, R-5, RMX, C-1 and C-2-NC Zones.

In the R-4A, R-5, RMX, C-1 and C-2-NC zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to six a.m. to eleven p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a special permit.

C. Footnote 33 of section 17.24.050 is amended to read as follows:

33. ~~Reserved. Restricted Retail Uses in the R-5, RMX and C-1 Zones.~~

~~In the R-5, RMX and C-1 zones, the following retail sales and service establishments are not allowed: auto sales, rental and service; auto paint and repair; equipment, tool sales and rental yard; furniture stores; lumber yard; machine shop, mini-storage; pet shop; printing and blue printing and recreational vehicle storage yard.~~

D. Footnote 47 of section 17.24.050 is amended to read as follows:

47. Fraternity/Sorority House and Dormitory.

Fraternity/sorority house and dormitory uses are allowed subject to a special permit in this zone. A dormitory shall be allowed without a special permit in the R-4, R-4A, R-5 and C-2 zones within the central city, provided the development standards set forth below are met. Fraternity/sorority house and dormitory uses shall meet the following development standards. The planning commission may approve a special permit to modify the following standards for a fraternity/sorority house or a dormitory use.

a. Minimum Room Size. Every room used for sleeping purposes shall have not less than one hundred (100) square feet of floor area. Where more than one person occupies a room used for sleeping, the required floor area shall be increased at the rate of fifty (50) square feet for each occupant in excess of one.

b. Lounge Area. The facility shall provide a common lounge area. The lounge shall be centrally located.

c. On-site Owner/Manager. A property owner or a manager shall reside on the premises.

d. Parking. The facility shall provide one parking space per three occupants.

e. Outdoor Area. The facility shall provide an outdoor patio area which shall not face the street. The size of the outdoor area shall be determined by the planning commission.

E. Footnote 50 of section 17.24.050 is amended to read as follows:

50. Residential Hotel.

A special permit shall be required to establish a residential hotel, also known as a single room occupancy hotel (SRO), in the R-4A, R-5, RMX, R-0, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones. The following standards shall apply for residential hotels (SROs):

a. Minimum Floor Size. Floor size of individual residential hotel units shall be no smaller than one hundred (100) gross square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area. Units accommodating two persons shall be no smaller than one hundred fifty (150) square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area.

b. Occupancy. Residential hotel units shall be occupied by no more than two people, subject to the minimum floor sizes described above.

c. Common Dining, Lounge and Meeting Room Facilities. All residential hotels shall provide one or several common dining, lounge and meeting room facilities. The minimum total amount of common space provided shall be ten (10) square feet per unit with a minimum of one hundred fifty (150) square feet.

d. Density. In the R-4A, R-5, RMX and R-O zones the unit count for a residential hotel shall be governed by the maximum density allowed in that zone or one hundred twenty-five (125) units whichever is less, excluding the manager's quarters. In the C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones, the maximum amount of units in a residential hotel shall not exceed one hundred twenty-five (125); excluding the manager's quarters; however, a special permit may be obtained to exceed the one hundred twenty-five (125) unit maximum.

e. Security. Security shall be provided in residential hotels by means of a separate dead bolt and latch lock.

f. Manager's Office. Residential hotels with twelve (12) or more units shall be required to have an on-site manager in the form of a resident manager or twenty-four (24) hour desk service. An office for the manager shall be provided and shall be located near the entry to the residential hotel and have full view of the entry area.

g. Parking. Off-street parking shall be provided in the ratio of one space for every ten (10) units, plus an additional space designated solely for the manager. Parking requirement waivers may be sought through the standard variance procedure outlined in Chapter 17.216 of this title. All tenant parking is required to be on site.

h. Setbacks, Height Limitations, Landscaping and Signage. Setbacks, height limitations and signage shall be provided as required in other sections of this title.

i. Adhere to Building Code. Applicant shall adhere to all other construction standards for residential hotels of the city building code.

j. Design and Preservation Review. All residential hotels shall be subject to design review under Chapter 17.132, unless the project is otherwise subject to preservation review under Chapter 17.134, prior to issuance of building permits.

F. Footnote 64 of section 17.24.050 is amended to read as follows:

64. Support Commercial Uses in the OB Zone.

This use is permitted as a support commercial use on the ground floor of an office building subject to a zoning administrator's special permit. A maximum of twenty (20) percent of the total square footage of the office buildings or five hundred (500) square feet, whichever is greater, is permitted. No drive-through service facilities or gasoline sales are permitted in conjunction with the support commercial use. Print shops are allowed; however, the use of an ammonia-based blueprint process is prohibited.

G. Except as specifically amended by the amendments to footnotes 7, 32, 33, 47, 50, and 64, section 17.24.050 shall remain unchanged and in full force and effect.

SECTION 6. Section 17.60.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The Basic Height and Area Regulations Chart set out in section 17.60.020 is amended to read as set forth in Exhibit 6 to this Ordinance

B. Except as specifically amended as set forth in Exhibit 6, the Basic Height and Area Regulations Chart set out in section 17.60.020 shall remain unchanged and in full force and effect.

SECTION 7. Section 17.60.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 31 is added to section 17.60.030 to read as follows:

31. Minimum Lot Area per Dwelling Unit/Maximum Density in the C-2 Zone.

The minimum lot area per dwelling unit/maximum density in the C-2 zone shall be as follows:

a. Base minimum lot area per dwelling unit is one thousand two hundred (1,200) square feet (for a maximum density of 36 dwelling units per net acre).

b. The planning commission may approve a reduction in the minimum lot area per dwelling unit to not less than two hundred and ninety (290) square feet (for a maximum density of one hundred and fifty (150) dwelling units per net acre) by approval of a special permit under Chapter 17.212. In approving the special permit, and in addition to the findings required by Chapter 17.212, the planning commission shall find that there will be adequate public infrastructure in place to support the increase in density at the time of occupancy of the development.

B. Except as specifically amended by the amendments to footnote 31, section 17.60.030 shall remain unchanged and in full force and effect.

First Round Zoning Code Updates For 2030 General Plan (M08-051) July 21, 2009

Ordinance No. 2009-XXX Exhibit 1: Table 17.24.020 A--Residential land use chart.

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | O B |
|---|--------|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|--------|
| Accessory dwlg for ag purposes | | | | | | | | | | | | | | | |
| Alternative ownership housing types (townhouse, row house, cluster housing, patio dev't, condo and non-condo housing) | | 8 | 8 | 8 | | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8/69 | 8 | |
| Antenna/communication tower * | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58/69 | 58 | 58/18 |
| Apartments * | | | | | | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 69/75 | 75 | |
| Artist's live/work * | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49/69 | 49 | 49/18 |
| Condominiums, conversion to * | | | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3/69 | 3 | |
| Deep lot development * | | 62 | | | 62 | | | | | | | | | | |
| Dormitory * | | 47 | | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47/69 | 47 | |
| Duplex (attached or detached) * | | 37 | 37 | 27 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1/69 | 1 | |
| Family care facility * | | x | x | x | x | x | x | x | x | x | x | x | 5/69 | x | 5/18 |
| Family day care facility * | | x | x | x | x | x | x | x | x | x | x | x | 69 | x | 18 |
| Family day care home (child care) * | | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42/69 | 42 | 42/18 |
| Franklin Villa community serv'g use | | | | | | | | 74 | | | | | | | |
| Fraternity/sorority * | | 47 | | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47/69 | 47 | |
| Halfplexes * | | 37 | 37 | 27 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | 5/69 | | |
| Home occupation * | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6/69 | 6 | 6 |
| Mobilehome/manufactured home * Used as a single-family dwelling | 26 | 26 | 17 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26/69 | 26 | |
| Mobilehome/manufactured home * Used as watchperson's qtrs | | | | | | | | | | | | | | | |
| Mobilehome park * | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59/69 | 59 | 5/18 |
| Modelhome complex/temporary sales office | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48/69 | | |
| Residential care facility * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | |
| Residential hotel—SRO * | | | | | | | | | | | 50 | 50 | 50/69 | 50 | |
| Rooming and boarding house * | | 2 | 2 | 2 | 2 | 5 | 5 | 5 | 5 | | | | 5/69 | | |
| School—Public or private (K—12) * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Second residential unit * | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | |
| Single-family dwelling * | 26 | 26 | 17 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 5 | 5 | 26/69 | 26 | |
| Temporary residential building | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65/69 | 65 | 65 |
| Temporary residential shelters | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |

First Round Zoning Code Updates For 2030 General Plan (M08-051)

July 21, 2009

Ordinance No. 2009-XXX Exhibit 2: Table 17.24.030 A--Commercial land use chart

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | O B |
|---|-----|-----|-------|-------|-----|-------|-------|-----|-------|-----|-------|------|-------|-----|-------|
| Adult entertainment business* | | | | | | | | | | | | | | | |
| Adult related establishment * | | | | | | | | | | | | | | | |
| Advertising signs and structures | | | | | | | | | | | | | | | |
| Airport * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Alcoholic beverage sales for off-premises consumption | | | | | | | | | | | 7/40 | 7/40 | 40/69 | | |
| Amusement centers—Indoor only | | | | | | | | | | | 7 | 7 | 5/69 | | |
| Amusement center—Outdoor | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Antenna/communication tower * | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58/69 | 58 | 58/18 |
| Appliance repair shop | | | | | | | | | | | 7 | 7 | 69 | | |
| Astrology and related practices * | | | | | | | | | | | 7 | 7 | | | 23/18 |
| Athletic club/fitness center * | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Auto sales (new or used), service, repair, storage, or rental * | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | | 11 | |
| Bakery or bakery goods store | | | | | | | | | | | 7 | 7 | 9/69 | | 64/18 |
| Bank—savings and loan | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Bar, nightclub * | | | | | | | | | | | 7/40 | 7/40 | 40/69 | | 64/18 |
| Barber, beauty shop | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Bed and breakfast inn * | | 28 | | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 29/69 | 28 | |
| Beer and wine sales for off-premises consumption | | | | | | | | | | | 7/40 | 7/40 | 40/69 | | |
| Boat dock/marina—Private | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Building contractor shop | | | | | | | | | | | | | | | |
| Bus/transit terminal, depots, & passenger stations—Public & private * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Bus and other transit vehicle maintenance and storage * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Cabinet shop | | | | | | | | | | | | | | | |
| Cemetery | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Check cashing center* | | | | | | | | | | | | 7/84 | 69/84 | | 18/84 |
| Child care center * | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52/69 | 52 | 51/18 |
| Church and allied facilities | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Cleaning plant, commercial | | | | | | | | | | | | | | | |
| College campus * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| College extension * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Commercial services * | | | | | | | | | | | 7 | 337 | 33/69 | | 18 |
| Community center -Teen, senior public or private | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Convenience market/store * | | | | | | | | | | | 7/32 | 7/32 | 32/69 | | 64/18 |
| Copy shop | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Dance, music, voice, martial arts school * | | | | | | | | | | | | 7 | 69 | | |
| Delivery service | | | | | | | | | | | | | | | |
| Diet center/ tanning center | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Drive-in theater | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Drive-through service facility * | | | | | | | | | | | | | 44/69 | | 44/18 |
| Dry cleaning, laundry agency | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Equipment rental & sales yard | | | | | | | | | | | | | | | |
| Flea market * | | | | | | | | | | | | | | | |
| Florist | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Food store/grocery/deli | | | | | | | | | | | 7/32 | 7/32 | 32/69 | | 64/18 |
| Furniture refinishing | | | | | | | | | | | | | | | |
| Furniture store | | | | | | | | | | | | | | | |
| Golf course or driving range | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Gun/rifle range * | | | | | | | | | | | | | | | |
| Heliport or helistop * | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57/69 | 57 | 57/18 |
| Hotel * | | | | | | | | | | | | | | | |
| Janitorial service company | | | | | | | | | | | | | | | |
| Kennel * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |

Table 17.24.030A (Continued)

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | O B |
|--|--------|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|--------|-------------|---------|-------------|--------|--------|
| Laboratory—Medical, dental, optical | | | | | | | | | | | 14 | 14 | 14/69 | 14 | 18 |
| Laundry, commercial plant | | | | | | | | | | | | | | | |
| Laundromat—Self service cleaner | | | | | | | | | | | 7 | 7 | 69 | | |
| Major medical facility * | | | | | | | | | | | | | | | |
| Medical clinic or office * | | | | | | | | | | | 7 | 7 | 69 | 77 | 18 |
| Mini storage/locker building | | | | | | | | | | | | | | | |
| Mortuary | | | | | | | | | | | | | | | |
| Motel * | | | | | | | | | | | | | | | |
| Non-profit organization—Food prep for off-site consumption * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Non-profit organization—Food storage and distribution * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Non-profit organization—Meal service facility * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Non-residential care facility * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Nursery for plants and flowers | | | | | | | | | | | | | | | |
| Offices | | | | | | | | | | | 7 | 7 | 69 | 77 | 18 |
| Parking lot, garage or facility | | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43/69 | 43 | 43/18 |
| Penal institution | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Pest control company | | | | | | | | | | | | | | | |
| Photographic studio | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Prescription pharmacy, optician | | | | | | | | | | | 14 | 14 | 69 | 14 | 18 |
| Printing and blueprinting | | | | | | | | | | | | | | | 64/18 |
| Produce stand | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Recycling facilities | | | | | | | | | | | | | | | |
| Residential Hotel—SRO * | | | | | | | | | | | 50 | 50 | 50/69 | 50 | |
| Restaurant * | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Retail stores * | | | | | | | | | | | 7 | 7 | 33/69 | | 64/18 |
| RV/Mobilehome sales yard | | | | | | | | | | | | | | | |
| RV storage (commercial) | | | | | | | | | | | | | | | |
| School—Public or private (K—12) * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| School—Vocational * | | | | | | | | | | | | | | | |
| School—Dance/music/art/martial arts * | | | | | | | | | | | 7 | 7 | 69 | | |
| Service Station * | | | | | | | | | | | | | | | |
| Sidewalk cafes | | | | | | | | | | | 55 | 55 | 55/69 | | |
| Sign shop | | | | | | | | | | | | | | | |
| Social club—Public or private | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Social service financial management facility * | | | | | | | | | | | | | | | 5 |
| Somatic practitioner/somatic practitioner establishment * | | | | | | | | | | | 67 | 67 | 67/69 | 67 | 67/18 |
| Sports complex | | | | | | | | | | | | | | | |
| Superstore | | | | | | | | | | | | 7/33/84 | 33/69/84 | | |
| Temporary building | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65/69 | 65 | 65 |
| Temporary commercial use | | | | | | | | | | | | | 83 | 83 | 83 |
| Theater—Movie or stage | | | | | | | | | | | | | | | |
| Tire shop (including recapping) | | | | | | | | | | | | | | | |
| Towing service & vehicle storage yard * | | | | | | | | | | | | | | | |
| Tutoring center * | | | | | | | | | | | 7/68 | 7/68 | 68/69 | 5/68 | 18/68 |
| Veterinarian clinic/hospital | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Wholesale stores and distributors * | | | | | | | | | | | | | | | |

