

# Sacramento County **Zoning Code**

**Adopted July 22, 2015**

**Title IV**

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INTERIM ZONES  
GENERAL PROVISIONS

401-01. PURPOSE. The zones set forth in this Title are designed to promote and protect the public health, safety and general welfare in the same general manner as the permanent land use zones described in Chapter 2 of the Zoning Code. The zones in this Title, however, are considered to be temporary and it is the intent of the Board of Supervisors to rezone each parcel of property to one of the permanent land use zones as each new community plan is adopted. It is intended that this Title be eliminated from the Zoning Code after each of the zones herein has been rezoned to a permanent land use zone.

401-02. DEFINITION: DIVISION. As used in and for the purposes of this Title, the term Division shall refer to and mean the Zoning Code of Sacramento County.

401-03. DEFINITION: PLANNING COMMISSION. As used in and for the purposes of this Title, the term Planning Commission shall mean the Sacramento County Planning Commission .

401-04. DEFINITION: DAY CARE HOME. As used in and for the purposes of this Title, the term "day care home" shall refer to and mean Family Day Care Home as defined in Chapter 7, "Definitions", of this Code.

401-05. DEFINITION: FOSTER HOME, RESIDENTIAL CARE HOME, BOARDING HOUSE, ROOMING HOUSE, AND REST HOME. Notwithstanding any provision or limitation on the number of occupants to the contrary contained in Title IV of this Code, the terms "foster home, " "residential care home, " "boarding house," "rooming house," or "rest home," shall not include a residential facility providing care to children, to the elderly, or for mentally disordered or otherwise handicapped persons, which serves six or fewer persons not including the operator or members of the operator's family or persons employed as facility staff.

A residential care facility providing care to six or fewer children, elderly, mentally disordered, or otherwise handicapped persons, not counting the operator or members of the operator's family or persons employed as facility staff, shall be deemed to be a single family residential use.

401-06. SIGNS. Signs and permitted advertising devices, as provided in the interim zoning classifications, shall be subject to the provisions of section 5.10, "Sign Regulations" of this Code, and where development standards in the zoning classifications conflict, section 5.10 shall prevail.

INTERIM AGRICULTURAL HOLDING ZONES  
GENERAL PURPOSES

402-01. PURPOSE. The Board of Supervisors has determined there is a need to establish and maintain zoning classifications to be applied to rural areas of the County which are now devoted to agricultural use but may undergo a transition to urban development in the future. The Board of Supervisors in creating these zones intends to establish long term holding zones which:

- (a) Are appropriate in the Agricultural-Urban Reserve, Agricultural Recreation Reserve, Recreational, and Industrial land use categories shown on the Sacramento County General Plan.
- (b) Provide for agricultural uses during the planning period of the General Plan and protect these uses from the encroachment of urban development and related uses which are incompatible with the agricultural use of the land.
- (c) Provide reserve areas for future urban, recreational or industrial uses and protect these areas from the encroachment of uses which are incompatible with the ultimate planned uses indicated on the Sacramento County General Plan.

402-02. CONSTRUCTION OF PROVISIONS. The provisions of this Article shall be liberally construed insofar as they apply to agricultural pursuits and services to the end that conflicting uses shall not be permitted.

402-03. ACCESSORY USES. Except as otherwise provided, the provisions of this Article shall not be construed to interfere with the incidental accessory uses conducted in conjunction with agricultural pursuits.

## A-80 AGRICULTURAL HOLDING ZONE

402-10. PROHIBITION. No building, structure, vehicle, sign or area in the A-80 zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged or stored in the A-80 zone except as hereinafter specifically provided in this Article and subject to all the regulation and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

402-11. PERMITTED USES. Those uses permitted in the A-80 zone shall be those uses specified in the AG-80 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

402-12. AREA.

- (a) Each lot or parcel shall contain a minimum net land area of eighty (80) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

402-13. LOT WIDTH. Each lot or parcel shall have a minimum width of one thousand (1,000) feet.

402-14. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

## A-20 AGRICULTURAL HOLDING ZONES

402-20. PROHIBITION. No building, structure, vehicle, sign or area in the A-20 zone shall be used, nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the A-20 zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

402-21. PERMITTED USES. Those uses permitted in the A-20 zone shall be those uses specified in the AG-20 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

402-22. AREA.

- (a) Each lot or parcel shall contain a minimum net land area of twenty (20) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

402-23. LOT WIDTH. Each lot or parcel shall have a minimum width of five hundred (500) feet.

402-24. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.



## A-10 AGRICULTURAL HOLDING ZONE

402-30. PROHIBITION. No building, structure, vehicle, sign or area in the A-10 zone shall be used, nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the A-10 zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article, and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

402-31. PERMITTED USES. Those uses permitted in the A-10 zone shall be those uses specified in the AR-10 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

402-32. AREA.

- (a) Each lot or parcel shall contain a minimum net land area of ten (10) acres.
- (b) Each lot or parcel shall contain a minimum of five (5) acres per accessory dwelling unit located thereon.

402-33. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than three hundred (300) feet except public street frontage shall not be required if there is on file with the County an irrevocable offer to dedicate the right-of-way to a width satisfactory to the County to provide access from the lot to a public street. The County will not be required to maintain said right-of-way until improvements are installed to County standards.

402-34. LOT WIDTH. Each lot or parcel shall have a minimum width of three hundred (300) feet

402-35. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

INTERIM AGRICULTURAL ZONES  
A-5 AGRICULTURAL ZONE

403-10. PROHIBITION. No building, structure, vehicle, sign or area in the A-5 zone shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the A-5 zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of the property in the vicinity or with the County of Sacramento as a whole. Off-site signs are prohibited.

403-11. PERMITTED USES. Those uses permitted in the A-5 zone shall be those uses specified in the AR-5 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

403-12. LOT AREA. Each lot or parcel shall have a minimum gross area of five (5) acres.

403-13. LOT WIDTH. Each lot or parcel shall have a minimum width of two hundred fifty (250) feet.

403-14. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than two hundred fifty (250) feet

403-15. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

A-2 AGRICULTURAL ZONE

403-20. PROHIBITION. No building, structure, vehicle, sign or area in the A-2 zone shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged or stored in the A-2 zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

403-21. PERMITTED USES. Those uses permitted in the A-2 zone shall be those uses specified in the AR-2 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

403-22. LOT AREA

- (a) Each lot or parcel shall have a minimum gross land area of two (2) acres.
- (b) Each lot or parcel shall have a minimum gross land area of one (1) acre per dwelling unit located thereon.

403-23. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.

403-24. PUBLIC STREET FRONTAGE. Each lot shall have public street frontage of not less than one hundred fifty (150) feet

403-25. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

A-1-B AGRICULTURAL ZONE

403-30. PROHIBITION. No building, structure I vehicle, sign I or area in the A-1-B zone shall be used nor shall any building I structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in the A-1-B zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

403-31. PERMITTED USES. Those uses permitted in the A-1-B zone shall be those uses specified in the AR-1 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

403-32 LOT AREA.

- (a) Each lot or parcel shall have a minimum net land area of one (1) acre.
- (b) Each lot or parcel shall have a minimum net land area of one (1) acre per dwelling unit located therein.

403-33. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred twenty-five (125) feet.

403-34. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than one hundred twenty-five (125) feet.

403-35. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

A-1-A AGRICULTURAL ZONE

403-40. PROHIBITION. No building, structure, vehicle, sign, or area in the A-1-A zone shall be used nor shall any building, structure, sign or vehicle be erected, altered, moved, enlarged, or stored in the A-1-A zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

403-41. PERMITTED USES. Those uses permitted in the A-1-A zone shall be those uses specified in the RD-2 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

403-42. LOT AREA. Except as otherwise provided in this Division, the minimum lot area for each lot in the A-1-A zone shall be as follows:

- (a) Twenty thousand (20,000) square feet if either a public water supply or public sewerage facility is in use.
- (b) One acre if neither a public water supply nor public sewerage facility is in use.

403-43. LOT WIDTH. Each lot or parcel shall have a minimum width of seventy-five (75) feet.

403-44. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than seventy-five (75) feet

403-45. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

## A-2-B AGRICULTURAL ZONE

403-50. PROHIBITION. No building, structure, vehicle, sign, or area in the A-2-B zone shall be used nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged or stored in the A-2-B zone except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

403-51. PERMITTED USES. Those uses permitted in the A-2-B zone shall be those uses specified in the AR-2 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

403-52. LOT AREA.

- (a) Each lot or parcel shall have a minimum net land area of two (2) acres.
- (b) Each lot or parcel shall have a minimum net land area of two (2) acres per dwelling unit located thereon.

403-53. LOT WIDTH. Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.

