



2

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

August 21, 1990

BUILDING INSPECTIONS
916-449-5716

Transportation and Community Development Committee
Sacramento, California

PLANNING
916-449-5604

Members in Session:

SUBJECT: Zoning Ordinance Amendment relating to Surface Mining Operations in the R-1, R-1A, and R-1B zones. (M90-009)

SUMMARY

The proposed Zoning Ordinance amendment would amend language of Section 2 of the Zoning Ordinance, identifying a surface mining operation as a land use category that may be permitted in any zone, subject to the granting of a Special Permit, except Standard Single Family (R-1), Alternative Single Family (R-1A), and Single Family or Two Family (R-1B) zones. The Planning Commission and staff recommend approval of the proposed Zoning Ordinance amendment.

BACKGROUND INFORMATION

Under the current Zoning Ordinance, a surface mining operation is permitted in any zone, subject to the granting of a Special Permit.

About a year ago, the Federal Housing Administration (FHA), the lender for many Sacramento residences, changed their lending policies so they would not approve a loan on a residential parcel that allowed a surface mining operations (see Exhibit A). In response to this policy change, the County of Sacramento changed their land use restrictions to not allow surface mining in their RD zones (see Exhibit B).

Currently, the Zoning Ordinance permits surface mining operations in any zone, subject to the granting of a Special Permit. Although no Special Permit has been granted for a surface mining operation on a residential parcel, such a mining operation on a residential lot could be permitted. If this amendment was adopted and an applicant wanted to conduct surface mining operations on a lot zoned R-1, R-1A, or R-1B, a Rezone from the residential zone to another zone would be required, as well as the Special Permit.

So far, Planning staff have written confirmations of zoning and sent pertinent sections of the Zoning Ordinance to interested homebuyers in order to comply with the FHA policy. However, the FHA has returned several of the loan requests indicating that insufficient evidence was provided that surface mining could not be conducted on the lot.

The Planning Commission and staff recommend approval of the Zoning Ordinance amendment in that a surface mining operations special permit has never been granted nor would likely be granted in a R-1, R-1A, or R-1B zone and the amendment would address the change in lending policy of the FHA.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

Not applicable.

MBE/ WBE EFFORTS

Not applicable.

VOTE OF THE PLANNING COMMISSION

On June 28, 1990, the Planning Commission, by a vote of seven ayes, zero nos, and one absent, recommended approval of the attached Zoning Ordinance amendment.

RECOMMENDATION

The Planning Commission and staff recommend the Transportation and Community Development Committee take the following action:

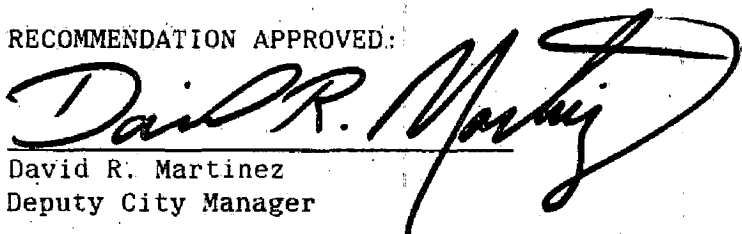
Recommend approval of the attached Zoning Ordinance Amendment related to surface mining operations in the R-1, R-1A, and R-1B zones and forward to the City Council.

Respectfully submitted,



Michael M. Davis, Director
Planning and Development Department

RECOMMENDATION APPROVED:



David R. Martinez
Deputy City Manager

Contact Person:
Carol Shearley, Assistant Planner
449-5604

August 21, 1990
All districts

ORDINANCE NO.

Adopted by the Sacramento City Council on date of

An Ordinance amendment to Section 2.D.29, 2.E.46, 2.F.20, and 2.G.9 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series as amended, relating to Surface Mining Operations

(M90-009)

Be it enacted by the Council of the City of Sacramento:

Section 1:

Section 2.D.28 is hereby added to the Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series to read as follows:

	R	R	R	R	R	R	R	R	R	R	R	R	R	O	R	H	S	C	C	C	C	M1	M2		A	A	M	S	M	T	
	E	1	1A	1B	2	2A	2B	3	3A	4	4A	5	B	O	C	C	1	2	3	4	/S	/S	A	F	OS	H	IP	PX	RD	C	
28. Surface Mining Operations	46				46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46