Ordinance No. 2009-XXX Exhibit 3: Table 17.24.030 B--Commercial land use chart

| Use | E C | H C | S C | C 1 | C 2 | C 3 | C 4 | M 1 | M 1 (S) | M 2 | M 2 (S) | M I P | M R D | H | S P X | T C | A | A O S | F | A R P-F |
|---|--------|--------|--------|--------|----------|--------|--------|--------|---------------|--------|---------------|-------------|-------------|----|-------------|--------|-------|-------------|-------|---------------|
| Adult entertainment business* | | | | | 22 | 22 | 22 | 22 | 22/20 | 22 | 22/20 | | | | | | | | 22/20 | |
| Adult related est * | | | | | 24 | 24 | 24 | 24 | 24/20 | 24 | 24/20 | | | | | | | | | |
| Advertising signs | | | | | | | | | | | | | | | | | | | | |
| Airport * | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Alcoholic beverage sales for off-premises cons | 40 | | 40/15 | 40 | 40 | 40 | 40 | 40 | 40/20 | 40 | 40/20 | 40/53 | | | | | | | | |
| Amusement ctr-- Indoor only | | 16 | 15 | 5 | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Amusement ctr-- Outdoor | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Antenna/com tower * | 58/53 | 58/16 | 58/15 | 58 | 58 | 58 | 58 | 58 | 58/20 | 58 | 58/20 | 58/53 | 58/53 | 58 | 58/70 | 58/71 | 58/72 | 58/72 | 58/19 | |
| Appliance repair shop | | | 15 | x | x | x | x | x | 20 | x | 20 | 53 | | | | | | | | |
| Astrology etc. * | | | | | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Athletic club * | 53 | | 15 | x | x | x | x | x | x | x | x | | | | | | | | | |
| Auto sales (new/used), service, repair, storage, rental | 53 | | | | 10/79/80 | 10 | 80 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |
| Bakery | 53 | | 9/15 | 9 | x | x | x | x | 20 | x | 20 | 14/53 | 14/53 | | | | | | | |
| Banks | | | 15 | x | x | x | x | x | 20 | x | 20 | 14/53 | 14/53 | | | | | | | |
| Bar, nightclub * | 40/53 | 40/16 | 40/15 | 40 | 40 | 40 | 40 | 40 | 40/20 | 40 | 40/20 | 40/53 | | | | | | | | |
| Barber, beauty shop | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Bed and breakfast inn * | 53 | | | 29 | 29 | 29 | | | | | | | | | | | | | | |
| Beer and wine sales for off-premises cons | 40 | | 40/15 | 40 | 40 | 40 | 40 | 40 | 40/20 | 40 | 40/20 | 40/53 | | | | | | | | |
| Boat dock/marina | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | | | | | | 5/72 | 5/72 | 5/19 | |
| Bldg contractor shop | | | | | 4 | 4 | x | x | 20 | x | 20 | | | | | | | | | |
| Bus terminal--Public and private * | | 5/16 | 5/15 | 5 | x | x | x | x | 20 | x | 20 | | | | | 5/71 | 5/72 | 5/72 | | |
| Bus et. al. vehicle maintenance & storage * | | 5/16 | 5/15 | 5 | 5 | 5 | x | x | 20 | x | 20 | | | | | 5/71 | 5/72 | 5/72 | | |
| Cabinet shop | | | | | 4 | 4 | x | x | 20 | x | 20 | 53 | | | | | | | | |
| Cemetery | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | | | 5/72 | 5/72 | | |
| Check cashing center* | | | 15/84 | 84 | 84 | 84 | 84 | 84 | 20/84 | 84 | 20/84 | 14/53/84 | 14/53/84 | | | | | | | |
| Child care center * | 51/53 | 52/16 | 51/15 | 51 | 51 | 51 | 52 | 52 | 52/20 | 52 | 52/20 | 52/53 | 52/53 | 51 | 52/70 | 52/71 | 52/72 | | | |
| Church et al. | 5/53 | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Cleaning plant | | | | | 9/80 | 9 | 80 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |
| College campus * | 5/53 | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| College extension * | 53 | | 15 | | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Commercial services * | 53 | | 12/15 | x33 | x12 | x12 | 12 | 12 | 12/20 | 12 | 12/20 | | | | 14/70 | | | | | |
| Community center public or private | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Convenience mkt * | 53 | 34/16 | 34/15 | 32 | 34 | 34 | 34 | 34 | 34/20 | | | | | | | | | | | |
| Copy shop | | | | x | x | x | x | x | 20 | x | 20 | | | | | | 5/72 | | | |
| Dance, etc. school* | | | 15 | 5 | x | x | x | x | 29 | x | 29 | | | | | | | | | |
| Delivery service | | | | | | | 9 | x | 20 | x | 20 | 53 | | | | | | | | |
| Diet center, etc. | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Drive-in theater | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Drive-thru fac * | 44/53 | 44/16 | 44/15 | 44 | 44 | 44 | 44 | 44 | 44/20 | 44 | 44/20 | | | | | | | | | |
| Dry cleaning | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Equipment rental/sales yard | | | | | 10/79/80 | 10 | 10/80 | 10/80 | 10/80 | 10/80 | 10/80 | 10/20/80 | | | | | | | | |
| Flea market * | | | | | 45 | | 45 | 45 | 45/20 | 45 | 45/20 | | | | 45/70 | | | | | |
| Florist | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |

Table 17.24.030B (Continued)

| Use | E C | H C | S C | C 1 | C 2 | C 3 | C 4 | M 1 | M 1 (S) | M 2 | M 2 (S) | M I P | M R D | H | S P X | T C | A | A O S | F | A R P - F |
|--|--------|--------|--------|--------|--------|--------|--------|--------|---------------|--------|---------------|-------------|-------------|----|-------------|--------|-------|-------------|-------|-----------------------|
| Somatic practitioner/somatic practitioner establishment* | 67/53 | 67/16 | 67/15 | 67 | 67 | 67 | 67 | 67 | 67/20 | 67 | 67/20 | | | 67 | | | | | | |
| Sports complex | | | | | | | | | | | | | | | 5/70 | | | | | |
| Superstore | | | 81 | 33/81 | 81 | 81 | 81 | 81 | 20/81 | 81 | 20/81 | | | | | | | | | |
| Temporary building | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65/53 | 65/53 | 65 | 65/70 | 65/71 | 65/72 | 65/72 | 65/19 | 65 |
| Temporary commercial use | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 |
| Theater—Movie or stage | | 73/16 | 73/15 | 73 | 73 | X | 73 | 73 | 73/20 | 73 | 73/20 | | | | 73/70 | | | | | |
| Tire shop | | | | | 4/79 | 4 | x | x | 20 | x | 20 | | | | | | | | | |
| Towing svc & storage yd * | | | | | 38 | 38 | 395 | 539 | 539/20 | 39 | 39/20 | | | | | | | | | |
| Tutoring center * | 53/68 | | 15/68 | 68 | 68 | 68 | 68 | 68 | 68/20 | 68 | 68/20 | 14/68 | 5/68 | | | | | | | |
| Vet clinic/ hospital | 53/60 | 5/16 | 60/15 | 5 | 60 | 5 | 60 | 60 | 60/20 | 60 | 60/20 | 53 | 53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Wholesale stores | 53 | | | | 9 | 9 | 9 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |

Ordinance No. 2009-XXX Exhibit 4: Table 17.24.040 A--Industrial and agricultural land use chart

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | O B |
|---|--------|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|--------|
| Agriculture—General uses | | | | | | | | | | | | | | | |
| Agriculture—No structures | | | | | | | | | | | | | | | |
| Animal or poultry slaughter | | | | | | | | | | | | | | | |
| Antenna/communication tower * | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58/18 |
| Assembly of electrical &/or electronic equipment | | | | | | | | | | | | | | | |
| Assembly of plastic &/or rubber items | | | | | | | | | | | | | | | |
| Auto dismantler * | | | | | | | | | | | | | | | |
| Beverage bottling plant | | | | | | | | | | | | | | | |
| Billboard manufacture | | | | | | | | | | | | | | | |
| Boat building (small) | | | | | | | | | | | | | | | |
| Concrete batch plant | | | | | | | | | | | | | | | |
| Cement or clay products manufacturing | | | | | | | | | | | | | | | |
| Contractor's storage yard | | | | | | | | | | | | | | | |
| Dairy processing plant | | | | | | | | | | | | | | | |
| Electrical transmission facilities | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61/18 |
| Food processing plant | | | | | | | | | | | | | | | |
| Fuel storage yard * | | | | | | | | | | | | | | | |
| Garment shop | | | | | | | | | | | | | | | |
| Hazardous waste facilities * | | | | | | | | | | | | | | | |
| Hog ranch | | | | | | | | | | | | | | | |
| Ice manufacture—Cold storage plant | | | | | | | | | | | | | | | |
| Junk yard * | | | | | | | | | | | | | | | |
| Laboratory—Research, experimental | | | | | | | | | | | | | | | |
| Livestock sales yard | | | | | | | | | | | | | | | |
| Lumber yard—Retail | | | | | | | | | | | | | | | |
| Machine shop | | | | | | | | | | | | | | | |
| Manufacturing, assembly, and treatment of merchandise | | | | | | | | | | | | | | | |
| Mining operations—Surface * | 46 | | | | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | | 46 | 46/18 |
| Monument works, stone | | | | | | | | | | | | | | | |
| Planing mill | | | | | | | | | | | | | | | |
| Public utility yard | | | | | | | | | | | | | | | |
| Railroad ROW, use of | | | | | | | | | | | | | | | |
| Railroad yard or shops | | | | | | | | | | | | | | | |
| Reclamation or disposal operation | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |
| Recycling facilities | | | | | | | | | | | | | | | |
| Riding stables | | | | | | | | | | | | | | | |
| Solid waste landfill | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |
| Solid waste transfer station | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |
| Terminal yard, trucking | | | | | | | | | | | | | | | |
| Truck and tractor repair | | | | | | | | | | | | | | | |
| Warehouse * | | | | | | | | | | | | | | | |
| Wholesale store * | | | | | | | | | | | | | | | |
| Wells, gas or oil | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |

First Round Zoning Code Updates For 2030 General Plan (M08-051) July 21, 2009

Ordinance No. 2009-XXX Exhibit 5: Table 17.24.040 B--Industrial and agricultural land use chart

| Use | E C | H C | S C | C 1 | C 2 | C 3 | C 4 | M 1 | M 2 | M 1 (S) | M 2 (S) | M I P | M R D | H | S P X | T C | A | A O S | F | A R P F |
|--------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------|---------------|-------------|-------------|----|-------------|--------|-------|-------------|-------|------------------|
| Ag—General uses | | | | | | | | | | | | | | | | | x | x | 19 | |
| Ag—No structures | | | | | | | | | | | | | | | | | x | x | 19 | x |
| Animal slaughter | | | | | | | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | | | | 5/72 | 5/72 | 5/19 | |
| Antenna * | | 58/16 | 58/15 | 58 | 58 | 58 | 58 | 58 | 58/20 | 58 | 58/20 | 58/53 | 58/53 | 58 | 58/70 | 58/71 | 58/72 | 59/72 | 58/19 | |
| Assembly—Electrical electronic equip | 53 | | | | | | 9 | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Assembly—Plastic/rubber | 53 | | | | | | 9 | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Auto dismantler * | | | | | | | | 5 | 5/20 | 5 | 5/20 | | | | | | | | | |
| Beverage bottling plant | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Billboard manufacture | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Boat building (small) | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Concrete batch plant | | | | | | | | x5 | 5/20 | x | 20 | | | | | | | | | |
| Cement/clay products | | | | | | | 4 | 4 | 4/20 | x | 20 | 53 | | | | | | | | |
| Contractors storage yd | | | | | | | 5x | x | 20 | x | 20 | | | | | | | | | |
| Dairy processing plant | | | | | | | x5 | x5 | 5/20 | x | 20 | | | | | | | | | |
| Electrical trans fac | 53/61 | 61/16 | 61/15 | 61 | 61 | 61 | 61 | 61 | 61/20 | 61 | 61/20 | 61/53 | 61/53 | 61 | 61/70 | 61/71 | 61/72 | 61/72 | 61 | 61 |
| Food processing plant | | | | | | | | x5 | 5/20 | x | 20 | | | | | | | | | |
| Fuel storage yard * | | | | | | | 82 | 82 | 20/82 | 82 | 20/82 | | | | | | | | | |
| Garment shop | | | | | | | 9 | x | 20 | x | 20 | 53 | | | | | | | | |
| Hazardous waste fac * | | | | | | | | 54 | 54/20 | 54 | 54/20 | | | | | | | | | |
| Hog ranch | | | | | | | | | | | | | | | | | 5/72 | 5/72 | 5/19 | |
| Ice manufacture | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Junk yard * | | | | | | | | 5 | 5/20 | 5 | 5/20 | | | | | | | | | |
| Lab—Research | 53 | | | | | | x | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Livestock sales yard | | | | | | | 5 | 5 | 5/20 | 5 | 5/20 | 53 | 53 | | | | 5/72 | 5/72 | 5/19 | |
| Lumber yard—Retail | | | | | | | 5x | x | 20 | x | 20 | | | | | | | | | |
| Machine shop | | | | | | | x | x | 20 | x | 20 | 53 | | | | | | | | |
| Manufact'g, assembly treatment—Merch | 53 | | | | | | | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Mining operations * | 46/53 | 46/16 | 46/15 | 46 | 46 | 46 | 46 | 46 | 46/20 | 46 | 46/20 | 46/53 | 46/53 | 46 | 46/70 | 46/71 | 46/72 | 46/72 | 46/19 | |
| Monument works, stone | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Planing mill | | | | | | | | x5 | 5/20 | x | 20 | | | | | | | | | |

| | | | | | | | | | | |
|--------------------|--------------|--------|---------|---------|---------|------------|------|------|-----------|------|
| 16.H C | General | 35 ft. | 50 ft. | 15 ft. | 15 ft. | 50 ft. | NA | 40% | NA | NA |
| | Central city | (8) | 50 ft. | 15 ft. | 15 ft. | 50 ft. | NA | (9) | NA | NA |
| 17.S C | General | 35 ft. | 20 ft. | (10) | (11) | 20 ft. | NA | NR | 1,500 | 29.0 |
| | Central city | (8) | 20 ft. | (10) | (11) | 20 ft. | NA | (9) | 1,500 | 29.0 |
| 18.C- 1 | General | (17) | (16) | (16) | (16) | 5 ft. | (25) | (15) | 1,500 | 29.0 |
| | Central city | (8) | (16) | (16) | (16) | 5 ft. | (25) | (9) | 1,500 | 29.0 |
| 19.C- 2 | General | (17) | (16) | (16) | (16) | 5 ft. | (25) | (15) | 1,500(31) | (31) |
| | Central city | (8) | (16/29) | (16/29) | (16/29) | (16/29) | (25) | (9) | (6)(31) | (31) |
| 20.C- 3/ CBD | Central city | (26) | NR | (10) | (11) | NR | (25) | (9) | NR | NR |
| 21.C- 4 | General | 75 ft. | (12) | (10) | (11) | NR | NA | NR | NA | NA |
| | Central city | (18) | NR | (10) | (11) | NR | NA | (18) | (18) | (18) |
| 22.M- 1 | General | 75 ft. | (12) | (10) | (11) | NR | NA | NR | NA | NA |
| | Central city | (18) | NR | (10) | (11) | NR | NA | (18) | (18) | (18) |
| 23.M- 1S | General | 75 ft. | 25 ft. | (10) | (11) | 25 ft. | NA | NR | NA | NA |
| | Central city | (18) | 25 ft. | (10) | (11) | 25 ft. | NA | (18) | (18) | (18) |
| 24.M- 2 | General | 75 ft. | (12) | (10) | (11) | NR | NA | NR | NA | NA |
| | Central city | (18) | NR | (10) | (11) | NR | NA | (18) | (18) | (18) |
| 25.M- 2S | General | 75 ft. | 25 ft. | (10) | (11) | 25 ft. | NA | NR | NA | NA |
| | Central city | (18) | 25 ft. | (10) | (11) | 25 ft. | NA | (18) | (18) | (18) |
| 26.MI P | General | (20) | (20) | (20) | (20) | (20) | NA | (20) | (20) | (20) |
| 27.M RD | General | (22) | (22) | (22) | (22) | (22) | NA | (22) | (22) | (22) |
| 28.H | General | (13) | 25 ft. | (14) | (14) | 25 ft. | NA | NR | NA | NA |
| | Central city | (8) | (1) | (14) | (14) | (14) | NA | (9) | NA | NA |
| 29.S PX | General | (21) | (21) | (21) | (21) | (21) | NA | (21) | (21) | (21) |
| 30.T C | General | (27) | (27) | (27) | (27) | (27) | NA | (27) | (27) | (27) |
| 31.A | General | 50 ft. | (1) | 15 ft. | 10 ft. | 12 1/2 ft. | NA | NR | *5 ac | 0.2 |
| 32.A- OS | General | 50 ft. | 50 ft. | 50 ft. | 25 ft. | 50 ft. | NA | NR | *20 ac | 0.05 |
| 33.F | General | (19) | (19) | (19) | (19) | (19) | NA | (19) | (19) | (19) |