403-54. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage of not less than one hundred fifty (150) feet

403-55. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met

INTERIM ESTATE ZONES  
GENERAL PURPOSES

404-01. PURPOSE. The Estate zones established in this Division are designed to promote and protect public health, safety, and general welfare. The general purposes for the Estate zones include:

- (a) Living areas within the County where development is limited to low density concentrations of one-family dwellings.
- (b) A limited number of permitted nonresidential uses promote and encourage a suitable environment for family life on parcels of land larger than generally is provided in residential zones.
- (c) The protection of estate areas against fire, explosions, and other hazards, and against offensive noises, odors, glare, and other objectionable influences.
- (d) Adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.
- (e) Religious, educational, recreational, and public cultural facilities which serve the needs of the nearby residents which generally perform their own activities more effectively in a residential environment and which do not create objectionable influences.
- (f) The promotion of the most desirable use of land and direction of building development in accord with the General Plan, to promote stability of land development, to conserve the value of land and improvements, and to protect the County's tax revenues.
- (g) The development of land when not served with both public water supply and public sewerage facilities.
- (h) The keeping of horses for pleasure or hobby purposes on larger estate lots.
- (i) The keeping of limited number of domestic animals and poultry on larger estate lots.

RE-3 ESTATE ZONE

404-10. PROHIBITION. No building, structure, vehicle or land in the RE-3 zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Code. Yard areas and other open spaces shall be used only for purposes specifically provided in this Article or for purposes clearly incidental and subordinate to the main purpose of the property; however, in no instance shall the yard areas and other open spaces be used so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity, in the RE-3 zone generally or within the County as a whole. Off-site signs are prohibited.

404-11. PERMITTED USES. The following uses shall be permitted in the RE-3 zone:

- (a) One single family detached dwelling on each lot.
- (b) Government owned and operated parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities, provided the lot area is not less than three (3) acres.
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (e) Incidental agricultural uses, private stables subject to the provisions of section 5.3.2.
- (f) Public and private schools, kindergarten through high school, provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (g) Home occupation as defined in section 3.9.3.F.
- (h) Crop and tree farming and truck gardening and the sale of products therefrom.
- (i) Foster homes not to exceed six (6) foster children.
- (j) Day care homes not to exceed ten (10) children.
- (k) Home occupation sign as provided in section 5.10.1.E.
- (l) Real estate signs as provided in section 5.10.1.A.
- (m) Temporary construction signs as provided in section 5.10.1.B.



- (n) Political, religious and civic campaign signs as provided in section 5.10.1.C.
- (o) Identification signs for public and private schools as provided in section 5.10.1.M.

404-12. USES PERMITTED WITH A CONDITIONAL USE PERMIT.

- (a) Publicly owned and operated libraries, museums, art galleries and similar publicly owned and operated cultural uses.
- (b) Guest house or separate living quarters for domestic workers employed on the premises.
- (c) Parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities owned or operated by a nonprofit corporation or similar entity, provided the lot area is not less than three (3) acres.
- (d) Golf courses.
- (e) Churches.
- (f) Colleges and universities.
- (g) Federal, State, County and municipally owned and operated buildings.
- (h) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (i) One (1) mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of section 3.10.3.H., "Temporary Uses of Mobilhomes and Commercial Coaches" of this Code.
- (j) ON-SITE IDENTIFICATION SIGN. The Planning Commission, when granting a Conditional Use Permit, shall determine the number of on-site signs and the size, location and type of lighting for each sign. In making this determination, the Board, in addition to other provisions relating to Conditional Use Permit, shall consider the effect any sign shall have on the general purposes of the rural Estate zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

404-13. HEIGHT REGULATIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected on or moved onto property in this zone shall have a height greater than (40) feet.
- (c) EXCEPTION. See section 5.2.2.C., “Height Exception for Buildings in Residential, Commercial and Industrial Zoning Districts”, in this Code.

404-14. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following yards are provided and maintained:

- (a) FRONT YARD. There shall be a front yard of not less than fifty (50) feet.
- (b) REAR YARD. There shall be a rear yard of not less than thirty-five (35) feet.
- (c) SIDE YARD. There shall be a side yard on each side of a main building of not less than twenty (20) feet for a one or two-story building and thirty (30) feet for a three-story building.
- (d) SIDE STREET YARD. On corner lots there shall be a side street yard of not less than twenty-five (25) feet.

404-15. LOT AREA. Each lot shall have a minimum are of one (1) acre.

404-16. LOT WIDTH. Each lot shall have a minimum width of one hundred twenty-five (125) feet. The width of lots fronting on a curved street or the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

404-17. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of one hundred twenty-five (25) feet. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

RE-2A ESTATE ZONE

404-20. PROHIBITION. No building, structure, vehicle, or land in the RE-2A zone shall be used nor shall any building, structure, or vehicle be erected, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division. Yard areas and other open spaces shall be used only for purposes specifically provided in this Article or for purposes clearly incidental and subordinate to the main purpose of the property; however, in no instance shall the yard areas and other open spaces be used so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity, in the RE-2A zone generally or within the County as a whole. Off-site signs are prohibited.

404-21. PERMITTED USES. The following uses shall be permitted in the RE-2A zone:

- (a) One (1) single family detached dwelling on each lot.
- (b) Government owned and operated parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities provided the lot area is not less than three (3) acres.
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (e) Public and private schools, kindergarten through high school, provided there shall be a net lot area of not less than five hundred (500) square feet per student.
- (f) Crop and tree farming and truck gardening and the sale of products therefrom.
- (g) Incidental agricultural uses, private stables, subject to the provisions of section 5.3.2.
- (h) Foster home not to exceed six (6) foster children.
- (i) Real estate signs as provided in section 5.10.1.A.
- (j) Temporary construction signs as provided in section 5.10.1.B.
- (k) Political, religious, and civic campaign signs as provided in section 5.10.1.C.
- (l) Identification signs for public and private schools as provided in section 5.10.1.M.

404-22. USES PERMITTED WITH A CONDITIONAL USE PERMIT. The following uses are permitted subject to issuance of a Conditional Use Permit by the appropriate authority.

- (a) Publicly owned and operated libraries, museums, art galleries, and similar publicly owned and operated cultural uses.
- (b) Guest houses or separate living quarters for domestic workers employed on the premises.
- (c) Parks, playgrounds, community center, swimming clubs, tennis clubs, and similar facilities owned or operated by a nonprofit corporation or similar entity, provided the lot area is not less than three (3) acres.
- (d) Churches.
- (e) Colleges and universities.
- (f) Federal, State, County and municipally owned and operated buildings.
- (g) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (h) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of section 3.10.3.H., “Temporary Uses of Mobilehomes and Commercial Coaches”, of this Code.
- (i) Day care homes.
- (j) Home occupation.
- (k) Home occupation sign as provided in section 5.10.1.E.
- (l) ON-SITE IDENTIFICATION SIGN. The appropriate authority when granting a Conditional Use Permit shall determine the number of on-site signs and the size, location, and type of lighting for each sign. In making this determination, the appropriate authority, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purposes of the rural Estate zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.

404-23. HEIGHT REGULATIONS.

- a) No building or structure erected on or moved onto property in this zone shall have a height greater than two (2) stories.

- b) No building or structure erected on or moved onto property in this zone shall have a height greater than thirty (30) feet.
- c) EXCEPTIONS. See section 5.2.2.C., “Height Exception for Buildings in Residential, Commercial and Industrial Zoning Districts”, of this Code.

404-24. YARDS. No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following yards are provided and maintained.

- (a) FRONT YARD. There shall be a front yard of not less than fifty (50) feet.
- (b) REAR YARD. There shall be a rear yard of not less than thirty-five (35) feet.
- (c) SIDE YARD. There shall be a side yard on each side of a main building of not less than twenty (20) feet.
- (d) SIDE STREET YARD. On corner lots there shall be a side street yard of not less than twenty-five (25) feet.

404-25. LOT AREA. Each lot shall have a minimum area of thirty thousand (30,000) square feet.

404-26. LOT WIDTH. Each lot shall have a minimum width of one hundred ten (110) feet. The width of lots fronting on a curved street or the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

404-27. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of one hundred ten (110) feet. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

RE-2 ESTATE ZONE

404-30. PROHIBITION. No building, structure, vehicle or land in the RE-2 zone shall be used nor shall any building, structure, or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division. Yard areas and other open spaces shall be used only for purposes specifically provided in this Article or for purposes clearly incidental and subordinate to the main purpose of the property; however, in no instance shall the yard areas and other open spaces be used so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity, in the RE-2 zone generally or within the County as a whole. Off-site signs are prohibited.

404-31. PERMITTED USES. The following uses shall be permitted in the RE-2 zone.

- (a) One single family detached dwelling on each lot.
- (b) Government owned and operated parks, playgrounds, community centers, swimming clubs, tennis clubs and similar facilities, provided the lot area is not less than three (3) acres.
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (e) Incidental agricultural uses, private stables, subject to the provisions of section 5.3.2.
- (f) Public and private schools, kindergarten through high school, provided there shall be a net area of not less than five hundred (500) square feet per student.
- (g) Foster homes not to exceed six (6) foster children.
- (h) Day care homes not to exceed ten (10) children.
- (i) Real estate signs as provided in section 5.10.1.A.
- (j) Temporary construction signs as provided in section 5.10.1.B.
- (k) Political, religious, and civic campaign signs as provided in section 5.10.1.C.
- (l) Identification signs for public and private schools as provided in section 5.10.1.M.

