

ORDINANCE NO. 2012, FOURTH SERIES.

AN ORDINANCE AMENDING SECTION 26A OF ORDINANCE NO. 1963, FOURTH SERIES, PASSED MAY 17, 1956, AND ENTITLED: "AN ORDINANCE ESTABLISHING ZONES WITHIN THE CITY OF SACRAMENTO AND ESTABLISHING CLASSIFICATIONS OF LAND USES IN SUCH ZONES; REGULATING THE HEIGHT OF BUILDINGS AND OPEN SPACES FOR LIGHT AND VENTILATION; ADOPTING MAPS OF SAID CITY SHOWING BOUNDARIES AND THE CLASSIFICATIONS OF SUCH ZONES; DEFINING THE TERMS USED IN SAID ORDINANCE; PROVIDING FOR THE AMENDMENT AND THE ENFORCEMENT THEREOF; PRESCRIBING PENALTIES FOR ITS VIOLATION AND REVOKING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH," BY ADDING A NEW SUB-SECTION THERETO TO BE NUMBERED 11.

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

SECTION 1: Section 26A of Ordinance No. 1963, Fourth Series, passed May 17, 1956, is hereby amended by adding a new sub-section thereto to be numbered 11, to read as follows:

11. Property in any "R" Zone may be utilized and the necessary licenses issued for the conduct of the following accessory business uses in addition to those permitted by other sections of this Ordinance:
 - a. The conduct of an office or a business of a personal service nature subject to the following conditions:
 - 1) There shall not be more than one (1) accessory business use in any dwelling unit.
 - 2) Such use shall be confined to the residents of the dwelling unit and shall not exceed two (2) persons engaged therein.
 - 3) There shall be no goods, samples, materials or objects sold, stored, displayed, manufactured, or processed on the premises in connection with the operation of any accessory business use.
 - 4) Not more than 10% of the total ground floor area of the dwelling unit shall be used in connection with such accessory business use.
 - 5) No sign, nameplate, or any other form of advertising shall be displayed on the premises in connection with any accessory business use.
 - 6) No addition, alteration, or remodeling shall be permitted in connection with any accessory business use; further, no portion of any dwelling shall be used for accessory business use which has direct access thereto other than through the main entrance to the dwelling unit itself.
 - 7) Accessory business uses permitted hereunder shall be confined in their operation entirely to the main building.

- 8) A special use permit shall have been issued by the Planning Commission prior to the issuance of a business license for said accessory business use.
- b. The use of a dwelling unit for address purposes only wherein issuance of a license is required for the conduct of a business within the City Limits of Sacramento:
- 1) Accessory business uses in this category shall be deemed to be those in which no portion of the business operation is conducted at the dwelling unit location, other than for office or address purposes by the resident of the building.
 - 2) Said use of residentially zoned property for address or office use shall be subject to all conditions specified in sub-section 11a above, above, and any other conditions which may be specified by the Planning Commission prior to or after its initial operation.
 - 3) A special use permit shall have been issued by the Planning Commission prior to the issuance of a business license for said accessory business use.
- c. No business license shall be transferred to another address if such transfer would involve the conduct of an accessory business use of "R" zoned property unless or until a special use permit therefore has been granted under the term of this section by the Planning Commission.
- d. Under no circumstance shall a business license be issued or transferred to any "R" Zoned property for the conduct of any of the following accessory business uses:
- 1) Those which do not meet the provisions of sub-sections 11a and 11b above.
 - 2) Those which entail the repair, manufacture, processing or alteration of goods, materials or objects provided, however, this sub-section shall not prohibit the use of "R" zoned property for the accessory business use of a dressmaker, wherein goods are not manufactured or processed as stock for sale or distribution.
 - 3) Those which entail food handling, processing or packing.
 - 4) Those which entail the harboring, training, or raising of dogs, cats, birds, or other animals.
 - 5) Those which entail automobile and/or body and fender repairing.
 - 6) Those which, in the judgment of the Planning Commission would constitute an objectionable and undesirable use of residentially zoned property due to potential noise, increased pedestrian and vehicular traffic, or any other condition which might interfere with the general welfare of the surrounding residential area.

c. When any existing accessory business use of "R" zoned property results in an undesirable condition interfering with the general welfare of the surrounding residential area, said accessory business use of "R" zoned property may be terminated and the business license thereof revoked.

SECTION 2: This ordinance shall be published once in the official newspaper of the City of Sacramento within ten days after passage.

PASSED: June 20, 1957.

EFFECTIVE: July 20, 1957.

Paul H. Manby
City Clerk.

Clarence J. Casaroli
Mayor