I = Interior lot C = Corner lot NR = No requirement NA = Not applicable * = Unless otherwise noted

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 17.20.010,
17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.60.020,
AND 17.60.030 OF TITLE 17 OF THE SACRAMENTO CITY
CODE (THE ZONING CODE) RELATING TO
IMPLEMENTATION OF THE 2030 GENERAL PLAN**

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

SECTION 1. Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the R-3—Multi-Family Zone to read as follows:

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand four hundred and fifty (1,450) square feet. Maximum density for the R-3 zone is thirty (30) dwelling units per acre.

B. Section 17.20.010 is amended to add a description of the R-4A—Multi-Family Zone to read as follows:

R-4A—Multifamily Zone. This is a multi-family zone located generally in urban neighborhoods, corridors, and centers in the Central City or near major transit stops. Minimum land area per unit is three hundred ninety-six (396) square feet. Maximum density for the R-4A zone is one hundred ten (110) units per acre.

C. Except as specifically amended by the amendments to the description of the R-3 Multi-Family Zone and the addition of the description of the R-4A zone, section 17.20.010 remains unchanged and in full force and effect.

SECTION 2. Section 17.24.020 Residential Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.020A is amended to read as set forth in Exhibit 1 to this Ordinance.
- B. Except as specifically amended as set forth in Exhibit 1 to this Ordinance, section 17.24.020 and Table 17.24.020 A shall remain unchanged and in full force and effect.

SECTION 3. Section 17.24.030 Commercial Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.030A is amended to read as set forth in Exhibit 2 to this Ordinance.
- B. Table 17.24.030B is amended to read as set forth in Exhibit 3 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 2 and 3 to this Ordinance, section 17.24.030 and Tables 17.24.030A and 17.24.030B shall remain unchanged and in full force and effect.

SECTION 4. Section 17.24.040 Industrial and Agricultural Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.040A is amended to read as set forth in Exhibit 4 to this Ordinance.
- B. Table 17.24.040B is amended to read as set forth in Exhibit 5 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 4 and 5 to this Ordinance, section 17.24.040 and Tables 17.24.040A and 17.24.040B shall remain unchanged and in full force and effect.

SECTION 5. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Footnote 7 of section 17.24.050 is amended to read as follows:

7. Offices or commercial retail uses are permitted on the ground floor only and may occupy up to a maximum of fifty percent (50%) of the building square footage, subject to granting of a special permit. The residential component of mixed use projects is subject to the following development standards:

a. Noise Standards. The building design of all new residential structures within an area of the city above sixty (60) dB Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

i. All penetrations of interior walls shall include a one-half inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

ii. The roof shall be finished with a minimum seven-sixteenths inch OSB or plywood of equivalent surface weight, minimum thirty (30) lb. felt paper and minimum two hundred forty (240) lb/square foot composition shingles or equivalent.

iii. Skylights shall not be used unless they have an STC rating of twenty-nine (29) or better.

iv. Windows shall have a minimum STC rating of twenty-nine (29).

v. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a twenty-five (25) mile per hour wind per ASTM standards.

vi. Sliding glass doors shall have a minimum STC rating of twenty-nine (29).

vii. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).

viii. Gravity vent openings in attic space shall not exceed code minimum in size and number.

ix. Alternative methods and materials may be used to achieve an interior noise level of forty-five (45) dB Ldn or less, subject to the approval by the environmental coordinator.

B. Footnote 32 of section 17.24.050 is amended to read as follows:

32. Food Store and Convenience Store Restrictions in the R-4A, R-5, RMX, C-1 and C-2-NC Zones.

In the R-4A, R-5, RMX, C-1 and C-2-NC zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to six a.m. to eleven p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a special permit.

C. Footnote 33 of section 17.24.050 is amended to read as follows:

33. Reserved.

D. Footnote 47 of section 17.24.050 is amended to read as follows:

47. Fraternity/Sorority House and Dormitory.

Fraternity/sorority house and dormitory uses are allowed subject to a special permit in this zone. A dormitory shall be allowed without a special permit in the R-4, R-4A, R-5 and C-2 zones within the central city, provided the development standards set forth below are met. Fraternity/sorority house and dormitory uses shall meet the following development standards. The planning commission may approve a special

permit to modify the following standards for a fraternity/sorority house or a dormitory use.

a. **Minimum Room Size.** Every room used for sleeping purposes shall have not less than one hundred (100) square feet of floor area. Where more than one person occupies a room used for sleeping, the required floor area shall be increased at the rate of fifty (50) square feet for each occupant in excess of one.

b. **Lounge Area.** The facility shall provide a common lounge area. The lounge shall be centrally located.

c. **On-site Owner/Manager.** A property owner or a manager shall reside on the premises.

d. **Parking.** The facility shall provide one parking space per three occupants.

e. **Outdoor Area.** The facility shall provide an outdoor patio area which shall not face the street. The size of the outdoor area shall be determined by the planning commission.

E. Footnote 50 of section 17.24.050 is amended to read as follows:

50. **Residential Hotel.**

A special permit shall be required to establish a residential hotel, also known as a single room occupancy hotel (SRO), in the R-4A, R-5, RMX, R-0, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones. The following standards shall apply for residential hotels (SROs):

a. **Minimum Floor Size.** Floor size of individual residential hotel units shall be no smaller than one hundred (100) gross square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area. Units accommodating two persons shall be no smaller than one hundred fifty (150) square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area.

b. **Occupancy.** Residential hotel units shall be occupied by no more than two people, subject to the minimum floor sizes described above.

c. **Common Dining, Lounge and Meeting Room Facilities.** All residential hotels shall provide one or several common dining, lounge and meeting room facilities. The minimum total amount of common space provided shall be ten (10) square feet per unit with a minimum of one hundred fifty (150) square feet.

d. **Density.** In the R-4A, R-5, RMX and R-O zones the unit count for a residential hotel shall be governed by the maximum density allowed in that zone or one hundred twenty-five (125) units whichever is less, excluding the manager's quarters. In the C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones, the maximum amount of

units in a residential hotel shall not exceed one hundred twenty-five (125), excluding the manager's quarters; however, a special permit may be obtained to exceed the one hundred twenty-five (125) unit maximum.

e. **Security.** Security shall be provided in residential hotels by means of a separate dead bolt and latch lock.

f. **Manager's Office.** Residential hotels with twelve (12) or more units shall be required to have an on-site manager in the form of a resident manager or twenty-four (24) hour desk service. An office for the manager shall be provided and shall be located near the entry to the residential hotel and have full view of the entry area.

g. **Parking.** Off-street parking shall be provided in the ratio of one space for every ten (10) units, plus an additional space designated solely for the manager. Parking requirement waivers may be sought through the standard variance procedure outlined in Chapter 17.216 of this title. All tenant parking is required to be on site.

h. **Setbacks, Height Limitations, Landscaping and Signage.** Setbacks, height limitations and signage shall be provided as required in other sections of this title.

i. **Adhere to Building Code.** Applicant shall adhere to all other construction standards for residential hotels of the city building code.

j. **Design and Preservation Review.** All residential hotels shall be subject to design review under Chapter 17.132, unless the project is otherwise subject to preservation review under Chapter 17.134, prior to issuance of building permits.

F. Footnote 64 of section 17.24.050 is amended to read as follows:

64. **Support Commercial Uses in the OB Zone.**

This use is permitted as a support commercial use on the ground floor of an office building subject to a zoning administrator's special permit. A maximum of twenty (20) percent of the total square footage of the office buildings or five hundred (500) square feet, whichever is greater, is permitted. No drive-through service facilities or gasoline sales are permitted in conjunction with the support commercial use. Print shops are allowed; however, the use of an ammonia-based blueprint process is prohibited.

G. Except as specifically amended by the amendments to footnotes 7, 32, 33, 47, 50, and 64, section 17.24.050 shall remain unchanged and in full force and effect.

SECTION 6. Section 17.60.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The Basic Height and Area Regulations Chart set out in section 17.60.020 is amended to read as set forth in Exhibit 6 to this Ordinance

B. Except as specifically amended as set forth in Exhibit 6, the Basic Height and Area Regulations Chart set out in section 17.60.020 shall remain unchanged and in full force and effect.

SECTION 7. Section 17.60.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 31 is added to section 17.60.030 to read as follows:

31. Minimum Lot Area per Dwelling Unit/Maximum Density in the C-2 Zone.

The minimum lot area per dwelling unit/maximum density in the C-2 zone shall be as follows:

a. Base minimum lot area per dwelling unit is one thousand two hundred (1,200) square feet (for a maximum density of 36 dwelling units per net acre).

b. The planning commission may approve a reduction in the minimum lot area per dwelling unit to not less than two hundred and ninety (290) square feet (for a maximum density of one hundred and fifty (150) dwelling units per net acre) by approval of a special permit under Chapter 17.212. In approving the special permit, and in addition to the findings required by Chapter 17.212, the planning commission shall find that there will be adequate public infrastructure in place to support the increase in density at the time of occupancy of the development.

B. Except as specifically amended by the amendments to footnote 31, section 17.60.030 shall remain unchanged and in full force and effect.

Ordinance No. 2009-XXX Exhibit 1: Table 17.24.020 A--Residential land use chart.

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | O B |
|---|--------|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|--------|
| Accessory dwlg for ag purposes | | | | | | | | | | | | | | | |
| Alternative ownership housing types (townhouse, row house, cluster housing, patio dev't, condo and non-condo housing) | | 8 | 8 | 8 | | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8/69 | 8 | |
| Antenna/communication tower * | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58/69 | 58 | 58/18 |
| Apartments * | | | | | | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 69/75 | 75 | |
| Artist's live/work * | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49 | 49/69 | 49 | 49/18 |
| Condominiums, conversion to * | | | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3/69 | 3 | |
| Deep lot development * | | 62 | | | 62 | | | | | | | | | | |
| Dormitory * | | 47 | | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47/69 | 47 | |
| Duplex (attached or detached) * | | 37 | 37 | 27 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1/69 | 1 | |
| Family care facility * | | x | x | x | x | x | x | x | x | x | x | x | 5/69 | x | 5/18 |
| Family day care facility * | | x | x | x | x | x | x | x | x | x | x | x | 69 | x | 18 |
| Family day care home (child care) * | | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42/69 | 42 | 42/18 |
| Franklin Villa community serv'g use | | | | | | | | 74 | | | | | | | |
| Fraternity/sorority * | | 47 | | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47 | 47/69 | 47 | |
| Halfplexes * | | 37 | 37 | 27 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | 5/69 | | |
| Home occupation * | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6/69 | 6 | 6 |
| Mobilehome/manufactured home * | | | | | | | | | | | | | | | |
| Used as a single-family dwelling | 26 | 26 | 17 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26/69 | 26 | |
| Mobilehome/manufactured home * | | | | | | | | | | | | | | | |
| Used as watchperson's qtrs | | | | | | | | | | | | | | | |
| Mobilehome park * | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59/69 | 59 | 5/18 |
| Modelhome complex/temporary sales office | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48/69 | | |
| Residential care facility * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | |
| Residential hotel—SRO * | | | | | | | | | | | 50 | 50 | 50/69 | 50 | |
| Rooming and boarding house * | | 2 | 2 | 2 | 2 | 5 | 5 | 5 | 5 | | | | 5/69 | | |
| School—Public or private (K—12) * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Second residential unit * | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | |
| Single-family dwelling * | 26 | 26 | 17 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 5 | 5 | 26/69 | 26 | |
| Temporary residential building | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65/69 | 65 | 65 |
| Temporary residential shelters | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |

| | | | | | | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Watchperson's quarters | | | | | | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

First Round Zoning Code Updates For 2030 General Plan (M08-051)