404-32. USES PERMITTED WITH A CONDITIONAL USE PERMIT. The following uses are permitted subject to issuance of a Conditional Use Permit by the Planning Commission.

- (a) Publicly owned and operated libraries, museums, art galleries and similar publicly owned and operated cultural uses.
- (b) Guest house or separate living quarters for domestic workers employed on the premises provided the lot area is not less than thirty thousand (30,000) square feet.
- (c) Parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities owned or operated by a nonprofit corporation or similar entity provided the lot area is not less than three (3) acres.
- (d) Golf courses.
- (e) Churches.
- (f) Colleges and universities.
- (g) Federal, State, County, and municipally owned and operated buildings.
- (h) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (i) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of section 3.10.3.H., “Temporary Uses of Mobilehomes and Commercial Coaches”, of this Code.
- (j) ON-SITE IDENTIFICATION SIGN. The Planning Commission, when granting a Conditional Use Permit, shall determine the number of on-site signs and the size, location, and type of lighting for each sign. In making this determination, the Board, in addition to other provisions relating to conditional use permits, shall consider the effect any sign shall have on the general purpose of the rural Estate zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.
- (k) Home occupations as defined in section 3.9.3.F.

404-33. HEIGHT RESTRICTIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than three (3) stories.
- (b) No building or structure erected or moved onto property in this zone shall have a height greater than forty (40) feet.

- (c) **EXCEPTIONS.** See section 5.2.2.C., “Height Exception for Buildings in Residential, Commercial and Industrial Zoning Districts”, of this Code.

404-34. **YARDS.** No building or structure nor the enlargement of any building or structure shall hereafter be erected unless the following yards are provided and maintained.

- (a) **FRONT YARD.** There shall be a front yard of not less than fifty (50) feet.
- (b) **REAR YARD.** There shall be a rear yard of not less than thirty-five (35) feet except if the lot is less than one hundred and seventy-five (175) feet in depth the rear yard shall be twenty (20) percent of the average lot depth to a minimum of twenty (20) feet.
- (c) **SIDE YARDS.** There shall be a side yard on each side of a main building of not less than twelve (12) feet for a one-story building, twenty (20) feet for a two-story building, and thirty (30) feet for a three-story building.
- (d) **SIDE STREET YARD.** On corner lots there shall be a side street yard of not less than twenty-five (25) feet.

404-35. **LOT AREA.** The minimum area of each lot shall be as follows:

- (a) Twenty thousand (20,000) square feet if either a public water supply or a public sewerage facility is in use.
- (b) One (1) acre if neither a public water supply nor public sewerage facilities are in use.

404-36. **LOT WIDTH.** Each lot shall have a minimum width of one hundred (100) feet. The width of lots fronting on a curved street or curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.

404-37. **PUBLIC STREET FRONTAGE.** Each lot shall have a minimum public street frontage of one hundred (100) feet. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.



RE-1 ESTATE ZONE

404-40. PROHIBITION. No building, structure, vehicle, or land in the RE-1 zone shall be used nor shall any building, structure, or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and except as otherwise provided in this Division. Yard areas and other open spaces shall be used only for purposes specifically provided in this Article or for purposes clearly incidental and subordinate to the main purpose of the property; however, in no instance shall the yard areas and other open space be used so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity, in the RE-1 zone generally or within the County as a whole. Off-site signs are prohibited.

404-41. PERMITTED USES. The following uses shall be permitted in the RE-1 zone:

- (a) One single family detached dwelling on each lot.
- (b) Government owned and operated parks, playgrounds, community centers, swimming clubs, tennis clubs, and similar facilities, provided the lot area is not less than three (3) acres.
- (c) Accessory buildings appurtenant to a permitted use which are incidental to and subordinate to the principal use of the premises. Such accessory buildings shall be located in the buildable portion of the lot.
- (d) Accessory uses customarily incidental to and subordinate to the principal use of the premises.
- (e) Public and private schools, kindergarten through high school, provided there shall be a lot area of not less than five hundred (500) square feet per student.
- (f) Foster homes not to exceed six (6) foster children.
- (g) Day care homes not to exceed ten (10) children.
- (h) Incidental agricultural uses, private stables, subject to the provisions of section 5.3.2.
- (i) Real estate signs as provided in section 5.10.1.A.
- (j) Temporary construction signs as provided in section 5.10.1.B.
- (k) Political, religious, and civic campaign signs as provided in section 5.10.1.C.
- (l) Identification signs for public and private schools as provided in section 5.10.1.M.

404-42. USES PERMITTED WITH A CONDITIONAL USE PERMIT. The following uses are permitted subject to the issuance of a Conditional Use Permit by the Planning Commission.

- (a) Publicly owned and operated libraries, museums, art galleries, and similar publicly owned and operated cultural uses.
- (b) Parks, playgrounds, community centers, swimming clubs, tennis clubs owned or operated by a nonprofit corporation or similar entity provided the lot area is not less than three (3) acres.
- (c) Golf courses.
- (d) Churches.
- (e) Colleges and universities.
- (f) Federal, State, County, and municipally owned and operated buildings.
- (g) Buildings owned and operated by local agencies except as otherwise provided in this Article.
- (h) One mobilehome or travel trailer may be used as an accessory dwelling where there is a need for close supervision of the occupants of the mobilehome or travel trailer by the occupants of the principal dwelling subject to conditions of section 3.10.3.H., “Temporary Uses of Mobilehomes and Commercial Coaches”, of this Code.
- (i) ON-SITE IDENTIFICATION SIGN. The Planning Commission, when granting a Conditional Use Permit, shall determine the number of on-site signs and the size, location, and type of lighting for each sign. In making this determination, the Board, in addition to other provisions relating to the conditional use permits, shall consider the effect any sign shall have on the general purposes of the rural Estate zones as set forth in Article 1 of this Chapter, and shall not approve any sign which exceeds twenty-four (24) square feet.
- (j) Home occupations as defined in section 5.10.1.E.

404-43. HEIGHT RESTRICTIONS.

- (a) No building or structure erected on or moved onto property in this zone shall have a height greater than two (2) stories.
- (b) No building or structure erected on or moved onto property in the zone shall have a height greater than thirty (30) feet.

- (c) EXCEPTION. See section 5.2.2.C., “Height Exception for Buildings in Residential, Commercial and Industrial Zoning Districts”, of this Code.

404-44. YARDS. No building or structure nor the enlargement of any building or structure shall hereinafter be erected unless the following yards are provided and maintained:

- (a) FRONT YARD. There shall be a front yard of not less than thirty-five (35) feet.
- (b) REAR YARD. There shall be a rear yard of not less than thirty (30) feet except if the lot is less than one hundred and fifty (150) feet in depth, the rear yard shall be twenty (20) percent of the average lot depth to a minimum of twenty (20) feet.
- (c) SIDE YARD. There shall be a side yard on each side of all buildings and structures of not less than twelve (12) feet for a one-story building and fifteen (15) feet for a two-story building.
- (d) SIDE STREET YARD. On corner lots the side yard regulations shall apply to the side street yard.

404-45. LOT AREA. The minimum lot area of each lot shall be as follows:

- (a) Ten thousand (10,000) square feet if either a public water supply or public sewerage facility is in use.
- (b) One (1) acre if neither a public water supply nor public sewerage facilities are in use.

404-46. LOT WIDTH. Each lot shall have a minimum width of seventy-five (75) feet. The width for lots fronting on a curved street or curved portion of a cul-de-sac shall be measured along a chord located thirty-five (35) feet from the edge of the street right-of-way.

404-47. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage of seventy-five (75) feet. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located thirty-five (35) feet from the edge of the street right-of-way.

INTERIM RESIDENTIAL ZONES  
GENERAL PURPOSES

405-01. The Residential zones established in this Division are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing general goals for the Residential zones has determined that there is a need to:

- (a) Provide sufficient space in appropriate locations for residential development to meet the housing needs of the County's present and expected future population with due allowance for the need for a choice of sites.
- (b) Protect residential areas against fire, explosions, toxic and noxious matter, and other hazards, and against offensive noise, odorous matter, glare, and other objectionable influences.
- (c) Protect residential areas, as far as possible, against heavy and through traffic.
- (d) Protect residential areas against congestion, as far as possible, by regulating the density of population and the bulk of buildings in relation to the land around them and to one another, and by providing for off-street parking spaces; to require the provisions of open space in residential areas wherever practicable; and thereby to provide a more desirable environment for urban living in a metropolitan area.
- (e) Provide for access to light and air and for privacy, as far as possible, by controls over the spacing and height of buildings and other structures.
- (f) Provide appropriate space for those educational, religious, recreational, health, and similar facilities which serve the needs of the nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences.
- (g) Encourage the development of more attractive and economic building forms.
- (h) Promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability of residential development, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.
- (i) Provide for the parking and storage of major recreational equipment within designated open spaces.
- (j) Provide for State authorized certification of licenses family care homes, foster homes, or group homes as a residential use of property.