Section 2:

Section 2.G.9 is hereby moved to Section 2.E.46 of the Zoning Ordinance of the City Sacramento, Ordinance No. 2550, Fourth Series and amended as follows:

46. A Surface Mining Operation shall be permitted in this zone, subject to the granting of a Special Permit. Any Special Permit issued for a surface mining operation governed by and not exempt from the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et. seq. shall be subject to the provisions and conditions set forth in this paragraph.
- a. Surface mining operations governed by and not exempt from the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et. seq. shall include all surface mining operations defined in Section 22.A.69.f of this Ordinance except:
- 1.) Excavations or grading conducted for farming or on-site construction or for the purpose of restoring land following a flood or natural disaster.
 - 2.) Prospecting and exploration for minerals of commercial value where less than 1,000 cubic yards of overburden is removed in any one location of one acre or less.
 - 3.) Any surface mining operation that does not involve either the removal of a total of more than 1,000 cubic yards of minerals, ores, and overburden, or involve more than one acre in any one location.

- 4) Surface mining operations that are required by Federal law in order to protect a mining claim, if such operations are conducted solely for that purpose.
 - 5) Such other mining operations determined to be of an infrequent nature and to involve only minor surface disturbances by the Planning Commission and State Mining and Geology Board pursuant to Sections 2714 (d) and 2758 (c) of the Public Resources Code.
- b. The application for the Special Permit shall include, in addition to all other information required by this Ordinance, a plan for reclamation. The plan shall be filed on a form approved by the City and shall be submitted by all persons who own, lease or otherwise control or operate all or a portion of the land to be mined and who plans to conduct the surface mining operations. The plan shall comply with the provisions of the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et. seq. and 14 California Administration Code Section 3500 et. seq.
 - c. Approval of the Special Permit shall include conditions providing for a plan for reclamation in a manner approved by City, for periodic inspections of the surface mining operation by City or its designee to insure continuous compliance with conditions of the Special Permit and the reclamation in accordance with the approved plan.
 - d. The Special Permit may be conditioned on any other matter the Planning Commission finds necessary to carry out the intent, purposes, and policies of the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et. seq., and this Ordinance, or to protect the public health, safety and welfare.
 - e. Pursuant to Section 2778 of the Public Resources Code, reclamation plans, reports, and other documents submitted in connection with an application for the Special Permit shall be deemed public records, unless it can be demonstrated to the satisfaction of the Planning Director that the release of such information, or part thereof, would reveal production, reserves, or rate of depletion entitled to protection as proprietary information. The use and disclosure of such information shall be governed by Section 2778 of the Public Resources Code. (Ordinance No. 4428, 10-1-80).

Section 3:

Section 2.F.20 is hereby deleted as follows:

20. Deleted by Ordinance No. XXXX (DATE).

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M90-009



EXHIBIT A

Handbook

4150.1 REV-1

U.S. Department of Housing and Urban Development
Single Family Development Division

Program Participants and Departmental Staff

February 1990

Valuation Analysis for Home Mortgage Insurance

HSSI: Distribution: W-3-1, W-2(H)(P)(OGC)(Z), W-3 (A)(H)
(ZAS)(ZAOO), W-4(H); R-1, R-2, R-3, R-3-1(H), R-3-2, R-3-3,
R-6, R-6-1, R-6-2, R-7, R-7-1, R-7-2, R-8, R-8-1

SECTION 2 - SPECIAL NEIGHBORHOOD HAZARDS AND NUISANCES

*4-20. UNACCEPTABLE LOCATIONS. The rejection of a location is warranted only in instances where the property being appraised is subject to hazards, noxious odors, offensive sights or excessive noises to the point of endangering the physical improvements or seriously affecting the livability of the property, its marketability or the health and safety of its occupants. Rejection may also be appropriate if the future economic life of the property is so shortened by obvious and compelling pressure to a higher use as to make a fairly long term mortgage loan impractical. These considerations are applicable on an individual case basis, however, taking into account the needs and desires of the user group to which the property will appeal. There is no policy which categorically causes rejection of any property because of proximity to adverse influences. For example, properties should not be rejected simply because they abut commercial use. Some commercial uses may be entirely inoffensive to a specific market segment while other commercial uses may be intolerable. The decision to accept or reject a property affected by any of the above-cited conditions, or any other conditions must be made on a case-by-case basis by the appraiser who inspects the property and its environment to determine if the property meets the eligibility criteria, the objectives of the MPS and the location criteria.