July 21, 2009

Ordinance No. 2009-XXX Exhibit 2: Table 17.24.030 A--Commercial land use chart

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | O B |
|---|--------|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|--------|
| Adult entertainment business* | | | | | | | | | | | | | | | |
| Adult related establishment * | | | | | | | | | | | | | | | |
| Advertising signs and structures | | | | | | | | | | | | | | | |
| Airport * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Alcoholic beverage sales for off-premises consumption | | | | | | | | | | | 7/40 | 7/40 | 40/69 | | |
| Amusement centers—Indoor only | | | | | | | | | | | 7 | 7 | 5/69 | | |
| Amusement center—Outdoor | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Antenna/communication tower * | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58/69 | 58 | 58/18 |
| Appliance repair shop | | | | | | | | | | | 7 | 7 | 69 | | |
| Astrology and related practices * | | | | | | | | | | | 7 | 7 | | | 23/18 |
| Athletic club/fitness center * | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Auto sales (new or used), service, repair, storage, or rental * | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | | 11 | |
| Bakery or bakery goods store | | | | | | | | | | | 7 | 7 | 9/69 | | 64/18 |
| Bank—savings and loan | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Bar, nightclub * | | | | | | | | | | | 7/40 | 7/40 | 40/69 | | 64/18 |
| Barber, beauty shop | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Bed and breakfast inn * | | 28 | | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 29/69 | 28 | |
| Beer and wine sales for off-premises consumption | | | | | | | | | | | 7/40 | 7/40 | 40/69 | | |
| Boat dock/marina—Private | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Building contractor shop | | | | | | | | | | | | | | | |
| Bus/transit terminal, depots, & passenger stations—Public & private * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Bus and other transit vehicle maintenance and storage * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Cabinet shop | | | | | | | | | | | | | | | |
| Cemetery | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Check cashing center* | | | | | | | | | | | | 7/84 | 69/84 | | 18/84 |
| Child care center * | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52/69 | 52 | 51/18 |
| Church and allied facilities | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Cleaning plant, commercial | | | | | | | | | | | | | | | |
| College campus * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| College extension * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Commercial services * | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Community center -Teen, senior public or private | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Convenience market/store * | | | | | | | | | | | 7/32 | 7/32 | 32/69 | | 64/18 |
| Copy shop | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Delivery service | | | | | | | | | | | | | | | |
| Diet center, tanning center | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Drive-in theater | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Drive-through service facility * | | | | | | | | | | | | | 44/69 | | 44/18 |
| Dry cleaning, laundry agency | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Equipment rental & sales yard | | | | | | | | | | | | | | | |
| Flea market * | | | | | | | | | | | | | | | |
| Florist | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Food store/grocery/deli | | | | | | | | | | | 7/32 | 7/32 | 32/69 | | 64/18 |
| Furniture refinishing | | | | | | | | | | | | | | | |
| Furniture store | | | | | | | | | | | | | | | |
| Golf course or driving range | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Gun/rifle range * | | | | | | | | | | | | | | | |
| Heliport or helistop * | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57 | 57/69 | 57 | 57/18 |
| Hotel * | | | | | | | | | | | | | | | |
| Janitorial service company | | | | | | | | | | | | | | | |
| Kennel * | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |

Table 17.24.030A (Continued)

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | O B |
|--|--------|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|--------|
| Laboratory—Medical, dental, optical | | | | | | | | | | | 14 | 14 | 14/69 | 14 | 18 |
| Laundry, commercial plant | | | | | | | | | | | | | | | |
| Laundromat—Self service cleaner | | | | | | | | | | | 7 | 7 | 69 | | |
| Major medical facility * | | | | | | | | | | | | | | | |
| Medical clinic or office * | | | | | | | | | | | 7 | 7 | 69 | 77 | 18 |
| Mini storage/locker building | | | | | | | | | | | | | | | |
| Mortuary | | | | | | | | | | | | | | | |
| Motel * | | | | | | | | | | | | | | | |
| Non-profit organization—Food prep for off-site consumption * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Non-profit organization—Food storage and distribution * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Non-profit organization—Meal service facility * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Non-residential care facility * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Nursery for plants and flowers | | | | | | | | | | | | | | | |
| Offices | | | | | | | | | | | 7 | 7 | 69 | 77 | 18 |
| Parking lot, garage or facility | | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43/69 | 43 | 43/18 |
| Penal institution | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Pest control company | | | | | | | | | | | | | | | |
| Photographic studio | | | | | | | | | | | 7 | 7 | 69 | | 18 |
| Prescription pharmacy, optician | | | | | | | | | | | 14 | 14 | 69 | 14 | 18 |
| Printing and blueprinting | | | | | | | | | | | | | | | 64/18 |
| Produce stand | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Recycling facilities | | | | | | | | | | | | | | | |
| Residential Hotel—SRO * | | | | | | | | | | | 50 | 50 | 50/69 | 50 | |
| Restaurant * | | | | | | | | | | | 7 | 7 | 69 | | 64/18 |
| Retail stores * | | | | | | | | | | | 7 | 7 | /69 | | 64/18 |
| RV/Mobilehome sales yard | | | | | | | | | | | | | | | |
| RV storage (commercial) | | | | | | | | | | | | | | | |
| School—Public or private (K—12) * | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| School—Vocational * | | | | | | | | | | | | | | | |
| School—Dance/music/art/martial arts * | | | | | | | | | | | 7 | 7 | 69 | | |
| Service Station * | | | | | | | | | | | | | | | |
| Sidewalk cafes | | | | | | | | | | | 55 | 55 | 55/69 | | |
| Sign shop | | | | | | | | | | | | | | | |
| Social club—Public or private | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Social service financial management facility * | | | | | | | | | | | | | | | 5 |
| Somatic practitioner/somatic practitioner establishment * | | | | | | | | | | | 67 | 67 | 67/69 | 67 | 67/18 |
| Sports complex | | | | | | | | | | | | | | | |
| Superstore | | | | | | | | | | | | | | | |
| Temporary building | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65/69 | 65 | 65 |
| Temporary commercial use | | | | | | | | | | | | | 83 | 83 | 83 |
| Theater—Movie or stage | | | | | | | | | | | | | | | |
| Tire shop (including recapping) | | | | | | | | | | | | | | | |
| Towing service & vehicle storage yard * | | | | | | | | | | | | | | | |
| Tutoring center * | | | | | | | | | | | 7/68 | 7/68 | 68/69 | 5/68 | 18/68 |
| Veterinarian clinic/hospital | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/69 | 5 | 5/18 |
| Wholesale stores and distributors * | | | | | | | | | | | | | | | |

Ordinance No. 2009-XXX Exhibit 3: Table 17.24.030 B--Commercial land use chart

| Use | E C | H C | S C | C 1 | C 2 | C 3 | C 4 | M 1 | M 1 (S) | M 2 | M 2 (S) | M I P | M R D | H | S P X | T C | A | A O S | F | A R P-F |
|---|--------|--------|--------|--------|------------------|--------|--------|--------|------------------|--------|------------------|--------------|---------------|----|-------------|--------|-------|-------------|-------|---------------|
| Adult entertainment business* | | | | | 22 | 22 | 22 | 22 | 22/20 | 22 | 22/20 | | | | | | | | | |
| Adult related est * | | | | | 24 | 24 | 24 | 24 | 24/20 | 24 | 24/20 | | | | | | | | | |
| Advertising signs | | | | | | | | | | | | | | | | | | | | |
| Airport * | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Alcoholic beverage sales for off-premises cons | 40 | | 40/15 | 40 | 40 | 40 | 40 | 40 | 40/20 | 40 | 40/20 | 40/53 | | | | | | | | |
| Amusement ctr— Indoor only | | 16 | 15 | 5 | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Amusement ctr— Outdoor | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Antenna/com tower * | 58/53 | 58/16 | 58/15 | 58 | 58 | 58 | 58 | 58 | 58/20 | 58 | 58/20 | 58/53 | 58/53 | 58 | 58/70 | 58/71 | 58/72 | 58/72 | 58/19 | |
| Appliance repair shop | | | 15 | x | x | x | x | x | 20 | x | 20 | 53 | | | | | | | | |
| Astrology etc. * | | | | | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Athletic club * | 53 | | 15 | x | x | x | x | x | x | x | x | | | | | | | | | |
| Auto sales (new/used), service, repair, storage, rental | 53 | | | | 10/ 79/ 80 | 10 | 80 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |
| Bakery | 53 | | 9/15 | 9 | x | x | x | x | 20 | x | 20 | 14/53 | 14/53 | | | | | | | |
| Banks | | | 15 | x | x | x | x | x | 20 | x | 20 | 14/53 | 14/53 | | | | | | | |
| Bar, nightclub * | 40/53 | 40/16 | 40/15 | 40 | 40 | 40 | 40 | 40 | 40/20 | 40 | 40/20 | 40/53 | | | | | | | | |
| Barber, beauty shop | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Bed and breakfast inn * | 53 | | | 29 | 29 | 29 | | | | | | | | | | | | | | |
| Beer and wine sales for off-premises cons | 40 | | 40/15 | 40 | 40 | 40 | 40 | 40 | 40/20 | 40 | 40/20 | 40/53 | | | | | | | | |
| Boat dock/marina | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | | | | | | 5/72 | 5/72 | 5/19 | |
| Bldg contractor shop | | | | | 4 | 4 | x | x | 20 | x | 20 | | | | | | | | | |
| Bus terminal—Public and private * | | 5/16 | 5/15 | 5 | x | x | x | x | 20 | x | 20 | | | | | 5/71 | 5/72 | 5/72 | | |
| Bus et. al. vehicle maintenance & storage * | | 5/16 | 5/15 | 5 | 5 | 5 | x | x | 20 | x | 20 | | | | | 5/71 | 5/72 | 5/72 | | |
| Cabinet shop | | | | | 4 | 4 | x | x | 20 | x | 20 | 53 | | | | | | | | |
| Cemetery | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | | | 5/72 | 5/72 | | |
| Check cashing center* | | | 15/84 | 84 | 84 | 84 | 84 | 84 | 20/84 | 84 | 20/84 | 14/53/ 84 | 14/53/ /84 | | | | | | | |
| Child care center * | 51/53 | 52/16 | 51/15 | 51 | 51 | 51 | 52 | 52 | 52/20 | 52 | 52/20 | 52/53 | 52/53 | 51 | 52/70 | 52/71 | 52/72 | | | |
| Church et al. | 5/53 | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Cleaning plant | | | | | 9/80 | 9 | 80 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |
| College campus * | 5/53 | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| College extension * | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Commercial services * | 53 | | 15 | x | x | x | 12 | 12 | 12/20 | 12 | 12/20 | | | | 14/70 | | | | | |
| Community center, public or private. | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Convenience mkt * | 53 | 34/16 | 34/15 | 32 | 34 | 34 | 34 | 34 | 34/20 | | | | | | | | | | | |
| Copy shop | | | | x | x | x | x | x | 20 | x | 20 | | | | | | 5/72 | | | |
| Delivery service | | | | | | | 9 | x | 20 | x | 20 | 53 | | | | | | | | |
| Diet center, etc. | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Drive-in theater | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Drive-thru fac * | 44/53 | 44/16 | 44/15 | 44 | 44 | 44 | 44 | 44 | 44/20 | 44 | 44/20 | | | | | | | | | |
| Dry cleaning | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Equipment rental/sales yard | | | | | 10/ 79/ 80 | 10 | 10/80 | 10/80 | 10/ 20/ 80 | 10/80 | 10/ 20/ 80 | | | | | | | | | |
| Flea market * | | | | | 45 | | 45 | 45 | 45/20 | 45 | 45/20 | | | | 45/70 | | | | | |
| Florist | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Food/grocery/deli | 53 | | 15 | 32 | x | x | x | x | 20 | x | 20 | | | | 14/70 | | | | | |

Table 17.24.030B (Continued)

| Use | E C | H C | S C | C 1 | C 2 | C 3 | C 4 | M 1 | M 1 (S) | M 2 | M 2 (S) | M I P | M R D | H | S P X | T C | A | A O S | F | A R P-F |
|---|--------|--------|--------|--------|--------|--------|--------|--------|---------------|--------|---------------|-------------|-------------|----|-------------|--------|-------|-------------|-------|---------------|
| Furniture refinishing | | | | | 4 | 4 | x | x | 20 | x | 20 | | | | | | | | | |
| Furniture store | | | 15 | | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Golf course or range | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Gun/rifle range * | | | | | | | 66 | 66 | 66 | 66 | 66 | | | | | | | | | |
| Heliport or helistop * | 57/53 | 57/16 | 57/15 | 57 | 57 | 57 | 57 | 57 | 57/20 | 57 | 57/20 | 57/53 | 57/53 | 57 | 57/70 | 57/71 | 57/72 | 57/72 | 57/19 | |
| Hotel * | 53 | 16 | 5/15 | | x | 21 | x | x | 20 | x | 20 | | | | | | | | | |
| Janitorial svc co | | | | | 9 | 9 | x | x | 20 | x | 20 | 53 | | | | | | | | |
| Kennel * | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Laboratory | 53 | | 15 | | x | x | x | x | 20 | x | 20 | 53 | 53 | x | | | | | | |
| Laundry, commercial | | | | | 9/80 | 9 | 80 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |
| Laundromat | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Major medical fac * | | | | | | | | | | | | | | 5 | | | | | | |
| Medical clinic/ofc | 53 | | 15 | x | x | x | 35 | 35 | 35/20 | 35 | 35/20 | | | x | 14/70 | | | | | |
| Mini storage/ locker bldg | 53 | | | | 5/80 | 5 | 36/80 | 36/80 | 20/36/80 | 36/80 | 20/36/80 | 53/80 | | | | | | | | |
| Mortuary | | | | | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Motel * | 53 | 16 | 5/15 | | x | 21 | x | x | 20 | x | 20 | | | | | | | | | |
| Non-profit org— Food prep for off-site con * | | 5/16 | 5/15 | 5 | x | x | x | x | 20 | x | 20 | 5/53 | 5/53 | x | | | | 5/72 | | |
| Non-profit org— Food storage & dist * | | 5/16 | 5/15 | 5 | 9 | 9 | 9 | x | 20 | x | 20 | 5/53 | 5/53 | 5 | | | | 5/72 | | |
| Non-profit org— Meal service facility * | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | | | | 5/72 | | |
| Non-res care fac * | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | | | 5/72 | | |
| Nursery | | | 15 | | 80 | | 80 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |
| Offices | 53 | | 15 | x | x | x | 35 | 35 | 35/20 | 35 | 35/20 | 14/53 | 53 | | 14/70 | | | | | |
| Parking lot, garage | 43/53 | 43/16 | 43/15 | 43 | 43 | 43 | 43 | 43 | 43/20 | 43 | 43/20 | | | | | | | | | |
| Penal institution | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Pest control company | | | | | | | 9 | x | 20 | x | 20 | 53 | | | | | | | | |
| Photographic studio | | | 15 | x | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Prescription, optician | 53 | | 15 | x | x | x | x | x | 20 | x | 20 | | | | 70 | | | | | |
| Printing & blueprinting | 53 | | | | x | x | x | x | 20 | x | 20 | | 53 | | | | | | | |
| Produce stand | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Recycling facilities | | | 41/15 | 41 | 41 | 41 | 41 | 41 | 41/20 | 41 | 41/20 | | | | | | | 41/72 | | |
| Residential hotel— SRO * | | | | 50 | 50 | 50 | 50 | 50 | 50/20 | 50 | 50/20 | | | | | | | | | |
| Restaurant * | 53 | 16 | 15 | x | x | x | x | x | 20 | x | 20 | 53 | 53 | | 14/70 | | | | | 5/19 |
| Retail stores * | 53 | | 15 | x | x | x | 12 | 12 | 12/20 | 12 | 12/20 | | | | 14/70 | | | | | |
| RV/mobilehome sales yard | | | | | 10/79 | 10 | 10 | 10 | 10/20 | 10 | 10/20 | | | | | | | | | |
| RV storage (commercial) | | | | | 79 | | x | x | 20 | x | 20 | | | | | | | | | |
| School (K—12) * | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | | |
| School—Vocational * | 53 | | 15 | | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| School—Dance etc. * | 53 | | 15 | 5 | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Service station | | | | | | | | | | | | | | | | | | | | |
| Sidewalk cafe | 55/53 | | | 55 | 55 | 55 | 55 | 55 | 55 | | | | | | | | | | | |
| Sign shop | | | | | x | x | x | x | 20 | x | 20 | | | | | | | | | |
| Social club | | 5/16 | 5/15 | 5 | 5 | 5 | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Social svc financial mgt* | 5 | | 5 | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | | | | | | | | | |

First Round Zoning Code Updates For 2030 General Plan (M08-051) July 21, 2009

Table 17.24.030B (Continued)

| Use | E C | H C | S C | C 1 | C 2 | C 3 | C 4 | M 1 | M 1 (S) | M 2 | M 2 (S) | M I P | M R D | H | S P X | T C | A | A O S | F | A R P- F |
|--|--------|--------|--------|--------|--------|--------|--------|--------|---------------|--------|---------------|-------------|-------------|----|-------------|--------|-------|-------------|-------|-------------------|
| Somatic practitioner/somatic practitioner establishment* | 67/53 | 67/16 | 67/15 | 67 | 67 | 67 | 67 | 67 | 67/20 | 67 | 67/20 | | | 67 | | | | | | |
| Sports complex | | | | | | | | | | | | | | | 5/70 | | | | | |
| Superstore | | | 81 | /81 | 81 | 81 | 81 | 81 | 20/81 | 81 | 20/81 | | | | | | | | | |
| Temporary building | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65/53 | 65/53 | 65 | 65/70 | 65/71 | 65/72 | 65/72 | 65/19 | 65 |
| Temporary commercial use | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 |
| Theater—Movie or stage | | 73/16 | 73/15 | 73 | 73 | X | 73 | 73 | 73/20 | 73 | 73/20 | | | | 73/70 | | | | | |
| Tire shop | | | | | 4/79 | 4 | x | x | 20 | x | 20 | | | | | | | | | |
| Towing svc & storage yd * | | | | | 38 | 38 | 5 | 5 | 5 | 20 | 39 | 39/20 | | | | | | | | |
| Tutoring center * | 53/68 | | 15/68 | 68 | 68 | 68 | 68 | 68 | 68/20 | 68 | 68/20 | 14/68 | 5/68 | | | | | | | |
| Vet clinic/ hospital | 53/60 | 5/16 | 60/15 | 5 | 60 | 5 | 60 | 60 | 60/20 | 60 | 60/20 | 53 | 53 | 5 | 5/70 | 5/71 | 5/72 | 5/72 | 5/19 | |
| Wholesale stores | 53 | | | | 9 | 9 | 9 | 80 | 20/80 | 80 | 20/80 | | | | | | | | | |

Ordinance No. 2009-XXX Exhibit 4: Table 17.24.040 A--Industrial and agricultural land use chart

| Use | R E | R 1 | R 1 A | R 1 B | R 2 | R 2 A | R 2 B | R 3 | R 3 A | R 4 | R 4 A | R 5 | R M X | R O | R O B |
|---|--------|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|-------------|
| Agriculture—General uses | | | | | | | | | | | | | | | |
| Agriculture—No structures | | | | | | | | | | | | | | | |
| Animal or poultry slaughter | | | | | | | | | | | | | | | |
| Antenna/communication tower * | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58/18 |
| Assembly of electrical &/or electronic equipment | | | | | | | | | | | | | | | |
| Assembly of plastic &/or rubber items | | | | | | | | | | | | | | | |
| Auto dismantler * | | | | | | | | | | | | | | | |
| Beverage bottling plant | | | | | | | | | | | | | | | |
| Billboard manufacture | | | | | | | | | | | | | | | |
| Boat building (small) | | | | | | | | | | | | | | | |
| Concrete batch plant | | | | | | | | | | | | | | | |
| Cement or clay products manufacturing | | | | | | | | | | | | | | | |
| Contractor's storage yard | | | | | | | | | | | | | | | |
| Dairy processing plant | | | | | | | | | | | | | | | |
| Electrical transmission facilities | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61/18 |
| Food processing plant | | | | | | | | | | | | | | | |
| Fuel storage yard * | | | | | | | | | | | | | | | |
| Garment shop | | | | | | | | | | | | | | | |
| Hazardous waste facilities * | | | | | | | | | | | | | | | |
| Hog ranch | | | | | | | | | | | | | | | |
| Ice manufacture—Cold storage plant | | | | | | | | | | | | | | | |
| Junk yard * | | | | | | | | | | | | | | | |
| Laboratory—Research, experimental | | | | | | | | | | | | | | | |
| Livestock sales yard | | | | | | | | | | | | | | | |
| Lumber yard—Retail | | | | | | | | | | | | | | | |
| Machine shop | | | | | | | | | | | | | | | |
| Manufacturing, assembly, and treatment of merchandise | | | | | | | | | | | | | | | |
| Mining operations—Surface * | 46 | | | | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | | 46 | 46/18 |
| Monument works, stone | | | | | | | | | | | | | | | |
| Planing mill | | | | | | | | | | | | | | | |
| Public utility yard | | | | | | | | | | | | | | | |
| Railroad ROW, use of | | | | | | | | | | | | | | | |
| Railroad yard or shops | | | | | | | | | | | | | | | |
| Reclamation or disposal operation | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |
| Recycling facilities | | | | | | | | | | | | | | | |
| Riding stables | | | | | | | | | | | | | | | |
| Solid waste landfill | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |
| Solid waste transfer station | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |
| Terminal yard, trucking | | | | | | | | | | | | | | | |
| Truck and tractor repair | | | | | | | | | | | | | | | |
| Warehouse * | | | | | | | | | | | | | | | |
| Wholesale store * | | | | | | | | | | | | | | | |
| Wells, gas or oil | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5/18 |

Ordinance No. 2009-XXX Exhibit 5: Table 17.24.040 B--Industrial and agricultural land use chart

| Use | E C | H C | S C | C 1 | C 2 | C 3 | C 4 | M 1 | M 2 | M 1 (S) | M 2 (S) | M I P | M R D | H | S P X | T C | A | A O S | F | A R P- F |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------|---------------|-------------|-------------|----|-------------|--------|-------|-------------|-------|-------------------|
| Ag—General uses | | | | | | | | | | | | | | | | | x | x | 19 | |
| Ag—No structures | | | | | | | | | | | | | | | | | x | x | 19 | x |
| Animal slaughter | | | | | | | 5 | 5 | 5/20 | 5 | 5/20 | 5/53 | 5/53 | | | | 5/72 | 5/72 | 5/19 | |
| Antenna * | | 58/16 | 58/15 | 58 | 58 | 58 | 58 | 58 | 58/20 | 58 | 58/20 | 58/53 | 58/53 | 58 | 58/70 | 58/71 | 58/72 | 59/72 | 58/19 | |
| Assembly— Electrical electronic equip | 53 | | | | | | 9 | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Assembly— Plastic/rubber | 53 | | | | | | 9 | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Auto dismantler * | | | | | | | | 5 | 5/20 | 5 | 5/20 | | | | | | | | | |
| Beverage bottling plant | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Billboard manufacture | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Boat building (small) | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Concrete batch plant | | | | | | | | 5 | 5/20 | x | 20 | | | | | | | | | |
| Cement/clay products | | | | | | | 4 | 4 | 4/20 | x | 20 | 53 | | | | | | | | |
| Contractors storage yd | | | | | | | 5 | x | 20 | x | 20 | | | | | | | | | |
| Dairy processing plant | | | | | | | 5 | 5 | 5/20 | x | 20 | | | | | | | | | |
| Electrical trans fac | 53/61 | 61/16 | 61/15 | 61 | 61 | 61 | 61 | 61 | 61/20 | 61 | 61/20 | 61/53 | 61/53 | 61 | 61/70 | 61/71 | 61/72 | 61/72 | 61 | 61 |
| Food processing plant | | | | | | | | 5 | 5/20 | x | 20 | | | | | | | | | |
| Fuel storage yard * | | | | | | | 82 | 82 | 20/82 | 82 | 20/82 | | | | | | | | | |
| Garment shop | | | | | | | 9 | x | 20 | x | 20 | 53 | | | | | | | | |
| Hazardous waste fac * | | | | | | | | 54 | 54/20 | 54 | 54/20 | | | | | | | | | |
| Hog ranch | | | | | | | | | | | | | | | | | 5/72 | 5/72 | 5/19 | |
| Ice manufacture | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Junk yard * | | | | | | | | 5 | 5/20 | 5 | 5/20 | | | | | | | | | |
| Lab— Research | 53 | | | | | | x | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Livestock sales yard | | | | | | | 5 | 5 | 5/20 | 5 | 5/20 | 53 | 53 | | | | 5/72 | 5/72 | 5/19 | |
| Lumber yard—Retail | | | | | | | 5 | x | 20 | x | 20 | | | | | | | | | |
| Machine shop | | | | | | | x | x | 20 | x | 20 | 53 | | | | | | | | |
| Manufact'g, assembly treatment— Merch | 53 | | | | | | | x | 20 | x | 20 | 53 | 53 | | | | | | | |
| Mining operations * | 46/53 | 46/16 | 46/15 | 46 | 46 | 46 | 46 | 46 | 46/20 | 46 | 46/20 | 46/53 | 46/53 | 46 | 46/70 | 46/71 | 46/72 | 46/72 | 46/19 | |
| Monument works, stone | | | | | | | x | x | 20 | x | 20 | | | | | | | | | |
| Planing mill | | | | | | | | 5 | 5/20 | x | 20 | | | | | | | | | |

| | | | | | | | | | | |
|------|-------------------------|----------------|------------------|--------------|--------------|------------------|----------|------------|------------|------------|
| M-1 | General Central city | 75 ft. (18) | (12) NR | (10) (10) | (11) (11) | NR NR | NA NA | NR (18) | NA (18) | NA (18) |
| M-1S | General Central city | 75 ft. (18) | 25 ft. 25 ft. | (10) (10) | (11) (11) | 25 ft. 25 ft. | NA NA | NR (18) | NA (18) | NA (18) |
| M-2 | General Central city | 75 ft. (18) | (12) NR | (10) (10) | (11) (11) | NR NR | NA NA | NR (18) | NA (18) | NA (18) |
| M-2S | General Central city | 75 ft. (18) | 25 ft. 25 ft. | (10) (10) | (11) (11) | 25 ft. 25 ft. | NA NA | NR (18) | NA (18) | NA (18) |
| MIP | General | (20) | (20) | (20) | (20) | (20) | NA | (20) | (20) | (20) |
| MRD | General | (22) | (22) | (22) | (22) | (22) | NA | (22) | (22) | (22) |
| H | General Central city | (13) (8) | 25 ft. (1) | (14) (14) | (14) (14) | 25 ft. (14) | NA NA | NR (9) | NA NA | NA NA |
| SPX | General | (21) | (21) | (21) | (21) | (21) | NA | (21) | (21) | (21) |
| TC | General | (27) | (27) | (27) | (27) | (27) | NA | (27) | (27) | (27) |
| A | General | 50 ft. | (1) | 15 ft. | 10 ft. | 12 1/2 ft. | NA | NR | *5 ac | 0.2 |
| A-OS | General | 50 ft. | 50 ft. | 50 ft. | 25 ft. | 50 ft. | NA | NR | *20 ac | 0.05 |
| F | General | (19) | (19) | (19) | (19) | (19) | NA | (19) | (19) | (19) |

I = Interior lot C = Corner lot NR = No requirement NA = Not applicable * = Unless otherwise noted

Redlined

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTION 15.44.020 OF TITLE 15, SECTIONS 16.52.010 AND 16.52.060 OF TITLE 16, AND SECTIONS 17.20.010, 17.20.030, 17.24.050, 17.60.040, 17.64.080, 17.68.020, 17.68.030, 17.72.030, 17.76.020, 17.76.030, 17.76.070, 17.100.030, 17.128.035, 17.172.010, 17.184.020, 17.196.010, 17.224.010, 17.232.010, 17.232.040, AND 17.232.050 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO REGULATORY IMPROVEMENT AND GENERAL CODE MAINTENANCE (M08-051)

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

SECTION 1. Section 15.44.020 of the Sacramento City Code is amended to read as follows:

15.44.020 Permit required.

A. General Rule.

Prior to commencing any demolition or wrecking work on any building or structure, the wrecker shall obtain a permit from the building official. The building official may require completion of any preparatory work which may be required prior to issuing the permit.

B. Demolition of Historic Resources.

No demolition permit shall be approved for demolition of a historic resource as defined in Chapter 17.134 of this code, except pursuant to the provisions of Chapter 17.134.

C. Demolition of Structures Adjacent to Historic Resources.

No demolition permit shall be issued for demolition of a building which is adjacent to a historic resource as defined in Chapter 17.134 and which the building official has

determined is structurally connected to the historic resource so that the demolition of the adjacent structures presents the potential for substantial damage to, or collapse or demolition of, the historic resource until the building official has consulted with, or made reasonable efforts to consult with, the preservation director and the chairperson of the preservation commission. Prior to issuance of any demolition permit, the building official may require the wrecker to submit a report from a licensed architect or licensed civil or structural engineer or such other reports as the building official deems reasonable and necessary to evaluate the potential impact of demolition of the structure on the adjacent historic resource and to determine the adequacy of the proposed method of demolition in terms of protecting the adjacent historic resource. The building official shall require such a report unless he or she determines that the proposed method of demolition will protect adequately the adjacent historic resource. The building official shall impose such conditions on the demolition permit as he or she determines necessary and appropriate to protect the historic resource. Nothing in this section is intended to affect or interfere with the authority of the building official to order or approve the immediate demolition of a building or structure determined to be immediately dangerous as defined in Section 8.96.120 of this code.

D. Demolition or Move of Nonhistoric Residential Structures.

~~1. General.~~

~~Except as provided below, a non-historic residential structure located within the city may not be demolished or moved unless, acting pursuant to this section, the zoning administrator has issued a residential structure upon issuance of a demolition/building move permit authorizing said demolition or move and subject to the following site maintenance requirements, all of which shall apply for as long as the site remains vacant:~~

~~1. Immediately upon the demolition or removal of the residential structure from the site and clearance of the site under section 15.44.180, the property owner shall install and maintain in good condition a six foot (6') high, chain link fence around the entire perimeter of the property.~~

~~2. The property owner shall conduct an inspection of the site on a monthly basis.~~

~~3. The property owner shall maintain the site free of all weeds and rubbish; junk, as defined in Chapter 8.04; debris; abandoned, wrecked, dismantled or inoperative vehicles; unseaworthy boats and vessels; automotive parts; equipment; appliances; furniture; containers; packing materials; scrap metal; and, except as provided in subsection (D)(4), below, wood and building materials; by promptly removing all of such matter that may exist on the site at the time of the monthly inspection.~~

~~4. The property owner shall not use or allow the site to be used for the parking of vehicles, boats, or vessels; for the deposit or storage of dirt, gravel, concrete, wood, or building and similar materials; or for the deposit or storage of any personal property; provided, that wood and building materials being used, or to be used, for a construction project on the site for which an active building permit is in existence may~~

be stored for as long as is necessary to complete the project expeditiously. Upon expiration or cancellation of the permit, wood and building materials for the project must be immediately removed.