R-1-A SINGLE FAMILY RESIDENTIAL ZONE

405-10. PROHIBITION. No building, structure, vehicle or land in the R-1-A zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division, nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value o property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

405-11. PERMITTED USES. Those uses permitted in the R-1-A zone shall be those uses specified in the RD-5 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, “Use Regulations”, and Chapter 5, “Development Standards”, of this Code.

405-12. LOT AREA, WIDTH, AND PUBLIC STREET FRONTAGE. The minimum lot area, width and public street frontage shall be those specified for the RD-5 zone in Table 5.4: Single Family Residential Development Standards, section 5.4.2 of this Code.

405-13. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, “Development Standards” of this Code are met.

R-1-B SINGLE FAMILY RESIDENTIAL AND DUPLEX ZONE

405-20. PROHIBITION. No building, structure, vehicle or land in the R-1-B zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

405-21. PERMITTED USES. Those uses permitted in the R-1-B zone shall be those uses specified in the RD-5 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

405-22. LOT AREA. Except as otherwise provided in this Division, the minimum area for each lot in the R-1-B zone shall be as follows:

- (a) Interior lots used for single family dwelling shall have a net area of not less than five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facilities are both in use.
- (b) Corner lots used for single family dwelling shall have a net area of not less than six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facilities are both in use.
- (c) Any lot used for two family dwelling (duplex) shall have a net area of not less than eight thousand five hundred (8,500) square feet provided a public water supply and public sewerage facility are both in use.
- (d) Any lot used for a single family building site shall have a net area of not less than ten thousand (10,000) square feet if either, but not both, a public water facility or public sewerage facility is in use.
- (e) Any lot used for a two family building site shall have a net area of not less than fifteen thousand (15,000) square feet if either, but not both, a public water facility or public sewerage facility is in use.
- (f) Every lot shall have a net area of not less than one (1) acre if neither a public water supply nor public sewerage facility is in use.

405-23. LOT WIDTH. Except as provided in this Division the minimum lot width of any lot in the R-1-B zone shall be as follows:

- (a) Each interior lot shall have a minimum lot width of fifty-two (52) feet.

- (b) Each corner lot shall have a minimum lot width of sixty-two (62) feet.

405-24. LOT WIDTH—TWO FAMILY BUILDINGS. Except as otherwise provided in this Division each lot used for a two-family (duplex) building site shall have a minimum lot width of eighty-five (85) feet.

405-25. PUBLIC FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) Interior lots, except those used for two family home building sites shall have a minimum public street frontage of fifty-two (52) feet.
- (b) Corner lots, except those used for two family home building sites, shall have a minimum public street frontage of sixty-two (62) feet.
- (c) Lots used for two-family (duplex) building sites shall have a minimum public street frontage of eighty-five (85) feet.
- (d) Public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way

405-26. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

## R-2 TWO FAMILY RESIDENTIAL ZONE

405-30. PROHIBITION. No building, structure, vehicle, or land in the R-2 zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

405-31. PERMITTED USES. Those uses permitted in the R-2 zone shall be those uses specified in the RD-10 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

405-32. LOT AREA. Except as otherwise provided in this Division, the minimum lot area for each lot in this zone shall be as follows:

- (a) Interior lots for single family or two family dwellings shall have a minimum net lot area of five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facility are both in use.
- (b) Corner lots for single family and two family dwellings shall have a minimum net lot area of six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facility are both in use.
- (c) Any lot used for a single family dwelling shall have a net lot area of not less than ten thousand (10,000) square feet if either, but not both, a public water supply or public sewerage facility is in use.
- (d) Any lot used for a two family dwelling shall have a net lot area of not less than fifteen thousand (15,000) square feet if either, but not both, a public water supply or public sewerage facility is in use.
- (e) Every lot shall have a net lot area of one (1) acre if neither a public water supply nor public sewerage facility is in use.

405-33. LOT WIDTH. Lot widths shall be as follows:

- (a) INTERIOR LOTS. Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.
- (b) CORNER LOTS. Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.



- (c) The lot width for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

405-34. PUBLIC STREET FRONTAGE. Each lot shall have a public street frontage as follows:

- (a) INTERIOR LOTS. Each interior lot shall have a public street frontage of not less than fifty-two (52) feet.
- (b) CORNER LOT. Each corner lot shall have a public street frontage measured along the width of the lot of not less than sixty-two (62) feet.
- (c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way

405-35. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

R-2-A MULTIPLE FAMILY RESIDENTIAL ZONE

405-50. PROHIBITION. No building, structure, vehicle, or land in the R-2-A zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

405-51. PERMITTED USES. Those uses permitted in the R-2-A zone shall be those uses specified in the RD-20 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

405-52. LOT AREA—SINGLE FAMILY AND TWO FAMILY DWELLINGS.

- (a) Interior lots used for a single family or a two family dwelling shall have a net area of not less than five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facility are both in use.
- (b) Corner lots used for a single family or a two family dwelling shall have a net area of not less than six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facility are both in use.
- (c) Any lot used for a single family dwelling shall have a net area of not less than ten thousand (10,000) square feet if either, but not both a public water supply or public sewerage facility is in use.
- (d) Any lot used for a two family dwelling shall have a net area of not less than fifteen thousand (15,000) square feet if either, but not both a public water supply or public sewerage facility is in use.
- (e) Every lot shall have a net area of not less than one (1) acre if neither a public water supply nor a public sewerage facility is in use.

405-53. LOT AREA—MULTIPLE FAMILY DWELLINGS. Every lot used for multiple family dwellings shall have a net area of not less than:

- (a) Five thousand two hundred (5,200) square feet for interior lots and six thousand two hundred (6,200) square feet for corner lots for the first two dwelling units plus one thousand five hundred (1,500) square feet for each additional dwelling unit provided a public water supply and public sewerage facility are both in use.

- (b) Fifteen thousand (15,000) square feet for the first two dwelling units, plus three thousand (3,000) square feet for each additional dwelling unit if either, but not both, a public water supply or public sewerage facility is in use.
- (c) One (1) acre for the first two dwelling units plus five thousand (5,000) square feet for each additional dwelling unit when neither a public water supply nor public sewerage facility is in use.

405-54. LOT AREA—NONRESIDENTIAL USES. Every lot used for nonresidential purposes shall have a net lot area of not less than:

- (a) Six thousand two hundred (6,200) square feet if both a public water supply and public sewerage facility are in use.
- (b) Fifteen thousand (15,000) square feet if either, but not both, a public water supply or public sewerage facility is in use.
- (c) One (1) acre if neither a public water supply nor public sewerage facility is in use.

405-55. LOT WIDTH. Lot widths shall be as follows:

- (a) INTERIOR LOTS. Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.
- (b) CORNER LOTS. Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.
- (c) The lot width of lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along the chord located twenty-five (25) feet from the edge of the street right-of-way.

405-56. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) INTERIOR LOTS. Each interior lot shall have public street frontage of not less than fifty-two (52) feet.
- (b) CORNER LOT. Each corner lot shall have a public street frontage measured across the width of the lot of not less than sixty-two (62) feet.
- (c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way

405-57. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

R-3 MULTIPLE FAMILY RESIDENTIAL ZONE

405-70. PROHIBITION. No building, structure, vehicle, or land in the R-3 zone shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole. Off-site signs are prohibited.

405-71. PERMITTED USES. Those uses permitted in the R-3 zone shall be those uses specified in the RD-30 land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

405-72. LOT AREA—SINGLE FAMILY, TWO FAMILY DWELLINGS.

- (a) Interior lots used for a single family or a two family dwelling shall have a net area of not less than five thousand two hundred (5,200) square feet provided a public water supply and public sewerage facility are both in use.
- (b) Corner lots used for a single family or a two family dwelling shall have a net area of not less than six thousand two hundred (6,200) square feet provided a public water supply and public sewerage facility are both in use.
- (c) Any lot used for a single family dwelling shall have a net area of not less than ten thousand (10,000) square feet if either, but not both, a public water supply or public sewerage facility is in use.
- (d) Any lot used for a two family dwelling shall have a net area of not less than fifteen thousand (15,000) square feet if either, but not both a public water supply or public sewerage facility is in use.
- (e) Every lot shall have a net area of not less than one (1) acre if neither a public water supply nor a public sewerage facility is in use.

405-73. LOT AREA—MULTIPLE FAMILY DWELLINGS. Every lot used for multiple family dwellings shall have a net area of not less than:

- (a) Five thousand two hundred (5,200) square feet for interior lots and six thousand two hundred (6,200) square feet for corner lots for the first two dwelling units plus one thousand (1,000) square feet for each additional dwelling unit provided a public water supply and public sewerage facility are both in use.