4-21. PHYSICAL ATTRACTIVENESS. The features listed below are analyzed to determine the physical conditions of the neighborhood that affect the physical improvements and the health and safety of the occupants or influence their pleasure in the appearance of the environment. The elements considered in this analysis are:

A. Hazards and Nuisances. Physical conditions may be found in some neighborhoods that are a hazard to the personal health and safety of the occupants or may endanger the physical improvements. Such conditions include unusual topography, subsidence, flood, unstable soils, traffic hazards, and various kinds of grossly offensive nuisances.

1) Topography. Special hazards are sometimes found to result from the peculiar topography of a neighborhood. Marketability is often adversely affected in hillside areas by the hazards caused by denuded slopes, soil erosion, and land slippages. Earth and mud slides from an adjoining property, falling rocks, etc., are some of the hazards associated with steep grades and must be considered in the evaluation of the location.

2) Subsidence. Danger of subsidence is a special hazard that may be encountered under a variety of circumstances. The

(4-21) danger may exist when buildings are constructed on uncontrolled fill or unsuitable soil containing foreign matter such as organic material. It may be present in certain areas where the subsoil is unstable and subject to slippage or expansion. In mining areas consideration must be given to the depth or extent of mining operations, and the location of operating or abandoned shafts or tunnels in order to reach a conclusion as to whether the danger is imminent, probable, or negligible. In locations where the danger of subsidence exists, a specific site will be deemed ineligible unless complete and satisfactory evidence can be secured that will establish the probability that any threat of subsidence is negligible.

* 4-22. OPERATING AND ABANDONED OIL OR GAS WELLS. Both operating and abandoned oil and gas wells pose several potential hazards to housing. Hazards include potential fire, spray or other pollution, and explosion. Accordingly, no dwelling may be located closer than 300 feet from an active or planned drilling site; this applies to the site boundary, not to the actual well location.

- A. Operating Wells. When operating wells are located in single family subdivisions, it is required that no housing be built within 75 feet of an actual operating well unless mitigation measures are taken. This is to avoid nuisance during maintenance, to diminish noise levels caused by pumping and to reduce the likelihood of contamination by potential petroleum spills. Field Offices should require that operating wells be fenced and permanently screened by appropriate tall and dense landscaping.
- B. Abandoned Wells. Most petroleum producing States have specific required well abandonment practices, but some wells have been abandoned in the past without necessary precautionary actions. Since it is infeasible for HUD personnel to verify the adequacy or safety of an abandoned well, a letter from the responsible authority within the State government should state that the specific well in question was safely and permanently abandoned. Where such a letter is provided housing may be located no closer than ten feet from an abandoned well.

Hazards from improperly abandoned wells include blowout and potential fire. Where a State does not issue a letter as described, housing must be located at least 300 feet from an abandoned well.

- C. Special Case -- Proposed, Existing or Abandoned Wells. In some geographic areas (Wyoming is one) hydrogen sulfide gas may be emitted from petroleum product wells. It is considered a major

(4-22) hazard since it is highly toxic and a threat to life and health. It is heavier than air and tends to flow downslope, through valleys and canyons and can cause deaths before people become aware of the problem and can escape. Minimum clearances from sour gas wells may be established only after a petroleum engineer's assessment of risk and clearance recommendations are obtained and concurred with by State authorities responsible for petroleum industry regulation and for public health and safety.

D. Slush Pits. A slush pit is a basin, in which drilling "mud" is mixed and circulated. The mud is circulated during drilling to lubricate and cool the drill bit and to flush away rock cuttings. Drilling mud normally contains large quantities of bentonite, which is a very expansive soil material, and results in a site with great soil volume change potential, which may be very damaging to buildings. Whenever a building is proposed near an active or abandoned well, the old slush pit location should be determined. After it is located, either all unstable and toxic materials should be removed from it and the pit filled with compacted selected materials or no dwelling construction may be accepted on a lot that includes any part of a slush pit.

4-23. FLOOD HAZARD AREAS.