~~2. Exceptions.~~

~~The requirements of this subsection for zoning administrator approval of a residential structure demolition/building move permit shall not apply in the following situations:~~

~~a. Replacement Structure for which a Building Permit has been Issued.~~

~~Where all discretionary entitlements, if any, have been approved for a replacement building or structure to be built on the site of the building or structure proposed for demolition or relocation, and either (i) a building permit and all other necessary permits or entitlements to construct the replacement building or structure have been issued by the building official or designee; or (ii) to the extent permitted by the building code, a building permit for the replacement building or structure has been applied for, and a partial permit, whether a demolition permit, foundation permit or other permit, has been issued by the building official or designee, to authorize one or more initial phases of construction associated with and necessary for the replacement building or structure, a permit to demolish or move the existing building or structure shall be issued by the building official or designee upon receiving written confirmation from the planning director or designee that the replacement building or structure has been approved for the site.~~

~~b. Redevelopment Projects.~~

~~The demolition or relocation of structures required as part of a redevelopment project for which an owner's participation agreement (OPA) or development disposition agreement (DDA) has been approved and executed shall not be subject to the requirement of this section to obtain zoning administrator approval of a residential structure demolition/building move permit.~~

~~c. Demolition of Dangerous or Substandard Structures Undertaken by the City.~~

~~Demolition of dangerous or substandard structures undertaken by the city shall not be subject to the requirement of this section to obtain zoning administrator approval of a residential structure demolition/building move permit.~~

~~d. Demolition of Immediately Dangerous Structures.~~

~~Demolition of immediately dangerous structures shall not be subject to the requirement of this section to obtain zoning administrator approval of a residential structure demolition/building move permit.~~

~~3. Zoning Administrator Approval.~~

~~Except as provided in subsection (D)(2), of this section, zoning administrator approval shall be required for a residential demolition/building move permit.~~

~~4. Procedure Zoning Administrator Approval.~~

~~The application for a residential demolition/building move permit shall be subject to the same procedures governing zoning administrator's special permits as set forth in Chapter 17.212 of Title 17 of the city code.~~

~~5. Authority and Findings.~~

~~The zoning administrator shall have the authority to approve, approve with conditions or deny an application for a residential demolition/building move permit. The zoning administrator may approve an application for a residential demolition/building move permit if the zoning administrator makes one or more of the following findings:~~

~~a. Based upon sufficient evidence, including evidence provided by the applicant, the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value, the costs of rehabilitation to meet the requirements of the building code or other city, state or federal law;~~

~~b. The approval of the permit and subsequent demolition or removal of the residential structure will not (i) cause or contribute further to blight in the neighborhood or otherwise cause a decline in the nature and quality of the neighborhood; and (ii) be detrimental to the public health, safety or welfare; or~~

~~c. The benefits of demolition or removal of the residential structure outweigh any negative impacts or potential negative impacts associated with its demolition or removal.~~

~~In considering whether to approve a residential demolition/building move permit, the zoning administrator shall consider the nature and character of the existing neighborhood, the proximity of vacant lots, vacant buildings, including buildings which are damaged, in poor condition or boarded up, and other conditions of blight or potential blight in the neighborhood for which the permit is sought, the quality, condition and character of the building proposed for demolition or removal, the potential for replacement of the residential structure and the anticipated timing of replacement of the residential structure.~~

~~6. Conditions.~~

~~The zoning administrator shall have the authority to place conditions on the residential demolition/building move permit which are determined to be reasonably necessary to achieve the purposes and intent of this section, including, but not limited to, maintenance, landscaping and fencing requirements, and the establishment of appropriate funding and other mechanisms to ensure compliance with the conditions.~~

~~7. Appeal.~~

~~The decision of the zoning administrator on an application for a residential demolition/move permit shall be subject to appeal to the planning commission in the same manner, and pursuant to the same procedures, as a decision on a zoning administrator's special permit under Chapter 17.200 of Title 17 of the city code.~~

~~8. Definitions.~~

~~The following definitions shall apply to this subsection:~~

~~"Blight" means a combination of vacant lots, vacant or boarded up buildings and buildings in a state of disrepair or deterioration so prevalent and so substantial that it constitutes a serious physical, aesthetic, or economic burden on the neighborhood.~~

~~"Nonhistoric residential structure" means any residential building or structure that is not a historic resource.~~

~~"Residential structure" means a building or structure currently or most recently used for residential purposes.~~

~~9. Other Provisions.~~

~~The requirement for a residential structure demolition/building move permit shall be in addition to the requirements for a moving permit found at Chapter 15.48 of this code; and in addition to any other permit(s) or approval(s) required by provisions of this code, including, but not limited to, the provisions of Chapter 17.132 relating to design review and the provisions of Chapter 17.134 applicable to the demolition or relocation of historic resources and buildings and structures fifty (50) years old or older. Where the preservation commission or preservation director is responsible for approval of one or more entitlements under Chapter 17.134, the preservation commission or preservation director shall hear and decide the application for a residential structure demolition/building permit. The application shall be noticed and heard in the same manner as the other entitlements before the preservation commission or preservation director, and shall be subject to appeal and call-up in the manner specified in Chapters 17.134 and 17.200.~~

SECTION 2. Section 16.52.010 of the Sacramento City Code is amended to read as follows:

Section 16.52.010 Modification authority.

A. The zoning administrator, planning commission or city council may, in accordance with the provisions of this chapter, grant, conditionally grant, or deny requests by a subdivider for modifications to the requirements or standards imposed by these regulations; provided, however, that no modifications may be made to any requirement imposed by the Subdivision Map Act; and further provided, that nothing herein shall be construed as altering or conflicting with the powers and duties of the planning director or planning commission to authorize variances from the regulations

and requirements of the zoning ordinance. The subdivision review committee Modifications may be recommended to the zoning administrator, planning commission or city council by the subdivision review committee modifications relating to tentative maps that are subject to its review and approval. A minor change in the design of a subdivision which is not violative of the requirements or standards imposed by these regulations shall not be deemed to be a "modification" as the term is used herein. Where a modification is sought from the requirements or standards imposed by these regulations, and the same requirement is imposed by the city's zoning ordinance, a separate variance under the zoning ordinance shall not be required.

SECTION 3. Section 16.52.060 is amended as follows:

A. Subsection A of section 16.52.060 is amended to read as follows:

A. Subdivision Review Committee Consideration. Any modification shall be considered by the subdivision review committee shall consider any modification relating to a tentative map that is subject to its review and recommendation under this title, and which shall make a recommendation on the requested modification. A subdivision modification shall be noticed in the same manner as the tentative map application, and shall be considered by the subdivision review committee at the same meeting as it considers the tentative map application. A post-subdivision modification shall be noticed in the same manner as a tentative map over which the planning commission has final authority.

Upon conclusion of the meeting, the subdivision review committee shall within thirty (30) days, or at the time it takes action on the tentative map, make a recommendation to the zoning administrator, planning commission or city council based upon the evidence and testimony produced before it, together with the results of its investigations. If the modification is recommended, a statement of any conditions attached thereto shall be forwarded to the subdivider and to the planning commission or city council. If disapproval is recommended, the subdivider and the planning commission or city council shall be furnished with the statement of reasons for such denial.

B. Except as specifically amended by the amendments to subsection A, section 16.52.060 shall remain unchanged and in full force and effect.

SECTION 4. Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the C-1 Limited Commercial Zone to read as follows:

C-1—Limited Commercial Zone. This is a limited commercial zone which allows certain office, retail stores, and commercial service establishments which are compatible with residential developments. This zone is intended to be applied to small parcels which are surrounded by a residential neighborhood. Any nonresidential development in the C-1 zone that requires a discretionary entitlement shall also be

subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.035(C)180 and as they may be amended from time to time.

B. Section 17.20.010 is amended by amending the description of the C-2 General Commercial Zone to read as follows:

C-2—General Commercial Zone. This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Any nonresidential development in the C-2 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.035(C)180 and as they may be amended from time to time.

C. Except as specifically amended by the amendments to the descriptions of the C-1 Limited Commercial Zone and the C-2 General Commercial Zone, section 17.20.010 remains unchanged and in full force and effect.

SECTION 5. Section 17.20.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.20.030 Special planning districts.

The following special planning districts (SPDs) are discussed in more detail in Chapters 17.92 through 17.130 of this title and are listed here for convenience only:

| | |
|------------------------------------|------------|
| Broadway-Stockton SPD | Ch. 17.94 |
| Central business district SPD | Ch. 17.96 |
| McClellan Heights and Parker Homes | Ch. 17.98 |
| Northgate Boulevard SPD | Ch. 17.100 |
| Alhambra Corridor SPD | Ch. 17.104 |
| Del Paso Boulevard SPD | Ch. 17.108 |
| Del Paso Nuevo SPD | Ch. 17.112 |
| Sacramento Army Depot SPD | Ch. 17.116 |
| Richards Boulevard SPD | Ch. 17.120 |
| Sacramento Railyards SPD | Ch. 17.124 |
| R Street Corridor SPD | Ch. 17.128 |
| Freeport SPD | Ch. 17.130 |

SECTION 6. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 20 of Section 17.24.050 is amended to read as follows:

20. Development in the M-1S and M-2S Zones. All uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a

solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence, or wall extend into said area. All street frontages must have a twenty-five (25) foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be twenty-five (25) feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to twenty-seven (27) feet. A six-inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than fifteen (15) feet from the property line, this curb is not required. If there is less than fifteen (15) feet of turf, this requirement may be modified subject to the review and approval of the public works/development services department.

B. Subsection (g)(iii) of footnote 26 (relating to single-family dwellings) is amended to read as follows:

iii. Conversion or Demolition of an Existing Garage. Conversion of an existing garage to habitable space or demolition of an existing garage is permitted if a carport or an uncovered parking pad can be provided ~~outside the required front or street side yard setbacks. A driveway located in the front or street side yard setback does not comply with this requirement.~~ The carport or uncovered parking pad shall be a minimum of ten (10) feet wide and twenty (20) feet deep. This width may be reduced to eight feet if the existing interior side yard setback between the existing residence and the property line is eight feet. A carport must meet the accessory building regulations in Chapter 17.80 of this title. An uncovered parking pad must meet the surfacing requirements in Section 17.68.020(A) of this title.

C. Subsection (b)(iii) of footnote 76 (relating to residential uses in commercial zones) is amended to read as follows:

iii. The special permit shall be subject to the requirements of Chapter 17.212 and compliance with the noise standards in subsection (a)(i) of this footnote. In granting a special permit for this use, and in addition to the findings required by Chapter 17.212, the planning commission or zoning administrator shall find that the proposed project is compatible with the surrounding neighborhood and is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.035(C)180 and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict.

D. Subsection (a)(i) of footnote 79 (relating to special uses in the C-1 and C-2 zones) is amended to read as follows:

i. That the proposed project is consistent with the commercial corridor design

principles adopted pursuant to Section 17.132.035(C)180 and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

E. Subsection (c)(ii) of footnote 80 (relating to commercial and industrial uses within a quarter mile radius of a light rail transit station) is amended to read as follows:

ii. The design of commercial development conforms to the commercial corridor design principles adopted pursuant to Section 17.132.035C180 and as they may be amended from time to time; provided, that if the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines, and the design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

F. Except as specifically amended by the amendments to footnotes 20, 26, 76, 79, and 80, section 17.24.050 remains unchanged and in full force and effect.

SECTION 7. Section 17.60.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to height and are regulations) is amended as follows:

A. Subsection (E) of Section 17.60.040 is amended to read as follows:

E. Setback Requirements for a Through Lot.

1. On a through lot with depth less than one hundred twenty-five (125) feet, one street frontage can be considered the front of the lot and the other street frontage can be considered the rear of the lot.

2. On a through lot with a depth of one hundred twenty-five (125) feet or more, each street frontage shall be considered a front yard. For R-1 zoned through lots, said lot may have two residences constructed on the lot subject to the following requirements:

a. Said lot may be assumed to be two lots with the rear lines of each approximately equal distant from the front lot lines;

b. Each such lot shall have an area of not less than two thousand five hundred (2,500) square feet;

c. All R-1 zone yard requirements must be met; and

d. Each street shall have public access approved by public worksthe transportation department.

B. Except as specifically amended by the amendment noted above to Subsection (E), Section 17.60.040 shall remain unchanged and in full force and effect.

SECTION 8. Section 17.64.080 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to temporary surface parking lots in the central city) is amended as follows:

A. Subsection (B) of section 17.64.080 is amended to read as follows:

B. Definitions. In addition to the definitions in Chapter 17.16 of this title, the following definitions shall apply for purposes of this section:

“Parking high need area” means areas where the on-street parking is occupied at eight-five (85) percent or greater as determined by the parking manager under subsection ~~FE~~ of this section.

B. Except as specifically amended by the amendments to subsection B, section 17.64.080 remains unchanged and in full force and effect.

SECTION 9. Section 17.68.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.68.020 Paving requirements.

Paving is required for all storage and service areas, as well as off-street parking, driveways, maneuvering areas and loading areas for vehicles, including service stations and auto sales. Unpaved areas shall not be used for storage, vehicle parking, driving or maneuvering. Unpaved areas adjacent to paved areas shall be made inaccessible by a barrier, such as concrete curbs, bollards or fencing.

A. Surface Requirements. Surfacing shall consist of asphaltic concrete or portland cement concrete paving. ~~The proposed pavement thickness, together with supporting calculations shall be submitted to the department of public works by a qualified consultant for approval.~~ Paving shall include driveways from facility to the edge of public right-of-way paving. Provided, however, that a maximum of two feet of any parking stall depth, as specified in the charts included in Section 17.64.030(F) ~~of this title~~, may be unpaved if such area is landscaped and a six-inch-high and -thick raised front bumper curb separates the landscaped and paved portions of the parking stall.

B. Alternate Paving. Alternate paving, such as pavers, cobblestone, turfblock, or similar treatments, requires review and approval by the ~~planning director, public works department, of transportation~~ and fire department. Surfaces with alternate paving treatments are included as paved area.

C. Drainage. Drainage is required for all surfaced areas in accordance with specifications established by the city engineer.

SECTION 10. Section 17.68.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to other site requirements) is amended as follows:

A. Subsection (D) of Section 17.68.030 is amended to read as follows:

D. Private Street Conditions. Approval of any private street shall be based on compliance with the following conditions to the city's satisfaction:

1. ~~The private streets are developed to city street standards; plans and improvements to be approved by the public works director.~~

2. Adequate access shall be provided to accommodate public service and emergency vehicles.

3. Easements shall be provided as deemed necessary.

4. The entrances to private streets shall be constructed in a manner to clearly identify that the streets are private.

5. Any landscaping located in a public right-of-way as part of the project shall be maintained by a homeowners' association. ~~Landscape plans shall be approved by the city~~ landscape architect.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.68.030 shall remain unchanged and in full force and effect.