- (b) Fifteen thousand (15,000) square feet for the first two dwelling units, plus one thousand (1,000) square feet for each additional dwelling unit if either, but not both, a public water supply or public sewerage facility is in use.
- (c) One (1) acre for the first two (2) dwelling units plus one thousand (1,000) square feet for each additional dwelling unit when neither a public water supply nor public sewerage facility is in use.

405-74. LOT AREA—NONRESIDENTIAL USES. Every lot used for nonresidential purposes shall have a net lot area of not less than:

- (a) Six thousand two hundred (6,200) square feet if both a public water supply and public sewerage facility are in use.
- (b) Ten thousand (10,000) square feet if either, but not both, a public water supply or public sewerage facility is in use.
- (c) One (1) acre if neither a public water supply nor public sewerage facility is in use.

405-75. ADDITIONAL DWELLING UNIT. If after computing the number of dwelling units which may be erected upon a lot, there remains an area equal to or in excess of seventy-five (75) percent of the area required for a dwelling unit, one (1) additional dwelling unit may be constructed on such lot or parcel.

405-76. LOT WIDTH. Lot width shall be as follows:

- (a) INTERIOR LOTS. Each interior lot shall have a minimum lot width of at least fifty-two (52) feet.
- (b) CORNER LOTS. Each corner lot shall have a minimum lot width of at least sixty-two (62) feet.
- (c) The lot width of lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along the chord located twenty-five (25) feet from the edge of the street right-of-way.

405-77. PUBLIC STREET FRONTAGE. Each lot shall have a minimum public street frontage as follows:

- (a) INTERIOR LOTS. Each interior lot shall have public street frontage of not less than fifty-two (52) feet.
- (b) CORNER LOT. Each corner lot shall have a public street frontage measured across the width of the lot of not less than sixty-two (62) feet.

- (c) The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street shall be measured along a chord located twenty-five (25) feet from the edge of the street right-of-way.

405-78. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met.

RM-1 MOBILEHOME PARK LAND USE ZONE

405-100. INTENT. It is the intent of this Article to provide for the continuation of mobilehome parks in existence as of the effective date of this ordinance and to provide for their reasonable expansion. The RM-1 zone shall not be applied to any new mobilehome park proposed for development after the effective date of this ordinance.

405-101. PERMITTED USES. Those uses permitted in the RM-1 zone shall be those uses specified in the Mobilehome Park (MHP) combining land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

405-102. PARK STANDARDS. No building or structure shall hereafter be erected or located within any mobilehome park, nor shall any mobilehome park be constructed within the RM-1 zone unless the requirements for the park site specified in sections 405-103 through 405-110, are provided and maintained.

405-103. PARK AREA AND DENSITY. Each park shall have a minimum net area of not less than ten (10) acres, and shall not have a depth greater than three (3) times its width. The number of mobilehome sites shall not exceed eight and one half (8-1/2) per net acre of the park.

405-104. YARDS. There shall be a landscaped yard of not less than twenty (20) feet adjoining each public street right-of-way, and not less than ten (10) feet adjoining each interior property line.

405-105. PUBLIC STREET FRONTAGE. Each park shall be located on a public street having at least a sixty (60) foot right-of-way. Each park shall have not less than three hundred (300) feet of frontage on a public street.

405-106. WATER SUPPLY AND SANITATION FACILITIES. Public water supply and public sanitary sewerage facilities shall be utilized.

405-107. RECREATION AREA. Recreation areas, landscaped and maintained in a dust free condition, shall be provide as follows:

- (a) FAMILY PARK. Two hundred and fifty (250) square feet of recreational area per mobilehome space for the first through 100<sup>th</sup> space and two hundred (200) square feet of recreational area per mobilehome space for each space in excess of the 100<sup>th</sup> space.
- (b) ADULT PARK. Two hundred (200) square feet of recreational are per mobilehome space.

405-108. STORAGE AREA. One or more storage areas shall be provided for the storage of boats, campers, camping trailers, utility trailers, and extra vehicles. One hundred (100) square feet of vehicle storage area shall be provided per mobilehome space. Each vehicle storage area



shall be completely enclosed within a chain link or comparable fence six (6) feet in height, and shall be screened from exterior view. Such storage areas shall not be located within any street or interior yard required by section 405-104. Whenever any such storage area is adjacent to an interior yard, and the adjacent property is within a residential or agricultural zone, the interior yard shall be planted with fast growing trees to obtain a visual screening above the required fence.

405-109. DRIVEWAYS.

- (a) Entrance driveways shall not be located closer than one hundred fifty (150) feet from any intersection of public streets.
- (b) Entrance driveways shall have a minimum width of forty (40) feet, except where said entrance driveway is divided by a median planting strip; in such case the minimum width shall be fifty (50) feet and each side shall then be one way.

405-110. SIGNS. Signs as provided in section 5.10.1.M., "Identification Signs", of this Code.

405-111. MOBILEHOME PARK INTERIOR DESIGN STANDARDS. No building or structure shall hereafter be erected or located within any mobilehome park nor shall any mobilehome park be constructed within the RM-1 zone, unless the requirements specified in Sections 405-112 through 405-115 for the sites within the park are provided and maintained.

405-112. MOBILEHOME SITES. Each mobilehome site shall have a minimum width of forty-five (45) feet and a minimum depth of seventy (70) feet, and shall be clearly defined and marked at all corners with permanent markers.

405-113. YARDS. There shall be a minimum setback of five (5) feet from the boundary lines of all mobilehome sites for all mobilehomes, patio covers, porch covers, awnings, ramadas, garages, storage buildings, or any structure or building, except that a storage shed of one-hundred (100) square feet or less may be located within three (3) feet of the mobilehome site boundary. Whenever the mobilehome site adjoins a street yard or interior yard, the yard specified herein shall be in addition to the street yard or interior yard specified in section 405-104.

405-114. DRIVEWAYS. No mobilehome, travel trailer or recreation vehicle site shall have direct frontage on any public street. Each mobilehome, travel trailer and recreation vehicle site shall have a minimum of twenty (20) feet of frontage on an interior driveway. The interior driveways within the mobilehome park shall meet the following standards:

- (a) The minimum width of pavement on any driveway shall be thirty (30) feet. Driveways on which parking is permitted on one side shall have a paved width of not less than thirty-three (33) feet. Driveways on which parking is permitted on both sides shall have a paved width of not less than forty-one (41) feet.

- (b) Any driveway, or portion of a driveway, which does not provide for continuous circulation shall not exceed six hundred (600) feet in length from the nearest intersection of another driveway or a street. Any driveway which does not provide for through circulation shall terminate with a turnaround design acceptable to the County.
- (c) All driveways shall be surfaced with a minimum of two (2) inches of asphaltic concrete over four (4) inches of compacted aggregate base or an equivalent structural section.

405-115. **PARKING.** Mobilehome parks shall provide at least two (2) off-street auto parking spaces for each travel trailer and mobilehome space, at least one (1) additional space for guest parking, for each eight (8) mobilehome spaces within the park. Said parking spaces shall conform to the standards set forth in section 5.9, "Off-Street Parking", of this Code.

Chapter 6, Articles 1 through 4 deleted.

CC CONVENIENCE CENTER ZONE

407-01. PURPOSE. The purpose of this zone is to provide an area for small retail service centers located internally within a residential area on a collector street as an integral part of the neighborhood which can supply the day-to-day needs of the surrounding residents. This zone is intended to promote the harmonious development of local commercial and service areas with adjacent residential development.

407-02. PERMITTED USES. Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in this section. The entire business operation shall be conducted within a completely enclosed building located within the buildable portion of the lot. The sale of used merchandise is not allowed.

- (a) Barber shop
- (b) Beauty Shop
- (c) Coffee shop
- (d) Coin operated dispenser
- (e) Delicatessen
- (f) Laundromat
- (g) Newspaper-magazine stand
- (h) Child care center
- (i) Prescription pharmacy
- (j) Residence of a caretaker, proprietor or owner of a permitted use
- (k) Shoe repair shop
- (l) Shoe shine parlor
- (m) Soda fountain-ice cream parlor
- (n) Tobacco shop
- (o) Incidental sales operation:
  - (1) Candy store
  - (2) Drug store
  - (3) Firewood sales
  - (4) Liquor store
- (p) Supermarket or foodstore, provided the floor area shall not exceed five thousand (5,000) square feet.
- (q) Offices less than two thousand (2,000) feet in floor area provided the intended purpose is to serve only the needs of the surrounding residential neighborhood.
  - (1) Business or professional
  - (2) Finance, loan, credit collections
  - (3) Bank, savings and loan
  - (4) Insurance
  - (5) Medical or dental
  - (6) Real estate
  - (7) Accountants, bookkeepers
  - (8) Ticket agency
  - (9) Travel agency

407-03. PERMITTED USES SUBJECT TO ISSUANCE OF A CONDITIONAL USE PERMIT BY THE PLANNING COMMISSION.