General. When a property, including any portion of the site, is located in an area designated as a special flood hazard area, or is otherwise determined to be subject to a flood hazard, it shall be required by special condition on the conditional or firm commitment or DE approval that the mortgagor and mortgagee must obtain and maintain, where available, NFIP (National Flood Insurance Program) flood insurance coverage on the property during such time as the mortgage is insured. Such insurance is required by law under the Flood Disaster Protection Act of 1973 with respect to mortgages on properties insured by HUD. However, if the Office Manager determines that the improvement on a property is located at such a high elevation that there is no risk of flooding, even though a portion of the property is located within a special flood hazard area, he may exempt the property from the flood insurance requirement. This determination shall only be made in those cases where the building site grade is substantially above the 100-year frequency water surface elevation and where it is obvious, because of the location of the property in relation to other properties in the designated flood hazard area, that there is no risk of flooding involved. The Manager shall place the burden on the mortgagee and mortgagor of establishing the facts necessary to make this determination.

(12-4)* C. Reservation of Leases of Oil and Mineral Rights.

The appraiser need not be concerned with the fact that ownership of the fee is separated from ownership of oil or mineral deposits since the valuation of the property is based entirely upon the benefits which will accrue to the typical purchaser for residential uses. The degree to which the residential benefits may be impaired or the property damaged by the exercise of the rights set forth in the oil or mineral lease as well as those applicable to neighboring properties must be considered.

- 1) Consideration should be given to:
 - a. The infringement on the property rights of the fee owner caused by the rights granted by the reservation or lease.
 - b. The hazards, nuisances, or damages which may arise therefrom. (See also paragraph 4-26)
 - c. The hazards, nuisances, or damages which may accrue to the subject property from exercise of reservation or lease privileges on neighboring properties.
- 2) The extent to which the property rights of the owner of the fee is affected by a mineral or oil reservation or a lease of subsurface areas will vary in accordance with the privileges reserved in the instrument. In one instance the privileges may be only to remove subsurface deposits by directional exploration from some area outside of the subject plot. In another instance the privilege may be complete ingress and egress, to explore from any surface area of the plot, to store equipment, or make installation thereon. In the former case, depending on the proximity of exploration area and the attitude of the local market, it is possible that there would be little or no adverse effect on value. In the latter case, the effect on the property rights of the owner of the fee is such that the value of the property for residential use may be destroyed.
- 3) In mineral areas the problem may be one of subsidence from directional mining. The extent of the hazard is determined by the past history of such operations, a knowledge of the extent of the mining, and the depth and the subsurface soil structure.
- 4) In oil-producing areas, the hazards and nuisances may arise from the drilling operation, ingress and egress, storage, pipeline transportation, danger of fire or explosion and

(12-4)

danger from gusher wells. The effect of such nuisances, hazards, or damages on the subject property would be determined by their proximity and their intensity and attitude of the local market. In an "oil conscious" area a situation may be acceptable which would not be acceptable in an area where gas oil exploration was a minor factor in the area's economy. (See also paragraph 4-22)

- D. In the case of new subdivision proposals it may be possible to suggest certain restrictions to the developer-owner of the fee that will materially lessen risk if he desires to retain the mineral or oil rights. Where a mineral, oil or gas reservation is retained, an agreement may be obtained limiting the exploration area to one undeveloped part of the tract, providing for directional drilling, and restricting against ingress and egress across individual residential lots. In some cases it may be necessary to modify outstanding covenants or obtain protective covenants on neighboring land uses.

Summary. Easements, reservations or restrictions such as discussed in this section may be involved in mortgagees' requests for waiver of objection to title to the mortgaged premises. Such requests are processed as outlined in HUD Handbook 4170.1. The granting of a waiver of objection to title appears to imply also a waiver of objection to the physical condition of any property resulting from the exercise of the rights created by the encumbrance. Consequently, the possibility of any hazards, nuisances or damages emanating from that source should be carefully evaluated before granting the waiver.

- 12-5. MORTGAGE CREDIT REQUESTS FOR APPRAISAL. The Mortgage Credit Section may request an estimate of value on property which is being accepted by the seller as part of the purchase price. This is done in order to establish the equivalent amount of cash which is being paid for the property on which a commitment is to be issued. With the request, the Mortgage Credit Section will furnish the trade-in price which is being allowed for the property by the seller. Such requests will be treated as informal appraisal assignments. A complete appraisal report will not be required. A memorandum type report will suffice. In such a case, a detailed description of property and neighborhood, ratings, operation expense data, supporting sales data, and replacement cost estimates will not be required.