SECTION 11. Section 17.72.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to recycling volume requirements) is amended as follows:

A. Section 5 of the table set out in section 17.72.030 is amended to read as follows:

| | | |
|----------------------------|---|--|
| 5. Hospital/medical clinic | none except cafeteria (subsection (2)(b)) of this table and vending machines (Section 17.32.060(A) 17.72.060(A) of this chapter) | metal, glass, plastics, corrugated cardboard (OCC) |
|----------------------------|---|--|

B. Except as specifically amended by the amendment to section 5 of the table, section 17.72.030 shall remain unchanged and in full force and effect.

SECTION 12. Section 17.76.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in residential developments) is amended as follows:

A. Subsection D of section 17.76.020 is amended to read as follows:

D. ~~Parcels Abutting Nonresidential Uses. Notwithstanding the provisions of subsection B of this section, walls or fences not exceeding eight feet in height may be placed along the a rear and or interior side property line if the residence that abuts a school, park, alley, or other nonresidential use.~~

B. Except as specifically amended by the amendment to subsection D, section 17.76.020 shall remain unchanged and in full force and effect.

SECTION 13. Section 17.76.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in non-residential developments) is amended as follows:

A. Subsection (C) of section 17.76.030 is amended to read as follows:

C. **Concertina Wire, Barbed Wire.** Concertina wire, serpentine wire, barbed wire, razor wire and other similar fencing materials capable of inflicting significant physical injury shall be permitted on non-residential uses subject to all of the following requirements:

1. These materials may be used only at heights of six feet or more, except that ~~one strand may be installed inside a fence near its base. The zoning administrator shall have the authority to grant a special permit to allow these materials at lower heights in accordance with the requirements of Chapter 17.424212.~~ In granting a special permit for the fence, and in addition to the findings required by Chapter 17.424212, the zoning administrator shall find that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way.

2. In the C-1 and C-2 zones, fencing made in whole or in part of these materials are prohibited along the front and street side property lines and within the front and street side yard setback areas, but may be located along the rear or interior side property lines or within the rear or interior side setback areas with a zoning administrator's special permit issued subject to the requirements of and in accordance with Chapter 17.424212.

3. These regulations shall not apply to fencing required by court order.

B. Except as specifically amended by the amendment to subsection (C), section 17.76.030 shall remain unchanged and in full force and effect.

SECTION 14. Section 17.76.070 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the special permit procedure for gated developments) is amended as follows:

A. Subsection (B) of Section 17.76.070 is amended to read as follows:

B. Standards. The following standards shall be used by the planning commission in analyzing the design of gated developments. Deviation from these standards shall require a variance pursuant to Chapter 17.216 of this title in addition to the special permit.

1. Design and location of gates shall be consistent with Chapter 12.40 of this code, relating to streets and sidewalks.

2. Gated entrances shall be designed to allow vehicles to turn around within the driveway, without backing into the adjacent street (except on minor local streets).

3. Gates shall be designed to provide twenty-four (24) hour access by authorized maintenance and service providers (such as ~~public works, utilities, mail and~~ parcel delivery, and cable).

4. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, ~~public works and transportation, and utilities~~ departments.

5. One pedestrian access gate shall be provided at each gated driveway entrance.

6. "Anti-directional" devices (i.e., metal spikes that can cause tire damage) at entrances and exits are prohibited.

7. Covenants, conditions and restrictions (CC&Rs) shall be established and recorded for the gated development. The CC&Rs shall identify, and at all times keep in effect, a legal entity responsible for maintaining the gates and associated features.

B. Except as specifically amended by the amendment noted above to Subsection (B), Section 17.76.070 shall remain unchanged and in full force and effect.

SECTION 15. Section 17.100.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the Northgate Boulevard Special Planning District) is amended as follows:

A. Subsection (A)(2)(a) of section 17.100.030 is amended to read as follows:

a. The design of the proposed commercial or office development conforms to the commercial corridor design principles adopted under Section 17.132.035~~(C)~~180 as they may be amended from time to time. The commercial corridor design principles shall be applied in addition to the design guidelines applicable under Chapter 17.132 Design Review. In the event of a conflict, the design guidelines applicable under Chapter 17.132 shall take precedence over the commercial corridor design principles.

B. Except as specifically amended by the amendment to subsection (A)(2)(a), section 17.100.030 shall remain unchanged and in full force and effect.

SECTION 16. Section 17.128.035 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the R Street Corridor Special Planning District) is amended to read as follows:

A. Footnote (a) set forth in subsection (B) of section 17.128.035 is amended to read as follows:

a. The maximum height in the C-2 zone at this location is forty-five (45) feet, except the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.424212 to allow additional height up to a maximum height of seventy-five (75) feet for buildings located within six hundred sixty (660) feet of a light rail station. For purposes of this subsection, the distance between the building and the light rail station means the distance between the center of the main entrance to the building and the center of the nearest platform of the light rail station.

B. Except as specifically amended by the amendment to footnote (a) of subsection (B), section 17.128.035 shall remain unchanged and in full force and effect.

SECTION 17. Section 17.172.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the MC Overlay zone) is amended as follows:

A. Subsection (D) of Section 17.172.040 is amended to read as follows:

D. Parking Lots. Parking lots to serve businesses may not have frontage on J Street, unless the ~~public works director~~city manager or city manager's designee makes a finding of no other feasible option. The zoning administrator or planning commission may opt to waive or reduce parking rather than have parking frontage on J Street.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.172.040 shall remain unchanged and in full force and effect.

SECTION 18. Section 17.184.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the TSM Program) is amended as follows:

A. The definition of "traffic engineer" in section 17.184.020 is amended to read as follows:

"Traffic engineer" means the person designated by the director of ~~public work~~transportation with the responsibility for the implementation of the TSM ordinance.

B. Except as specifically amended by the amendment noted above to definition of "traffic engineer," Section 17.184.020 shall remain unchanged and in full force and effect.

SECTION 19. Section 17.196.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.196.010 Submittal of applications.

A. All applications for entitlements described in this title shall be in writing and shall be filed in the neighborhoods, planning and development services department upon forms provided by the city.

B. Each application shall be accompanied by appropriate fees, plans, specifications and other information required by the planning director. Any application relating to the use of a specific parcel of property shall include a description of the present use and all existing trees and other natural features. The commission or council may, by resolution, specify information to be included with applications for particular types of projects.

C. The applicant shall attest by signature on the application that all submitted statements and documents are truthful.

SECTION 20. Section 17.224.010 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to home occupation permits) is amended as follows:

A. Subsection (D)(2) of section 17.224.010 is amended to read as follows:

~~2. Notice of the hearing at which the issuance of the home occupation permit is considered by the zoning administrator shall be as follows:~~

~~a. At least one public hearing shall be held on an application to the zoning administrator for a discretionary home occupation permit under this subsection D. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of Chapter 17.200 of this title. Notice of the hearing shall be given by posting and by mail pursuant to subsections (C)(2)(b) and (c) of Section 17.200.010.~~

~~a. By posting on the property for a period of seven days immediately prior to the date of the hearing.~~

~~b. All owners of property located within a radius of one hundred (100) feet from the property involved in the proceedings.~~

~~c. In writing to the person initiating the hearing.~~

B. Except as specifically amended by the amendment to subsection (D)(2), section 17.224.010 shall remain unchanged and in full force and effect.

SECTION 21. Section 17.232.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.010 Enforcement.

It shall be the duty of the building official to enforce any portion of this title relative to building construction and it shall be the duty of the planning director to enforce all other provisions of this title. No oversight or dereliction on the part of the building official or planning director or any authorized assistants of any official, or employee of the city, vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive, or excuse the violation of any provisions of this ordinance title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title. No permit or license for any use, building or purpose shall be issued by an official or employee of the city if the same would be in conflict with the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title now in force referring to this title. Any permit or license so issued shall be null and void.

SECTION 22. Section 17.232.040 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.040 Violation is a public nuisance.

In the event any person, firm, or corporation should use, erect, construct, move or alter any property, building or structure or permit any of the foregoing in violation of the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title, the same is declared a public nuisance and the city attorney is authorized to bring and prosecute an action in any court of competent jurisdiction to enjoin such person, firm or corporation from continuing or permitting such use, erection, construction, moving or altering, or if such use, erection, construction, moving or alteration is being, or has been accomplished, the city attorney is authorized to institute and maintain an action to enjoin such person, firm or corporation from maintaining or permitting the maintaining of same.

SECTION 23. Section 17.232.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.050 Penalty.

A. Any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title shall be guilty of a misdemeanor. 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 title is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

B. Notwithstanding subsection A of this section, a violation of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title may be charged as an infraction pursuant to Section 1.28.020(B) of this code.

C. In addition to criminal sanctions and other remedies set forth in this title, administrative penalties may be imposed pursuant to Chapter 1.28 of this code against any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title. Imposition, enforcement, collection and administrative review of administrative penalties imposed shall be conducted pursuant to Chapter 1.28 of this code.

D. The city attorney, in the name of and on behalf of the city and the people of the state, may bring a civil action in a court of competent jurisdiction to enforce any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title, or to restrain or abate any violation of the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title as a public nuisance.

E. Unless otherwise expressly provided, the remedies, procedures and penalties provided in this title are cumulative to each other and to any other remedies, procedures and penalties available under state law or other city ordinances.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTION 15.44.020 OF TITLE 15, SECTIONS 16.52.010 AND 16.52.060 OF TITLE 16, AND SECTIONS 17.20.010, 17.20.030, 17.24.050, 17.60.040, 17.64.080, 17.68.020, 17.68.030, 17.72.030, 17.76.020, 17.76.030, 17.76.070, 17.100.030, 17.128.035, 17.172.010, 17.184.020, 17.196.010, 17.224.010, 17.232.010, 17.232.040, AND 17.232.050 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO REGULATORY IMPROVEMENT AND GENERAL CODE MAINTENANCE (M08-051)

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

SECTION 1. Section 15.44.020 of the Sacramento City Code is amended to read as follows:

15.44.020 Permit required.

A. General Rule.

Prior to commencing any demolition or wrecking work on any building or structure, the wrecker shall obtain a permit from the building official. The building official may require completion of any preparatory work which may be required prior to issuing the permit.

B. Demolition of Historic Resources.

No demolition permit shall be approved for demolition of a historic resource as defined in Chapter 17.134 of this code, except pursuant to the provisions of Chapter 17.134.

C. Demolition of Structures Adjacent to Historic Resources.

No demolition permit shall be issued for demolition of a building which is adjacent to a historic resource as defined in Chapter 17.134 and which the building official has determined is structurally connected to the historic resource so that the demolition of the adjacent structures presents the potential for substantial damage to, or collapse or

demolition of, the historic resource until the building official has consulted with, or made reasonable efforts to consult with, the preservation director and the chairperson of the preservation commission. Prior to issuance of any demolition permit, the building official may require the wrecker to submit a report from a licensed architect or licensed civil or structural engineer or such other reports as the building official deems reasonable and necessary to evaluate the potential impact of demolition of the structure on the adjacent historic resource and to determine the adequacy of the proposed method of demolition in terms of protecting the adjacent historic resource. The building official shall require such a report unless he or she determines that the proposed method of demolition will protect adequately the adjacent historic resource. The building official shall impose such conditions on the demolition permit as he or she determines necessary and appropriate to protect the historic resource. Nothing in this section is intended to affect or interfere with the authority of the building official to order or approve the immediate demolition of a building or structure determined to be immediately dangerous as defined in Section 8.96.120 of this code.

D. Demolition or Move of Nonhistoric Residential Structures.

A non-historic residential structure located within the city may be demolished or moved upon issuance of a demolition/building move permit authorizing said demolition or move and subject to the following site maintenance requirements, all of which shall apply for as long as the site remains vacant:

1. Immediately upon the demolition or removal of the residential structure from the site and clearance of the site under section 15.44.180, the property owner shall install and maintain in good condition a six foot (6') high, chain link fence around the entire perimeter of the property.
2. The property owner shall conduct an inspection of the site on a monthly basis.
3. The property owner shall maintain the site free of all weeds and rubbish; junk, as defined in Chapter 8.04; debris; abandoned, wrecked, dismantled or inoperative vehicles; unseaworthy boats and vessels; automotive parts; equipment; appliances; furniture; containers; packing materials; scrap metal; and, except as provided in subsection (D)(4), below, wood and building materials; by promptly removing all of such matter that may exist on the site at the time of the monthly inspection.
4. The property owner shall not use or allow the site to be used for the parking of vehicles, boats, or vessels; for the deposit or storage of dirt, gravel, concrete, wood, or building and similar materials; or for the deposit or storage of any personal property; provided, that wood and building materials being used, or to be used, for a construction project on the site for which an active building permit is in existence may be stored for as long as is necessary to complete the project expeditiously. Upon expiration or cancellation of the permit, wood and building materials for the project must be immediately removed.

SECTION 2. Section 16.52.010 of the Sacramento City Code is amended to read as follows:

Section 16.52.010 Modification authority.

The zoning administrator, planning commission or city council may, in accordance with the provisions of this chapter, grant, conditionally grant, or deny requests by a subdivider for modifications to the requirements or standards imposed by these regulations; provided, however, that no modifications may be made to any requirement imposed by the Subdivision Map Act; and further provided; that nothing herein shall be construed as altering or conflicting with the powers and duties of the planning director or planning commission to authorize variances from the regulations and requirements of the zoning ordinance. The subdivision review committee may recommend to the zoning administrator, planning commission or city council modifications relating to tentative maps that are subject to its review and approval. A minor change in the design of a subdivision which is not violative of the requirements or standards imposed by these regulations shall not be deemed to be a "modification" as the term is used herein. Where a modification is sought from the requirements or standards imposed by these regulations, and the same requirement is imposed by the city's zoning ordinance, a separate variance under the zoning ordinance shall not be required.

SECTION 3. Section 16.52.060 is amended as follows:

A. Subsection A of section 16.52.060 is amended to read as follows:

A. Subdivision Review Committee Consideration. The subdivision review committee shall consider any modification relating to a tentative map that is subject to its review and recommendation under this title, and shall make a recommendation on the requested modification. A subdivision modification shall be noticed in the same manner as the tentative map application, and shall be considered by the subdivision review committee at the same meeting as it considers the tentative map application. A post-subdivision modification shall be noticed in the same manner as a tentative map over which the planning commission has final authority.

Upon conclusion of the meeting, the subdivision review committee shall within thirty (30) days, or at the time it takes action on the tentative map, make a recommendation to the zoning administrator, planning commission or city council based upon the evidence and testimony produced before it, together with the results of its investigations. If the modification is recommended, a statement of any conditions attached thereto shall be forwarded to the subdivider and to the planning commission or city council. If disapproval is recommended, the subdivider and the planning commission or city council shall be furnished with the statement of reasons for such denial.

B. Except as specifically amended by the amendments to subsection A, section 16.52.060 shall remain unchanged and in full force and effect.

