

ORDINANCE NO. 1483, FOURTH SERIES.

AN ORDINANCE AMENDING ORDINANCE NO. 1000, FOURTH SERIES, PASSED DECEMBER 14, 1943, AND ENTITLED: "AN ORDINANCE REGULATING AND RESTRICTING THE USE OF PROPERTY IN THE CITY OF SACRAMENTO; PROVIDING FOR ITS ENFORCEMENT; PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH," BY AMENDING SECTION NO. 35, AND BY ADDING NEW SUBSECTIONS THERETO TO BE NUMBERED SECTIONS 36, 37 AND 38, RESPECTIVELY.

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

SECTION 1: Section No. 35 of Ordinance No. 1000, Fourth Series, passed December 14, 1943, is hereby amended by adding new subsections to Section 35 to be numbered 35-53 and 35-54, to read as follows:

Section No. 35
DEFINITIONS

35-53. GROSS FLOOR AREA: The area included within the surrounding walls of a building.

35-54. PARKING SPACE: See minimum dimensions, Section 36-8.

SECTION 2: Ordinance No. 1000, Fourth Series, passed December 14, 1943, is hereby amended by adding a new section thereto to be numbered Section 36, to read as follows:

Section No. 36
OFF-STREET PARKING FACILITIES

36-1. Accessible off-street parking facilities for the parking of self-propelled motor vehicles shall be provided, after the effective date of this ordinance, in connection with the erection or increase by units or dimensions of any building or structure, on the same property as the building or structure, unless otherwise stipulated, in the amounts as hereinafter specified, provided, however, that the areas of the City of Sacramento hereinafter referred to as the Central Business District and the Oak Park Business District shall be exempted from furnishing parking spaces for commercial, industrial, institutional and public buildings and structures on the same property as the building or structure as such spaces will be provided in public parking lots. All single and two-family residences, apartments and other multiple family dwellings in the Central Business District and the Oak Park Business District shall conform to the general requirements for parking spaces.

All off-street parking facilities provided under the terms of this ordinance shall be permanently maintained and shall comply with the minimum dimensions for off-

street parking and maneuvering space adopted as a part of this ordinance.

36-2. The limits of the Central Business District above referred to are as follows:

From the Sacramento River to the center of the blocks between 21st and 22nd Streets and from the alley between G and H Streets to the alley between N and O Streets.

36-3. The limits of the Oak Park Business District above referred to are as follows:

From the center line of 34th Street to the center line of 36th Street and from the center line of 2nd Avenue to the center line of 5th Avenue.

36-4-1. Other than for commercial, industrial, institutional and public buildings and structures in the Central Business District and the Oak Park Business District, off-street parking space shall be provided in connection with the erection or increase by units or dimensions of any building or structure, as further defined in Sections 36-6, 36-7, and 36-8, in the following amounts:

A. ONE-FAMILY AND TWO-FAMILY DWELLINGS

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

B. MULTIPLE-FAMILY, FLATS, APARTMENT HOUSES, BUNGALOW COURTS OR GROUP DWELLINGS.

1. Located in "Old City", bounded by "B" Street - Sacramento River - Broadway - Alhambra Boulevard.

a. One parking space per dwelling unit for fifty (50) percent or fraction thereof of total dwelling units.

2. Located outside of "Old City."

a. One parking space per dwelling unit for seventy-five (75) percent or fraction thereof of total dwelling units.

C. ROOMING HOUSES, LODGING HOUSES, CLUB ROOMS, FRATERNITY HOUSES AND DORMITORIES.

1. Having three (3) or more guest rooms or six (6) or more beds for guests - One (1) parking space for each three (3) guest rooms or six (6) beds for guests.

D. HOTELS.

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

E. CONVALESCENT AND NURSING HOMES, HOMES FOR AGED AND ORPHANAGES.

1. One (1) parking space for each three (3) employees on duty at the same time.

36-4-2. The provisions of sub-section 36-4-1 are hereby modified as follows:

Fifty (50%) percent of available curb parking spaces adjacent to the exterior boundaries of private property may be deducted from the total off-street parking facilities required for buildings devoted to the following uses if the property has a total of not less than three-hundred (300) feet of street frontage.

A. HOSPITALS

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

B. THEATERS, INDOOR SPORT ARENAS, AUDITORIUMS, OTHER THAN THOSE INCIDENTAL TO PUBLIC AND PAROCHIAL SCHOOLS.

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

C. STADIUMS, BALL PARKS AND OTHER OUTDOOR SPORT ARENAS.

1. One (1) parking space for each ten (10) seats.
2. Said parking area, or any portion thereof, may be within 800 feet of the nearest corner of the property on which the place of assembly is located.

D. CHURCHES AND OTHER PLACES OF WORSHIP, AND FUNERAL HOMES.

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

E. DANCE HALLS, SKATING RINKS, LODGE HALLS AND EXHIBITION HALLS WITHOUT FIXED SEATS.

1. One (1) parking space for each 300 square feet of floor area used for dancing or assembly.

F. RETAIL STORES, SUPER MARKETS AND SHOPPING CENTERS.

1. Buildings in excess of 7,500 square feet of floor area:
 - a. One (1) parking space for each 400 square feet or fraction thereof of floor area after deducting the first 7,500 square feet.

G. BANKS, BUSINESS AND PROFESSIONAL OFFICES IF LOCATED OUTSIDE OF A SHOPPING CENTER.

1. Buildings in excess of 7,500 square feet of floor area:

- a. One (1) parking space for each 1,000 square feet or fraction thereof of floor area after deducting the first 7,500 square feet.