A. Only the following need be furnished:

- 1) Address of property (including city or town).

Circular Letter 89-01 (REV)
February 9, 1989

TO: ALL PEOPLE DOING BUSINESS WITH HUD

FROM: Anthony A. Randolph, Manager, Sacramento Office

- SUBJECT:
- I. Training
 - II. Local Call Boxes
 - III. FAX Machine
 - IV. Appraisal Assignment Line Telephone Number
 - V. Sacramento FHA Floodplain Policy
 - VI. Mineral Reservations
 - VII. Completion of Case Binder Cover
 - VIII. Closing Costs
 - IX. Loan Correspondents
 - X. Payment for Fee Inspections
 - XI. New Fee Inspector
 - XII. Fee Appraiser's Directory
 - XIII. Joint Venture for Affordable Housing (JVAH)
 - XIV. Revision of Post-Endorsement Fee
 - XV. Revised Appraisal Field Review Report
 - XVI. 10-Year Protection Plan
 - XVII. Revised HUD 92900
 - XVIII. Fee Personnel - Tax ID Numbers
 - XIX. URAR's for Non D.E. Cases

NOTE: This revised Circular Letter corrects typos, word omissions, grammar, and provides additional clarifying information on the Office's Floodplain policy. This information was received from FEMA after the distribution of CL-89-01 at our recent industry meeting.

I. Training

Many of you have expressed an interest in "hands-on" training with our staff. We are aware that the various large seminars do not allow time for in-depth discussions on many subjects as we would like. With this in mind, the Development Division of our office is offering you the opportunity to individually meet our staff and receive personal training on matters of concern to you. Although we will not underwrite your own company's case with you, we will address portions of the case presenting confusion or problems. Those of you interested in taking advantage of this offer are welcome to call the Branch Chief(s) of the individual branch(es) for further information and to make an appointment. As you can understand, this must be done by appointment as we will need to arrange our schedule to accommodate your visit. The four branches, chiefs, and numbers are as follows:

Architecture, Engineering & Cost	Phil Keith	551-1401
Valuation	Ed Allard	551-1342
Mortgage Credit	Patti Anderson	551-1403
Operations	Twila Strangways	551-1346

JOINT VENTURE FOR AFFORDABLE HOUSING

VI. Mineral Reservations

FHA insures properties which do not have mineral reservations if otherwise eligible. When mineral rights are reserved, the Sacramento HUD/FHA Office policy is to require the mineral reservations to be below a depth of 500 feet with no right of surface entry. Properties with mineral reservations of less than 501 feet below the surface and/or with surface entry rights are to be rejected.

FHA is unable to insure properties when a right of surface entry prevails regardless of the type of title endorsement that may require a title company to pay for any damages to the property as the result of surface entry. A right of surface entry is assumed to exist if the mineral reservations are silent on surface entry or if the mineral reservations are reserved to a depth of 100 feet or less.

There may be limited cases that would permit waivers of this policy:

- (a) 500 foot Waiver: Evidence demonstrating that a mineral reservation less than 501 feet is typical of other reservations in the locality of the subject property.
- (b) Surface Entry Waiver: Clear and convincing evidence that the rights of surface entry will not be exercised during the term of the mortgage.

Some examples of evidence or documentation for the 500 foot and Surface Entry Waivers are but not limited to:

1. Recorded Quick-Claim Deed giving up all mineral rights.
2. Adjacent subdivision or tract restrictions that reflects a typical depth of less than 500 feet but greater than 100 feet for mineral reservations.
3. Zoning that restricts surface entry.
4. A legal opinion on mineral reservation depth and that surface entry rights will not be exercised.
5. Written and signed policy statement from the local Planning Department that disallows surface entry.

In addition, each waiver must include a written and signed appraisal determination that any diminution of value do to exercising rights would not jeopardize the mortgage security or an estimation of any adverse effect on value to do the reservations that cannot be prohibited.

A waiver may be permitted by a direct endorsement underwriter and/or HUD only if there is a preponderance of clear and convincing documentation and evidence that the mineral reservation rights will not be exercised during the term of the mortgage. HUD should receive waiver requests only in the rarest of cases. When a waiver is granted, the case binder must contain the waiver signed by the Underwriter and all supporting evidence and documentation. In addition, a buyers signed/dated acknowledgement of a receipt of said reservatons is recommended.

