

ORDINANCE NO. 2009-035

Adopted by the Sacramento City Council

July 28, 2009

**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.

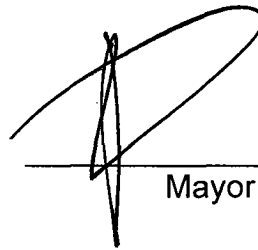
Adopted by the City of Sacramento City Council on July 28, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: Councilmember Waters.



Mayor Kevin Johnson

Attest:


Shirley Concolino, City Clerk

Passed for Publication: July 14, 2009

Published: July 17, 2009

Effective: August 27, 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	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															
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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	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	10/80	10/80	10/80	10/20/80	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								
Kenel *		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					10/79/80	10	10/80	10/80	10/20/80	80	10/80	10/20/80								
Sidewalk cafe	55/53			55	55	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									
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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	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 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
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								
Manufactur'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 Planing mill							x	x	20	x	20									
								5	5/20	x	20									

Ordinance No. 2009-XXX Exhibit 6: Table 17.60.020 Basic height and area regulations chart

Zone	Location	Maximum Height (Ft.)	Minimum Yard Requirements				Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU in Sq. Ft.	Maximum Density (DU per Net Acre)
			Front	Front	Front	Front				
RE	General	35 ft.	(1)	15 ft.	5 ft.	12 1/2 ft.	NA	(4)	(4)	2.0
R-1	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	5,200 I/ 6,200 C	8.4/I 7.0/C
R-1A	General	35 ft.	(5)	(5)	(5)	(5)	NA	(5)	(5)	(5)
R-1B	General	35 ft.	(1)	(2)	(3)	(3)	NA	60%	NR	NR
R-2	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	2,600 I/ 3,100 C	16.1/I 14.1/C
R-2A	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	2,500	17.4
R-2B	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	2,000	21.8
R-3	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	1,450	30.0
R-3A	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	1,200	36.3
	Central city	(8)	(1)	(2)	(3)	(3)	(25)	60%	1,200	36.3
R-4	General	35 ft.	(1)	(2)	(3)	(3)	(25)	60%	750	58.1
	Central city	(8)	(1)	(2)	(3)	(3)	(25)	(9)	750	58.1
R-4A	General	55 ft.	(1)	(2)	(3)	(3)	(25)	60%	396	110.0
R-5	Central city	(6)	(1)	(2)	(3)	(3)	(25)	(6)	(6)	(6)
RMX	General	(24)	(1)	(2)	(3)	(3)	(25)	70%	1,200	36.3
	Central city	(8)	(28)	(2)	(3)	(3)	(25)	(9)	1,200	36.3
R-O	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	(25)	(7)	1,200	36.3
	Central city	35 ft.	(1)	(2)	(3)	(3)	(25)	(9)	1,200	36.3
OB	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	NR	NA	NA
	Central city	(8)	(1)	(2)	(3)	(3)	NA	(9)	NA	NA
EC	General	(23)	(23)	(23)	(23)	(23)	NA	(23)	(23)	(23)
HC	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
SC	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
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
C-2	General	(17)	(16)	(16)	(16)	5 ft.	(25)	(15)	(31)	(31)
	Central city	(8)	(16/29)	(16/29)	(16/29)	(16/29)	(25)	(9)	(31)	(31)
C-3/ CBD	Central city	(26)	NR	(10)	(11)	NR	(25)	(9)	NR	NR
C-4	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
M-1	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
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)
M-2	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
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)
MIP	General	(20)	(20)	(20)	(20)	(20)	NA	(20)	(20)	(20)
MRD	General	(22)	(22)	(22)	(22)	(22)	NA	(22)	(22)	(22)
H	General	(13)	25 ft.	(14)	(14)	25 ft.	NA	NR	NA	NA
	Central city	(8)	(1)	(14)	(14)	(14)	NA	(9)	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