- (a) Apartments and other multiple family dwellings, subject to the regulations of the R-3 Multiple Family zone and the CC Convenience Center zone.
- (b) Secondary automobile service stations, as provided for in section 3.7.9.C.
- (c) Café or restaurant within a completely enclosed building.
- (d) Public utility facility.

407-04. PERMITTED USES IN YARDS AND OPEN SPACES.

- (a) Outdoor furniture.
- (b) Canopies may be located in the required front and side street yards no closer than fifteen (15) feet from all future street and road rights-of-way provided such canopies do not project over more than ten (10) percent of the front and side street yard areas. There shall be no screening, lattice work, or any other obstruction to the free circulation of air or passage of people erected, placed under, or attached to the canopy. There shall be a vertical clearance of not less than eight (8) feet above ground level to the lowest point of the canopy. No advertising signs or materials shall be painted on or attached to any posts supporting such canopies below said minimum vertical clearance.
- (c) Christmas tree sales, permitted between the first Saturday after Thanksgiving and December 25, inclusive. Any trailers, tents or other temporary structures which are accessory to the sales operation shall be located in the buildable area of the lot.
- (d) Customer conveniences such as litter containers, bicycle racks, mail boxes, book depositories, and other similar conveniences.
- (e) Fences, provided that fences shall not be erected in the required front or side street yards unless such fence is specifically required by Ordinance. Fences may be erected in the required rear, interior side yards or buildable area of the lot, provided such fences do not exceed six (6) feet in height; however, there may be an additional wire fence above the six (6) feet, but not to exceed nine (9) feet overall.
- (f) Planter boxes, retainer walls, fountains and ponds may be placed in yard areas provided they are permanent parts of the overall landscaping development.
- (g) Light standards and fixtures, provided that no sign or other advertising device shall be attached to lighting standards or fixtures. Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or other public street.

- (h) Parking, permitted only in the rear yard, interior side yard or buildable area of the lot. Not permitted in the required front and side yards.
- (i) Signs, permanently attached to the ground.

407-05. LOT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted providing the following areas and yards are maintained in connection with such buildings or uses:

- (a) LOT AREA. Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water system or public sewerage facilities are in use there is no minimum lot area requirements for individual lots.
- (b) PUBLIC STREET FRONTAGE AND LOT WIDTH. Individual lot frontage on a public street is not required; however, lots shall have sufficient width and depth to maintain the yard areas as required in the Article and adequate building area to serve the intended use.
- (c) FRONT YARD AND SIDE STREET YARD. There shall be a front and side street yard of at least twenty-five (25) feet.
- (d) REAR YARD AND INTERIOR SIDE YARD. There shall be a rear yard and an interior side yard of at least twenty-five (25) feet between any structure within this zone and the boundary line of an adjacent residential, estate, recreation, or agricultural zoning district; otherwise a rear or interior side yard is not required.

407-06. HEIGHT. Commercial buildings, structures and the enlargement of any buildings or structures may be erected to a height not exceeding twenty (20) feet. For exceptions, see section 5.2.2.C., “Height Exceptions for Buildings in Residential, Commercial, and Industrial Zoning Districts”, of this Code.

407-07. DEVELOPMENT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted provided the following development requirements are maintained in connection with such buildings or uses:

- (a) A planter or landscaped area at least twenty-five (25) feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required twenty-five (25) foot area above, unless this requirement is waived by the Director of the Department of Transportation or his designee.

- (b) A planter or landscaped area at least six (6) feet wide shall be provided adjacent to the interior boundary lines of all adjoining residential, estate, recreation, or agricultural zones. A six (6) foot high perimeter fence of solid wood, masonry or chain link with slats shall be installed along such boundary line. Said perimeter fence shall be reduced in height to two and one-half (2-1/2) feet whenever it is located within twenty-five (25) feet of the street right-of-way. Landscaping shall consist of trees and shall include ground covers, shrubs, or climbing plants which shall be designated in combination with the required perimeter fence in such a manner as to form a visual screen between this district and the adjoining residential, estate, recreation, or agricultural zones.
- (c) Additional planters or landscaped areas shall be provided in public parking areas as specified in section 5.9.4., “Improvement Requirements for Parking and Loading Areas”, of this Code.
- (d) Within each planter or landscaped area and irrigation system and live landscaping shall be provided and maintained.
- (e) Required planter and landscaped areas shall be protected from vehicle encroachment as specified in section 5.9.4.D., “Bumper Stops, Wheel Stops”, of this Code.
- (f) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than thirty (30) percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purpose of this provision.

407-08. ON-SITE SIGNS. Except as otherwise provided in this Division, on-site signs and permitted advertising devices may be erected in this zone subject to the following provisions:

- (a) AREA. The total area of all exterior on-site signs and advertising devices shall not exceed one (1) square foot per foot of building frontage facing a street, or one (1) square foot per two (2) feet of public street frontage of the premises, whichever is greater.
- (b) LOCATION. All on-site signs or advertising devices advertising an individual use, business or building shall be located flat against the building.
- (c) HEIGHT. No signs or advertising device shall project above the roof except a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story.
- (d) ILLUMINATION. There shall be no flashing, moving or animated illumination. Lighting of signs shall be arranged so as not to produce a glare on other properties in

the vicinity and the source of light shall not be visible from adjacent property or a public street.

- (e) The provisions of this section shall not restrict signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a residential or estate zone or from a public street.
- (f) Banners, string lights and pennant-flags are not permitted in this zone.
- (g) Real estate signs as provided in section 5.10.1.A.
- (h) Temporary construction signs as provided in section 5.10.1.B.
- (i) COMPUTATION OF AREA. Signs which are placed flat against a building but are on a background which is distinguishable from the overall architectural motif of the building may be counted at seventy-five (75) percent of the total background area. Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building may be counted at fifty (50) percent of the area within straight lines enclosing the copy.

407-09. OFF-SITE SIGNS. Off-site exterior signs are not permitted in this zone.



(PD) PLANNED DEVELOPMENT (COMBINING ZONE)

408-01. PURPOSE. To encourage a creative and more efficient approach to the use of the land; to maximize choice in the type of environment available to the people in the unincorporated area of Sacramento County; to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such rearrangement is desirable and feasible.

408-02. INTENT OF THE (PD) COMBINING ZONE. To carry out the purpose as set forth above by providing the means of greater creativity and flexibility in design than is provided under the strict application of the zoning and subdivision ordinances while at the same time preserving the public interest, health, safety, welfare and property values. Various land uses may be combined in a Planned Development zone including combinations of residential, commercial, industrial, utility, institutional, educational, cultural, recreational, and other uses provided the combination of uses results in the balanced and stable environment. A (PD) zone may be combined with any other zoning classification except permanent agricultural or agricultural holding zones.

408-03. CRITERIA.

- (a) SIZE: A planned development, or unit thereof, shall be of sufficient size, composition and arrangement that its composition, marketing, and operation is feasible as a complete unit independent of any subsequent unit.
- (b) PERMITTED USES. All uses which are authorized in the basic zone(s) with which the (PD) zone is combined including uses which are authorized only with a Conditional Use Permit, provided the uses are approved and made part of the Development Plan as provided in this section. In residential developments the applicant must show that accessory commercial uses are intended to serve principally the residents of the development.
- (c) LAND USE INTENSITY. The planned development shall be at a land use intensity which conforms to the General Plan of Sacramento County and complements existing permitted uses in the neighborhood. If the planned development proposed indicates a greater intensity of land use than is permitted by existing zoning regulations, the applicant shall show that the design of the project merits such a change in zoning and will not:
  - (1) Create traffic congestion in the streets which adjoin or are near the planned development;
  - (2) Create a burden on parks, schools, and other public facilities and utilities which serve or are proposed to serve the planned development;
  - (3) Have an undue and adverse impact on the reasonable enjoyment of neighboring property.

An increase in land use intensity shall be compensated for by additional amenities to be achieved by the amount, location and proposed use of open space and the location, design and type of development.

- (d) **DESIGN STANDARDS.** The Board of Supervisors after a recommendation by the Planning Commission may permit deviations from the standards in the basic zones with which the (PD) zone is combined provided the developer demonstrates by his design proposal, that the objectives of the General Plan, the Subdivision Ordinance and this Ordinance will be achieved.
- (e) **COMMON OPEN SPACE.** The Planning Commission may adopt regulations to govern the amount, use and locate of open space. After development, the common open space may be conveyed to a public agency or private association. The Planning Commission, prior to any conveyance of common open space, shall approve all agreements and instruments relating to use, maintenance and ownership thereof. The Planning Commission may also require the dedication of development rights or scenic easements to assure that common open space will be maintained. The Planning Commission may further require that instruments of conveyance or covenants or deed restrictions of associations provide that in the event the common open space is not maintained in a condition consistent with the approved development plan, the County may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association. If the common open space is dedicated, conveyed or designed for use by the general public and so used, any assessment of maintenance costs shall be made by benefit areas which are not necessarily restricted to the subject (PD) zone.