SECTION 4. Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the C-1 Limited Commercial Zone to read as follows:

C-1—Limited Commercial Zone. This is a limited commercial zone which allows certain office, retail stores, and commercial service establishments which are compatible with residential developments. This zone is intended to be applied to small parcels which are surrounded by a residential neighborhood. Any nonresidential development in the C-1 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

B. Section 17.20.010 is amended by amending the description of the C-2 General Commercial Zone to read as follows:

C-2—General Commercial Zone. This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Any nonresidential development in the C-2 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

C. Except as specifically amended by the amendments to the descriptions of the C-1 Limited Commercial Zone and the C-2 General Commercial Zone, section 17.20.010 remains unchanged and in full force and effect.

SECTION 5. Section 17.20.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.20.030 Special planning districts.

The following special planning districts (SPDs) are discussed in more detail in Chapters 17.92 through 17.130 of this title and are listed here for convenience only:

| | |
|------------------------------------|------------|
| Broadway-Stockton SPD | Ch. 17.94 |
| Central business district SPD | Ch. 17.96 |
| McClellan Heights and Parker Homes | Ch. 17.98 |
| Northgate Boulevard SPD | Ch. 17.100 |
| Alhambra Corridor SPD | Ch. 17.104 |
| Del Paso Boulevard SPD | Ch. 17.108 |
| Del Paso Nuevo SPD | Ch. 17.112 |
| Sacramento Army Depot SPD | Ch. 17.116 |
| Richards Boulevard SPD | Ch. 17.120 |
| Sacramento Railyards SPD | Ch. 17.124 |
| R Street Corridor SPD | Ch. 17.128 |

Freeport SPD

Ch. 17.130

SECTION 6. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 20 of Section 17.24.050 is amended to read as follows:

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

B. Subsection (g)(iii) of footnote 26 (relating to single-family dwellings) is amended to read as follows:

iii. Conversion or Demolition of an Existing Garage. Conversion of an existing garage to habitable space or demolition of an existing garage is permitted if a carport or an uncovered parking pad can be provided. The carport or uncovered parking pad shall be a minimum of ten (10) feet wide and twenty (20) feet deep. This width may be reduced to eight feet if the existing interior side yard setback between the existing residence and the property line is eight feet. A carport must meet the accessory building regulations in Chapter 17.80 of this title. An uncovered parking pad must meet the surfacing requirements in Section 17.68.020(A) of this title.

C. Subsection (b)(iii) of footnote 76 (relating to residential uses in commercial zones) is amended to read as follows:

iii. The special permit shall be subject to the requirements of Chapter 17.212 and compliance with the noise standards in subsection (a)(i) of this footnote. In granting a special permit for this use, and in addition to the findings required by Chapter 17.212, the planning commission or zoning administrator shall find that the proposed project is compatible with the surrounding neighborhood and is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time. If the project is also subject to design guidelines established

for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict.

D. Subsection (a)(i) of footnote 79 (relating to special uses in the C-1 and C-2 zones) is amended to read as follows:

i. That the proposed project is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

E. Subsection (c)(ii) of footnote 80 (relating to commercial and industrial uses within a quarter mile radius of a light rail transit station) is amended to read as follows:

ii. The design of commercial development conforms to the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time; provided, that if the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines, and the design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

F. Except as specifically amended by the amendments to footnotes 20, 26, 76, 79, and 80, section 17.24.050 remains unchanged and in full force and effect.

SECTION 7. Section 17.60.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to height and are regulations) is amended as follows:

A. Subsection (E) of Section 17.60.040 is amended to read as follows:

E. Setback Requirements for a Through Lot.

1. On a through lot with depth less than one hundred twenty-five (125) feet, one street frontage can be considered the front of the lot and the other street frontage can be considered the rear of the lot.

2. On a through lot with a depth of one hundred twenty-five (125) feet or more, each street frontage shall be considered a front yard. For R-1 zoned through lots, said lot may have two residences constructed on the lot subject to the following requirements:

a. Said lot may be assumed to be two lots with the rear lines of each approximately equal distant from the front lot lines;

b. Each such lot shall have an area of not less than two thousand five hundred (2,500) square feet;

c. All R-1 zone yard requirements must be met; and

d. Each street shall have public access approved by the transportation department.

B. Except as specifically amended by the amendment noted above to Subsection (E), Section 17.60.040 shall remain unchanged and in full force and effect.

SECTION 8. Section 17.64.080 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to temporary surface parking lots in the central city) is amended as follows:

A. Subsection (B) of section 17.64.080 is amended to read as follows:

B. Definitions. In addition to the definitions in Chapter 17.16 of this title, the following definitions shall apply for purposes of this section:

“Parking high need area” means areas where the on-street parking is occupied at eight-five (85) percent or greater as determined by the parking manager under subsection E of this section.

B. Except as specifically amended by the amendments to subsection B, section 17.64.080 remains unchanged and in full force and effect.

SECTION 9. Section 17.68.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.68.020 Paving requirements.

Paving is required for all storage and service areas; as well as off-street parking, driveways, maneuvering areas and loading areas for vehicles, including service stations and auto sales. Unpaved areas shall not be used for storage, vehicle parking, driving or maneuvering. Unpaved areas adjacent to paved areas shall be made inaccessible by a barrier, such as concrete curbs, bollards or fencing.

A. Surface Requirements. Surfacing shall consist of asphaltic concrete or portland cement concrete paving. Paving shall include driveways from facility to the edge of public right-of-way paving. Provided, however, that a maximum of two feet of any parking stall depth, as specified in the charts included in Section 17.64.030(F), may be unpaved if such area is landscaped and a six-inch-high and -thick raised front bumper curb separates the landscaped and paved portions of the parking stall.

B. **Alternate Paving.** Alternate paving, such as pavers, cobblestone, turfblock, or similar treatments, requires review and approval by the director of transportation and fire department. Surfaces with alternate paving treatments are included as paved area.

C. **Drainage.** Drainage is required for all surfaced areas in accordance with specifications established by the city engineer.

SECTION 10. Section 17.68.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to other site requirements) is amended as follows:

A. Subsection (D) of Section 17.68.030 is amended to read as follows:

D. **Private Street Conditions.** Approval of any private street shall be based on compliance with the following conditions to the city's satisfaction:

1. The private streets are developed to city street standards.
2. Adequate access shall be provided to accommodate public service and emergency vehicles.
3. Easements shall be provided as deemed necessary.
4. The entrances to private streets shall be constructed in a manner to clearly identify that the streets are private.
5. Any landscaping located in a public right-of-way as part of the project shall be maintained by a homeowners' association. Landscape plans shall be approved by the city landscape architect.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.68.030 shall remain unchanged and in full force and effect.

SECTION 11. Section 17.72.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to recycling volume requirements) is amended as follows:

A. Section 5 of the table set out in section 17.72.030 is amended to read as follows:

| | | |
|----------------------------|---|--|
| 5. Hospital/medical clinic | none except cafeteria (subsection (2)(b)) of this table and vending machines (Section 17.72.060(A) of this chapter) | metal, glass, plastics, corrugated cardboard (OCC) |
|----------------------------|---|--|

B. Except as specifically amended by the amendment to section 5 of the table, section 17.72.030 shall remain unchanged and in full force and effect.

SECTION 12. Section 17.76.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in residential developments) is amended as follows:

A. Subsection D of section 17.76.020 is amended to read as follows:

D. **Parcels Abutting Nonresidential Uses.** Notwithstanding the provisions of subsection B of this section, walls or fences not exceeding eight feet in height may be placed along a rear or interior side property line that abuts a school, park, alley, or other nonresidential use.

B. Except as specifically amended by the amendment to subsection D, section 17.76.020 shall remain unchanged and in full force and effect.

SECTION 13. Section 17.76.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in non-residential developments) is amended as follows:

A. Subsection (C) of section 17.76.030 is amended to read as follows:

C. **Concertina Wire, Barbed Wire.** Concertina wire, serpentine wire, barbed wire, razor wire and other similar fencing materials capable of inflicting significant physical injury shall be permitted on non-residential uses subject to all of the following requirements:

1. These materials may be used only at heights of six feet or more, except that one strand may be installed inside a fence near its base. The zoning administrator shall have the authority to grant a special permit to allow these materials at lower heights in accordance with the requirements of Chapter 17.212. In granting a special permit for the fence, and in addition to the findings required by Chapter 17.212, the zoning administrator shall find that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way.

2. In the C-1 and C-2 zones, fencing made in whole or in part of these materials are prohibited along the front and street side property lines and within the front and street side yard setback areas, but may be located along the rear or interior side property lines or within the rear or interior side setback areas with a zoning administrator's special permit issued subject to the requirements of and in accordance with Chapter 17.212.

3. These regulations shall not apply to fencing required by court order.

B. Except as specifically amended by the amendment to subsection (C), section 17.76.030 shall remain unchanged and in full force and effect.

SECTION 14. Section 17.76.070 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the special permit procedure for gated developments) is amended as follows:

A. Subsection (B) of Section 17.76.070 is amended to read as follows:

B. Standards. The following standards shall be used by the planning commission in analyzing the design of gated developments. Deviation from these standards shall require a variance pursuant to Chapter 17.216 of this title in addition to the special permit.

1. Design and location of gates shall be consistent with Chapter 12.40 of this code, relating to streets and sidewalks.

2. Gated entrances shall be designed to allow vehicles to turn around within the driveway, without backing into the adjacent street (except on minor local streets).

3. Gates shall be designed to provide twenty-four (24) hour access by authorized maintenance and service providers (such as utilities, mail, parcel delivery, and cable).

4. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, transportation, and utilities departments.

5. One pedestrian access gate shall be provided at each gated driveway entrance.

6. "Anti-directional" devices (i.e., metal spikes that can cause tire damage) at entrances and exits are prohibited.

7. Covenants, conditions and restrictions (CC&Rs) shall be established and recorded for the gated development. The CC&Rs shall identify, and at all times keep in effect, a legal entity responsible for maintaining the gates and associated features.

B. Except as specifically amended by the amendment noted above to Subsection (B), Section 17.76.070 shall remain unchanged and in full force and effect.

SECTION 15. Section 17.100.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the Northgate Boulevard Special Planning District) is amended as follows:

A. Subsection (A)(2)(a) of section 17.100.030 is amended to read as follows:

a. The design of the proposed commercial or office development conforms to the commercial corridor design principles adopted under Section 17.132.180 as they may be amended from time to time. The commercial corridor design principles shall be applied in addition to the design guidelines applicable under Chapter 17.132 Design

Review. In the event of a conflict, the design guidelines applicable under Chapter 17.132 shall take precedence over the commercial corridor design principles.

B. Except as specifically amended by the amendment to subsection (A)(2)(a), section 17.100.030 shall remain unchanged and in full force and effect.

SECTION 16. Section 17.128.035 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the R Street Corridor Special Planning District) is amended to read as follows:

A. Footnote (a) set forth in subsection (B) of section 17.128.035 is amended to read as follows:

a. The maximum height in the C-2 zone at this location is forty-five (45) feet, except the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow additional height up to a maximum height of seventy-five (75) feet for buildings located within six hundred sixty (660) feet of a light rail station. For purposes of this subsection, the distance between the building and the light rail station means the distance between the center of the main entrance to the building and the center of the nearest platform of the light rail station.

B. Except as specifically amended by the amendment to footnote (a) of subsection (B), section 17.128.035 shall remain unchanged and in full force and effect.

SECTION 17. Section 17.172.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the MC Overlay zone) is amended as follows:

A. Subsection (D) of Section 17.172.040 is amended to read as follows:

D. **Parking Lots.** Parking lots to serve businesses may not have frontage on J Street, unless the city manager or city manager's designee makes a finding of no other feasible option. The zoning administrator or planning commission may opt to waive or reduce parking rather than have parking frontage on J Street.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.172.040 shall remain unchanged and in full force and effect.

SECTION 18. Section 17.184.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the TSM Program) is amended as follows:

A. The definition of "traffic engineer" in section 17.184.020 is amended to read as follows:

"Traffic engineer" means the person designated by the director of transportation with the responsibility for the implementation of the TSM ordinance.

B. Except as specifically amended by the amendment noted above to definition of "traffic engineer," Section 17.184.020 shall remain unchanged and in full force and effect.

SECTION 19. Section 17.196.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.196.010 Submittal of applications.

A. All applications for entitlements described in this title shall be in writing and shall be filed in the neighborhoods, planning and development services department upon forms provided by the city.

B. Each application shall be accompanied by appropriate fees, plans, specifications and other information required by the planning director. Any application relating to the use of a specific parcel of property shall include a description of the present use and all existing trees and other natural features. The commission or council may, by resolution, specify information to be included with applications for particular types of projects.

C. The applicant shall attest by signature on the application that all submitted statements and documents are truthful.

SECTION 20. Section 17.224.010 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to home occupation permits) is amended as follows:

A. Subsection (D)(2) of section 17.224.010 is amended to read as follows:

2. At least one public hearing shall be held on an application to the zoning administrator for a discretionary home occupation permit under this subsection D. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of Chapter 17.200 of this title. Notice of the hearing shall be given by posting and by mail pursuant to subsections (C)(2)(b) and (c) of Section 17.200.010.

B. Except as specifically amended by the amendment to subsection (D)(2), section 17.224.010 shall remain unchanged and in full force and effect.

SECTION 21. Section 17.232.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.010 Enforcement.

It shall be the duty of the building official to enforce any portion of this title relative to building construction and it shall be the duty of the planning director to enforce all

other provisions of this title. No oversight or dereliction on the part of the building official or planning director or any authorized assistants of any official, or employee of the city, vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive, or excuse the violation of any provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title. No permit or license for any use, building or purpose shall be issued by an official or employee of the city if the same would be in conflict with the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title. Any permit or license so issued shall be null and void.

SECTION 22. Section 17.232.040 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.040 Violation is a public nuisance.

In the event any person, firm, or corporation should use, erect, construct, move or alter any property, building or structure or permit any of the foregoing in violation of the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title, the same is declared a public nuisance and the city attorney is authorized to bring and prosecute an action in any court of competent jurisdiction to enjoin such person, firm or corporation from continuing or permitting such use, erection, construction, moving or altering, or if such use, erection, construction, moving or alteration is being, or has been accomplished, the city attorney is authorized to institute and maintain an action to enjoin such person, firm or corporation from maintaining or permitting the maintaining of same.

SECTION 23. Section 17.232.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.050 Penalty.

A. Any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title shall be guilty of a misdemeanor. 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 title is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

B. Notwithstanding subsection A of this section, a violation of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title may be charged as an infraction pursuant to Section 1.28.020(B) of this code.

C. In addition to criminal sanctions and other remedies set forth in this title, administrative penalties may be imposed pursuant to Chapter 1.28 of this code against any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under

this title. Imposition, enforcement, collection and administrative review of administrative penalties imposed shall be conducted pursuant to Chapter 1.28 of this code.

D. The city attorney, in the name of and on behalf of the city and the people of the state, may bring a civil action in a court of competent jurisdiction to enforce any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title, or to restrain or abate any violation of the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title as a public nuisance.

E. Unless otherwise expressly provided, the remedies, procedures and penalties provided in this title are cumulative to each other and to any other remedies, procedures and penalties available under state law or other city ordinances.