H. GENERAL COMMERCIAL, MANUFACTURING, WAREHOUSES AND GENERAL STORAGE.

1. One (1) parking space for each 2,000 square feet or fraction thereof of floor area.

36-5. Loading space, exclusive of driveways and/or corridors leading thereto, as required in Section 37 of this ordinance, shall not be considered as supplying off-street parking space, nor shall anything in this ordinance prevent the provision of parking space in excess of those amounts specified.

36-6. Existing off-street parking facilities shall not be eliminated nor reduced to an amount less than that required for new buildings.

36-7. Whenever any building, which, prior to the adoption of this ordinance, was not required to furnish off-street parking facilities, or was exempted from the provisions of this ordinance, is increased in size, whether by units or dimension, the following shall apply:

A. OFF-STREET PARKING FACILITIES BASED ON SQUARE FEET OF BUILDING.

1. Any building, increased in size to the minimum or greater floor area exempted, if said increase is 50% or more of the existing floor area, shall be required to provide and maintain off-street parking facilities but only for the increased floor area.

B. OFF-STREET PARKING FACILITIES BASED ON UNITS.

1. Any building, which is remodeled, altered or enlarged so as to provide more units, shall be required to provide and maintain off-street parking facilities but only for the increased number of units.

C. LOCATION OF OFF-STREET PARKING FACILITIES.

Said off-street parking facilities, or any portion thereof, may be within 800 feet of the nearest corner of the property on which the building increased by units or dimensions is located.

36-8. Minimum dimensions for off-street parking and maneuvering space shall be as follows:

- A. 90 DEGREE ANGLE PARKING - Each parking space shall be not less than eight (8) feet wide nor less than seventeen (17) feet in length. Maneuvering space shall be not less than twenty-three (23) feet in length.

- B. 60 DEGREE ANGLE PARKING - Each parking space shall be not less than eight (8) feet wide perpendicular to the parking angle nor less than eighteen (18) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than eighteen (18) feet in length perpendicular to the building or parking line.
- C. 45 DEGREE ANGLE PARKING - Each parking space shall be not less than eight (8) feet wide perpendicular to the parking angle nor less than seventeen (17) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than fifteen (15) feet in length perpendicular to the building or parking line.
- D. When off-street parking facilities are located adjacent to a public alley the width of said alley may be assumed to be a portion of the maneuvering space requirement.
- E. A private walk, if provided adjacent to a business building, shall be not less than five (5) feet in width and shall be in addition to the minimum requirement for parking and maneuvering space herein required.
- F. Where off-street parking facilities are provided in excess of the minimum amounts herein specified, or when off-street parking facilities are provided but not required by this ordinance said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.

SECTION 3: Ordinance No. 1000, Fourth Series, passed December 14, 1943, is hereby amended by adding a new section thereto to be numbered Section 37, to read as follows:

Section No. 37
TRUCK LOADING AND UNLOADING SPACE

37-1. All department and other retail stores, retail and wholesale food markets, warehouses, supply houses, buildings devoted to wholesale or manufacturing trade, hotels, hospitals or other buildings where large amounts of goods are received or shipped, erected in any zone after the date of the adoption of this ordinance shall provide loading and unloading space as follows:

- A. Buildings erected on a lot abutting upon an alley:
 - 1. Not less than one (1) permanently maintained truck loading and unloading space of not less than ten (10) feet in width, and twenty-five (25) feet in length and fourteen (14) feet in height for each lot area in excess of 7,500 square feet on which building is to be erected. The minimum number of loading spaces shall be increased in accordance with the estimated volume and frequency of the loading and unloading requirements of the proposed use of the building.

SECTION 4: Ordinance No. 1000, Fourth Series, passed December 14, 1943, is hereby amended by adding a new section thereto to be numbered Section 38, to read as follows:

Section No. 38
SPECIFIC VARIANCE POWERS RELATIVE TO OFF-STREET
PARKING AND LOADING SPACE

38-1. The Board of Examiners and Appeals, as authorized by the Uniform Building Code with subsequent revisions thereto, is hereby authorized and empowered to permit a variation in the required location of off-street parking facilities or loading space or in the amount of parking or loading space required, or both, if after investigation it is found that such a variation is necessary to secure an appropriate development of a specific parcel of land which has peculiar or exceptional conditions, or is of a size, shape or dimension that it cannot be reasonably developed for a proposed permitted use and that any such variation will be consistent with the spirit and purpose of this ordinance, public safety secured and substantial justice done.

A. In granting any such variance the Board of Examiners and Appeals shall take into consideration whether the following steps were taken prior to passage of this ordinance:

- (1) Whether property on which the proposed building or structure is to be erected was purchased or leased.
- (2) Whether a building permit was issued.
- (3) Whether substantial evidence was submitted to the Building Inspector that preliminary and/or complete plans were prepared and that the architect and/or the contractor had become obligated to erect or alter a building or structure according to such plans.

B. In granting any such variance the Board of Examiners and Appeals may impose such conditions and limitations as in its opinion are necessary to carry out the purpose of this ordinance.


38-2. In all variance cases concerning off-street parking, loading and unloading spaces, filed with the Board of Examiners and Appeals, prior to a determination thereof, the Board shall request the City Planning Engineer to be present at its meetings for the purpose of giving information and/or recommendations.

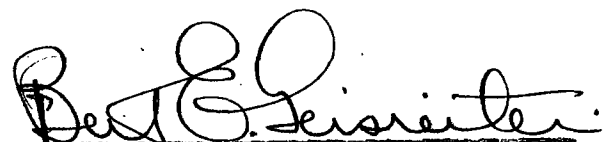
SECTION 5: This Ordinance shall be published once in the official newspaper of said City of Sacramento and shall take effect 30 days from and after its passage.

PASSED: February 24, 1950.

EFFECTIVE: March 26, 1950.

ATTEST:


CITY CLERK.


MAYOR.