408-04. **PRELIMINARY PLAN.**

- (a) **PURPOSE.** The purpose of the preliminary plan is to require the developer to demonstrate the feasibility and general design concept of a proposed development to the Planning Director or Planning Commission.
- (b) **PROCEDURE.** The initial step to be taken by the developer is to submit a preliminary plan to the Planning Director. The plan shall include:
  - (1) Maps or drawings which may be schematic in form;
  - (2) Proposed land uses; the approximate number of dwelling units; acres and population density for each area of land; existing uses of surrounding property;
  - (3) Proposed circulation system, including both public and private streets;
  - (4) Public uses including schools, parks, recreation areas, and other open spaces;
  - (5) The use and general description of each different type of structure;

- (6) Nature of the applicant's interest in the land proposed to be developed;
  - (7) Written explanation of the nature of the proposed development and the deviations from regulations otherwise applicable to the property;
  - (8) Proposed sequence and schedule of development.
- (c) **ACTION BY THE PLANNING DIRECTOR AND THE PLANNING COMMISSION.** Within 30 days after submission the Planning Director shall review said preliminary development plan and meet with the applicant for the purpose of presenting its comments. The Planning Director shall either grant approval in principle of the plan as submitted, grant approval in principle subject to specified modifications which shall be included in any application for a (PD) District, or deny approval of the plan stating reasons for denial. The Planning Director or the applicant may request that the Planning Commission review the preliminary plan and approve, approve with modifications, or disapprove the plan as submitted.

408-05. **PROPOSED DEVELOPMENT PLAN AND REQUEST FOR (PD) ZONE.** Within one (1) year after approval of the preliminary plan an application may be filed with the Secretary of the Planning Commission for a (PD) zone. The petitioner shall include with the application for zone change his proposed development plan for all or a portion of the property included within the preliminary plan, which shall include all information required for the preliminary plan and the following:

- (a) Maps showing existing topography, tree cover, buildings, streets, and other existing physical features;
- (b) Detailed breakdown of the proposed land use showing: lot lines, location of buildings, parking areas, common grounds, recreation improvements and structures, and open spaces around buildings and structures;
- (c) Elevation drawings of typical proposed structures and improvements for each proposed use except detached single family dwellings;
- (d) At least one (1) perspective drawing or model which will demonstrate the architectural character of the project;
- (e) Proposed agreements, deed restrictions, bylaws and Articles of Incorporation which relate to the preservation or maintenance of open space and associations created to preserve and maintain said open space;
- (f) A schedule and sequence of development for all of the property included in the preliminary development plan even though the applicant elects to include only a portion of the property in the proposed tentative development plan.

408-06. ACTION BY THE PLANNING COMMISSION ON THE PROPOSED DEVELOPMENT PLAN AND REQUEST FOR (PD) ZONE.

- (a) The Planning Commission shall hold a public hearing on the proposed plan and request for change in zoning. The Commission may recommend approval, disapproval, or conditional approval of the proposed plan and request for (PD) Zoning.
- (b) The Planning Commission shall not recommend approval of the proposed plan nor recommend (PD) Zoning unless there is evidence that:
  - (1) The proposed development will carry out the intent of the General Plan;
  - (2) The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries;
  - (3) The proposed development is compatible with existing and proposed land uses in the surrounding area;
  - (4) Any exceptions to the standard requirements of the Basic Zoning Ordinance are justified by the design of the development. In the case of residential areas the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more useable open spaces;
  - (5) There is adequate assurance that all public improvements will be installed at the scheduled times as required by the County Engineering Division;
  - (6) There is adequate assurance that the development schedule will be met;
  - (7) The existing or proposed utility services are adequate for the uses and population densities proposed.
- (c) The County Counsel shall prepare a draft of the proposed Ordinance prior to the hearing before the Board of Supervisors.

408-07. ACTION BY THE BOARD OF SUPERVISORS.

- (a) The Board of Supervisors shall hold a public hearing on the proposed plan and Planning Commission's recommendations for (PD) Zoning in the same manner as other applications for zone changes. The Board may approve, disapprove or approve with modification the proposed development plan and request for (PD) Zoning. The Board shall not approve the proposed plan or request for a (PD) zone unless the evidence supporting the Planning Commission's recommendations is presented to the Board.

- (b) Approval of the proposed development plan shall be by amendment to the Basic Zoning Ordinance. The amendment shall include all of the information which comprises the approved development plan. The Comprehensive Zoning Plan shall indicate the property is in a (PD) zone by the Symbol (PD) in combination with other zone symbols. The Board may delegate to the Planning Commission or the Zoning Administrator the authority to approve insubstantial revisions to an approved plan. All other revisions shall be made pursuant to the procedure for an amendment to the Basic Zoning Ordinance.
  
- (c) The Board shall also designate and include as part of the ordinance what additional information is required before construction is authorized. Typical information required includes, but is not limited to:
  - (1) Preliminary building plans, including floor plans and exterior elevations required to obtain a building permit;
  - (2) Landscaping plans;
  - (3) Engineering plans and reports as required by law or regulations;
  - (4) Bonds, deposits of money or securities required as part of the tentative development plan.

408-08. ACTION BY PLANNING DIRECTOR ON FINAL PLAN. The Planning Director shall have thirty (30) days to review the drawings, landscaping plans and other information specified in the Ordinance and shall approve same if the information substantially conforms to the approved development plan.

408-09. BUILDING PERMITS. No building permit shall be issued for the development or any part thereof until the Planning staff has completed the review as provided above.

408-10. SUBDIVISION MAPS, COVENANTS. Any part of the approved development plan for which a subdivision map is required and any covenants or restriction required as part of the approved development plan shall be recorded by the County Recorder.

408-11. ANNUAL REVIEW. If construction of the project has not commenced within one (1) year after the adoption of the (PD) zone or as otherwise provided in the approved development plan, the Planning Commission shall review the project to determine if an amendment to the Ordinance should be initiated to rezone the property to another zoning classification.

(PDC) PLANNED DEVELOPMENT COMBINING ZONE  
COUNTY INITIATED

408-20. PURPOSE. This Article establishes the procedure whereby the Board or the Commission may initiate proceedings to regulate certain property through the process of a County initiated Planned Development Combining zone. The Board recognizes that there are areas throughout the County that have unique environmental, economic, historic, or architectural features and that too little attention has been given through the application of standard zone regulations to these special characteristics. It is the purpose of this Article to provide the method for the County to guide the regulation of such areas so as to preserve such unique characteristics.

408-21. DESIGNATION. The abbreviation (PDC) appearing after a zone abbreviation on the comprehensive zone plans indicates that the property so classified is subject to the provisions of this Article and any Ordinance adopted pursuant to this Article.

408-22. INITIATION OF ZONE. The Board or Commission may initiate proceedings to place parcels within the (PDC) zone. The procedure for zoning property to the (PDC) zone shall be the same as for changing the zone as provided in section 6.2., "Zoning Amendments", of this Code.

408-23. CONTENT OF COUNTY INITIATED PLANNED DEVELOPMENT  
ORDINANCE.

- (a) The following provisions are mandatory and shall be included in each County initiated planned development Ordinance:
  - (1) A list of permitted uses.
  - (2) Performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
  - (3) Other design standards appropriate for the specific planned development.
  - (4) Legal description of property covered by the Ordinance.
  - (5) Reasons for establishment of a (PDC) zone on the particular property.
- (b) The following provisions are permissive and are not intended to be an exclusive list of the provisions that could be part of a planned development Ordinance.
  - (1) Procedures for review of proposed development. The procedures could include:
    - a. Types of projects that require review.
    - b. Documents required from developers.

- c. Hearing procedures, if any.
- (2) Regulations relating to nonconforming lots, uses, structures and signs.
- (3) Time phasing and sequence of development projects.

408-24. APPLICATION FOR AMENDMENT TO THE (PDC) ZONE. The procedures for filing and amendment to the (PDC) zone adopted pursuant to this Article shall be the same as for any amendment to the Zoning Code.

ZONE CATEGORIES NO LONGER IN USE ZONES  
GENERAL PURPOSES

409-01. PURPOSE. The zones set forth in this Chapter are designed to promote and protect the public health, safety and general welfare in the same general manner as the other interim zones and permanent land use zones described in this Code. The zones in this Chapter, however, are considered as Zone Categories No Longer In Use, and it is the intent of the Board of Supervisors to rezone each parcel of property to one of the land use zones described in this Code.

409-02. APPLICATION FOR ZONE CHANGES. The Secretary of the Planning Commission shall not accept an application to change property to the C-1, C-2, SC, AC, or TC zones without prior approval of the Sacramento County Planning Commission.



### C-1 LIMITED COMMERCIAL ZONE

409-10. PROHIBITION. No building, structure, vehicle, or land in the C-1 zone shall be used, nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

409-11. PERMITTED USES. Those uses permitted in the C-1 zone shall be those uses specified in the LC land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

409-12. LOT AREA. The minimum area for each lot shall be as follows:

- (a) Six thousand (6,000) square feet if both a public water supply and public sewerage facility are in use.
- (b) Ten thousand (10,000) square feet if either a public water supply or public sewerage facility are in use.
- (c) One (1) acre if neither a public water supply nor public sewerage facility is in use.