If you have questions, please contact the Valuation Branch at (916) 551-1342.

VII. Completion of the HUD Case Binder Cover

To make our closing operations more efficient and enable us to provide lenders with mortgage insurance certificates more quickly, lenders are requested to be sure that at the time of the insuring submission the case binder covers are completed as follows:

1. Lenders are required to write the FHA Case Number in both boxes provided on the inside of the case binder's cover.
2. In the space for the Lender's Name you are required to write the name of the direct endorsement lender (sponsor) not the name of the loan correspondent.
3. Please check the boxes on the case binder cover that reflect the appropriate characteristics of the case. If none of the characteristics listed apply to the case leave the box(es) blank.

PRECLOSING SUBMISSIONS: Failure to mark the PRECLOSING BOX at the top of the binder cover at the time of the Mortgage Credit submission may cause your case to be misrouted and cause considerable delay in the issuing of the firm commitment. In addition to marking the preclosing box we strongly advise all conditional D.E. lenders to place a blank sheet of paper over the top of the mortgage credit submission and mark it "PRECLOSING MORTGAGE CREDIT SUBMISSION".

VIII. Closing Cost Schedule

The long awaited closing cost list is finally completed. For your information, a review of a sampling of 20 HUD 1's indicated 44 different fees being charged buyers and sellers. While some of them are, without question, legitimate fees, a number of them must by definition, fit the term "garbage" fee. As in the past, we will continue to monitor fees paid by the buyers. We will, however, also be looking into cases where it appears mortgagees are taking advantage of sellers by tacking on every imaginable fee possible. Those mortgagees who do this will be asked to explain in writing to our office the reason for assessing questionable fees. We may determine that sanctions may be applied to mortgagees who make a practice of charging fees which are not necessary and do not constitute a payment for some type service.

EXHIBIT B



COUNTY OF SACRAMENTO

**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
827 SEVENTH STREET, SACRAMENTO, CALIFORNIA 95814
(916) 440-6141
SUSAN R. ZIEGLER, DIRECTOR**

November 16, 1989

Mr. Michael Johnson
Community West Mortgage Company
3811 Florin Road, #1A
Sacramento, CA 95823

Subject: Surface Entry Rights

Dear Mr. Johnson:

I have enclosed for your information a copy of the residential tables of the Sacramento County Zoning Code. To read these tables look under the RD-5 zone, and the category of what you wish to do on the site (in this case, oil or gas wells). If there is an "x" the use is permitted, if there is a blank it is not, and the numbers reference the listing in the back of the table.

I have found that gas/oil wells are not permitted in the RD-5 zone (see F2 under RD-5 zoning).

If you have any further questions, please call me at 440-5206.

Sincerely,

Nancy Ormandy
Nancy Ormandy
Associate Planner*

NO:cld

attachment

NO:cld
lt009

USES

D.

USES		RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 RD-20	RD-25 RD-30
INSTITUTIONAL (continued)		INSTITUTIONAL (continued)								
34	Airport (See Section 130-09.5)									
35	Private Landing Strip for Sole Use of Landowner									
36	Public Utilities and Public Service Facilities									
		17	17	17	17	17	17	17	17	17

E.

RECREATIONAL		RECREATIONAL								
1	Public Parks and Ancillary Uses	X	X	X	X	X	X	X	X	X
2	Recreational Uses Oriented to the Waterways in the Delta as Regulated by Title II, Chapter 35, Article 8									
3	Recreation Travel Trailer Parks									
4	Hunting Clubs, Gun Clubs, Shooting Clubs									
5	Boat Docks Private									
6	Boat Harbors, Marinas and Incidental Accessory Uses	13	13	13	13	13	13	13	13	13
7	Stadiums and Race Tracks									
8	Other Outdoor Recreation Facilities									
9	Hobby Repair of Farm Equipment for Personal use of Resident	34	34	34	34	34	34	34	34	34
		32	32	32	32	32				

F.

MISCELLANEOUS		MISCELLANEOUS								
1	Special Permits	7	7	7	7	7	7	7	7	7
2	Gas or Oil Well (Sec. 301-21)									
3	Food Processing Industry									

EXHIBIT B-2