

ORDINANCE NO. 2000, FOURTH SERIES.

AN ORDINANCE AMENDING 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 SECTION THERETO TO BE NUMBERED SECTION 9-A "OB" OFFICE BUILDING ZONE, AND BY AMENDING SECTION 18 THEREOF.

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

SECTION 1: Ordinance No. 1963, Fourth Series, passed May 17, 1956, is hereby amended by adding a new Section thereto to be numbered Section 9-A "OB" OFFICE BUILDING ZONE, to read as follows:

Section 9-A: "OB" Office Building Zone

Description and Purpose: A zone designed to permit the development of professional or business office centers and institutional buildings, as a distinct use of land in areas wherein the development of normal mixed commercial uses would not be deemed suitable.

Permitted Uses: For land and/or buildings, the permitted uses and height and area requirements for the "OB" Zone are as follows:

- A. USE REGULATIONS - Inside the "Old City".
 - 1 - Any use permitted and as regulated in "R-5" Zone.
 - 2 - Professional and business offices subject to the provisions and limitations of sub-section 9B-1 herein.
- B. USE REGULATIONS - Outside the "Old City".
 - 1 - Professional or business office for the conduct of business of a personal service nature subject to the following conditions:
 - a) There may be included within any building as a convenience to the occupants thereof, their patients, clients or customers the following:

- (1) A prescription pharmacy within a building chiefly occupied by practitioners of the healing arts.
 - (2) Coffee shop or refreshment stand, but not including a restaurant or bar.
 - (3) Medical or dental laboratory.
 - (4) All of the above convenience uses shall have their principal entrance thereto from the inside of the building.
- b) The uses permitted under this section, with the exception of those convenience uses specified in subsection (a) above, shall not include any use which involves the handling of goods, the repair or manufacture thereof, the storing, stocking, selling or otherwise handling of any merchandise of any kind.
- (1) The above section shall not be deemed to exclude the use of property in this zone for occupancy by an optometrist or dispensing optician with necessary laboratory facilities and optical merchandise, provided, however, said occupancy shall have its principal entrance thereto from inside the building.

C. HEIGHT REGULATIONS

- 1 - Inside the "Old City" - unlimited
- 2 - Outside the "Old City" - same as "R-1" Zone

D. AREA REGULATIONS

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards, lot area and building coverage requirements are provided and maintained in connection with such building, structure or enlargement.

1 - Front Yard

- a) Within the "Old City" limits there shall be a front setback of not less than ten (10) feet.
- b) Outside of the "Old City" limits there shall be a front setback as required in the "R-1" Zone.

2 - Side Yard

- a) Within the "Old City" limits there shall be a side yard on each side of a main building not less than that as required in the "R-5" Zone.

- b) Outside the "Old City" limits there shall be a side yard on each side of a main building not less than that as required in the "R-1" Zone.

3 - Rear Yard

- a) Within the "Old City" limits there shall be a rear yard not less than that as required in the "R-5" Zone.
- b) Outside the "Old City" limits there shall be a rear yard not less than that as required in the "R-1" Zone.

4 - Special Requirements for Bungalow Courts, Court Apartments, Group and Row Dwellings

inside the "Old City" limits shall be the same as the "R-5" Zone.

5 - Lot Area - Same as "R-1" Zone

6 - Minimum lot area per dwelling unit

inside the "Old City" limits shall be the same as the "R-5" Zone.

7 - Lot Coverage

- a) Inside the "Old City" limits the lot coverage maximums of the "R-5" Zone shall apply to structures used for residential purposes. No lot coverage maximums are applicable to structures used for non-residential purposes.
- b) Outside the "Old City" limits the lot coverage maximums of the "R-1" Zone shall apply to any permitted land use.

8 - Small Lots - Same as "R-1" Zone

9 - Usable open space requirements of the "R-5" Zone shall apply to any residential use of property within the "Old City".

E. SIGNS

The only sign permissible in this zone shall be one building nameplate not exceeding two (2) square feet in area placed flat against the building.

F. SITE PLAN

Preliminary and final site plans shall be submitted to and approved by the Planning Commission prior to the issuance of a building permit therefor.

SECTION 2: Section 18 of Ordinance No. 1963, Fourth Series, passed May 17, 1956, is hereby amended to read as follows:

Section 18: Off-Street Parking and Loading.

Accessible off-street parking facilities for the parking of self-propelled motor vehicles shall be provided on public or private property in connection with the erection or increase by units or dimension of any 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 shall be exempted from furnishing parking spaces for commercial, industrial, institutional and public buildings and structures. All single-family and two-family residences, multiple family dwellings, hotels, motels, auto courts, motor lodges and tourist courts, in the Central Business District (C-3 Zone) shall conform to the general requirements for parking spaces.

Section 18B2b:

- b. Located in "R-4" and "R-5" Zones - One (1) parking space for each two (2) dwelling units, but not to exceed five (5) spaces if twelve or less dwelling units are erected on one lot.

Section 18B16: Uses permitted and located in the "OB" Zone:

- A) Located inside the "old city" - one (1) parking space for each four hundred (400) square feet of gross floor area of buildings used for non-residential purposes. For buildings used for residential purposes there shall be one (1) parking space for each two (2) dwelling units.
- B) Located outside the "old city" - one (1) parking space for each two hundred (200) square of gross floor area.

Section 18D:

Every parcel of land hereafter used as a public or private off-street parking area shall be developed and maintained as follows:

Section 18H5:

- 5 - On any lot in any "R" zone, the off-street parking spaces required by this Ordinance shall not be provided in the required front or street side yard setback area except where necessary when remodeling or altering an existing single-family dwelling.

Section 18H6 - is deleted.

SECTION 3: 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: March 14, 1957

EFFECTIVE: April 13, 1957

Clarence Lezard
Mayor.

ATTEST:

Paul H. Menby
City Clerk.