409-13. LOT WIDTH AND DEPTH. Every lot fronting on a public street shall have adequate depth to provide the setbacks and yards as required in buildable area to serve the intended uses.

- (a) In no case shall the lot depth, measured from the public street, be less than one hundred (100) feet. In case of a through lot having frontage on a parallel or approximately parallel public street, the minimum depth of the lot shall be two hundred (200) feet.
- (b) Every corner lot shall have a minimum width of not less than one hundred (100) feet.

409-14. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met with the following exception:

Where fifty (50) percent or more of the street frontage in any "C-1" Limited Commercial zone between two intersecting streets is built up with commercial buildings closer to the street or highway right-of-way line than that specified in Table 5.9: Commercial Land Use Development

Standards, section 5.5.2, of this Code, the average front yard depth of the existing buildings may be used to determine the required minimum front yard depth of the proposed building.

C-2 GENERAL COMMERCIAL ZONE

409-30. PROHIBITION. No building, structure, vehicle, or land in the C-2 zone, shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored except as hereinafter specifically provided in this Article and subject to all the regulations and conditions enumerated in this Article and except as otherwise provided in this Division; nor shall any area be used in any manner so as to create problems inimical to the public health, safety, or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the County of Sacramento as a whole.

409-31. PERMITTED USES. Those uses permitted in the C-2 zone shall be those uses specified in the GC land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

409-32. LOT AREA. The minimum area for each lot shall be as follows:

- (a) Six thousand (6,000) square feet if both a public water supply and public sewerage facility are in use.
- (b) Ten thousand (10,000) square feet if either a public water supply or public sewerage facility are in use.
- (c) One (1) acre if neither a public water supply nor public sewerage facility is in use.

409-33. LOT WIDTH AND DEPTH. Every lot fronting on a public street shall have adequate depth to provide the setbacks and yards as required in this section and sufficient additional depth to provide a reasonable buildable area to serve the intended use.

- (a) In no case shall the lot depth, measured from the public street, be less than one hundred (100) feet. In case of a through lot having frontage on a parallel or approximately parallel public street, the minimum depth of the lot shall be two hundred (200) feet.
- (b) Every corner lot shall have a minimum width of not less than one hundred (100) feet.

409-34. DEVELOPMENT STANDARDS. No building, structure or use, nor the enlargement of any building, structure or use shall hereafter be erected, enlarged, or developed unless the standards contained in Chapter 5, "Development Standards" of this Code are met with the following exception:

Where fifty (50) percent or more of the street frontage in any "C-2" General Commercial zone between two intersecting streets is built up with commercial buildings closer to the street or highway right-of-way line than that specified in Table 5.9: Commercial Land Use Development Standards, section 5.5.2, of this Code, the average front yard depth of the existing buildings may be used to determine the required minimum front yard depth of the proposed building.

## SC SHOPPING CENTER ZONE

409-60. **PURPOSE.** The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services, while promoting the unified grouping of retail and service uses with convenient off-street parking and loading areas. It is intended that the Shopping Center District be designed in such a manner as to be an integral part of the neighborhood, community and urban area in which it is located.

409-61. **PERMITTED USES.** Those uses permitted in the SC zone shall be those uses specified in the LC land use zone in Table 3.1: Table of Allowed Uses, section 3.2.5; and also those regulations governing such uses as specified in Chapter 3, "Use Regulations", and Chapter 5, "Development Standards", of this Code.

409-62. **LOT AREA.** Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.

409-63. **YARDS.** Yard regulations shall be those as provided for the LC zone, as set forth in Table 5.9: Commercial Land Use and Development Standards, section 5.2.2., or this Code.

409-64. **HEIGHT REGULATIONS.** Height regulations shall be those as provided for the LC zone, as set forth in Table 5.9: Commercial Land Use and Development Standards, section 5.2.2., of this Code

409-65. **SIGNS.** Sign regulations shall be those applicable to all commercial zones, as set forth in section 5.10.3., "Signs-Commercial and Industrial Zoning Districts", of this Code.

409-66. **LANDSCAPING.** Landscaping regulations shall be those applicable to all commercial zones, as set forth in section 5.2.4., "Landscape Standards", of this Code.

409-67. **WALLS AND FENCING.** Regulations for walls and fencing shall be those applicable to all commercial zones, as set forth in section 5.2.5., "Development Standards for Walls and Fences", of this Code.

AC AUTO COMMERCIAL ZONE

409-70. **PURPOSE.** The purpose of this zone is to provide an area for automotive sales and services and compatible related uses. This zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to the communities which they serve.

409-71. **PERMITTED USES.** The following uses shall be permitted in the AC zone:

- (a) **AUTOMOTIVE SALES, SERVICE, AND REPAIR.** Auto Sales, New and Used; Auto Rental or Lease Agency, Including Limousine Service; Auto Wholesaler, or Retail Auto Broker, with auto storage/display limited to a maximum of two vehicles; Auto, Minor Service-Repair-Replacement (Automatic Transmission; Auto Tire Sales-Service; Auto Seat Covers; Reupholstery Shop; Auto Battery and Ignition; Auto Radio-Stereo-CB; Auto Radiator Replacement-Service; Auto Muffler Replacement-Service; Auto Electric (Starter-gen) Replacement-service; Auto Brake, Replacement-service; Auto Minor Repair, Service, Adjustment; Auto Trailer Hitch Installation; Auto Diagnosis and Tune-up; Auto Detailing (Servicing and Cleaning for Resale); Auto Glass Installation and Sales; Auto Smog Inspection (No Repair)); Auto Storage-Indoor; Auto Parts and Accessory Store; Auto Wash, Self-Service or Automatic; Camper Shell Sales, Repair, and Rent; and Utility Trailer-Rental, Service, and Sales.
- (b) **BUSINESS SERVICES.** Advertising Business; Computer Programming/Software and System Design; Computer Sales, Rental and Lease; Computer Services and Training; Delivery Service; Furniture Rental Agency; Locksmith-Key and Lock Shop; Mail Order Business; Messenger Service; Photocopy Service; Print Shop; Signs, On-Site; and Ticket Agency.
- (c) **HEALTH SERVICES.** Acupuncture Clinic or Office; and Ambulance Service.
- (d) **PERSONAL SERVICES.** Shoe Shine Parlor.
- (e) **MISCELLANEOUS SERVICES.** Grooming Service, Such as Poodle Grooming; Towing Service; Travel Agency; and Veterinarian-Animal Hospital.
- (f) **REPAIR SERVICES.** Grinding-Sharpening Service.
- (g) **EATING/DRINKING/LODGING.** Bar-Tavern; Bakery, Pastry Shop; Brew Pub (No Wholesale or Off-Site Sale of Beer, Wine, or Alcohol); Catering Service; Delicatessen; Drive-in Café; and Soda Fountain-Ice Cream Parlor.
- (h) **ENTERTAINMENT/RECREATION SERVICES.** Coin-Operated Amusement Machine, and Physical Fitness Studio.

- (i) **FOOD, DRUG, LIQUOR SALES.** Bakery, Pastry Shop; Butcher and Meat Market; Candy Store; Coin-Operated Dispenser; Drive-In Dairy, Excluding Creamery; Drive-In Food Market or Stand; and Supermarket-Food Store.
- (j) **GENERAL MERCHANDISE SALES.** Garage Equipment and Tool Sales; Gun shop- Gunsmith, Newspaper-Magazine Stand; Pet Store, No Kennel; and Power Tools-Sales and Repair.
- (k) **RECREATION EQUIPMENT SALES.** Bicycle Sales, Rent, Service; Boat Parts and Accessories Store; Marine Supply Store; Tackle Shop; and Water Recreation Equipment-Rental and Sales.
- (l) **MEMBERSHIP ORGANIZATIONS.** Church.
- (m) **OFFICES.** Accountants, Bookkeepers Office; Business or Professional Office; Collection, Counseling, Personnel Office; Insurance Office; Medical or Dental Office; Public Relations or Advertising Office; and Real Estate Office.
- (n) **PUBLIC FACILITIES.** Building and Facility owned by Federal and State Governments, and located on Federal and State owned property.
- (o) **RESIDENTIAL.** Home Occupation; Residence of a Caretaker, Proprietor or Owner of a Permitted Use; and Travel Trailer-Mobilehome, Camper, Motorhome-Repair or Service.
- (p) **SCHOOLS.** Driving School; Public K-12 School; and Trade School.
- (q) **TRANSPORTATION FACILITIES AND SERVICES.** Baggage Transfer Service; and Taxi Cab Service and Storage Facility.
- (r) **PERMITS.** Certificate of Nonconforming Use, and Home Occupation

409-72 **CONDITIONALLY PERMITTED USES.** The following uses shall be conditionally permitted in the AC zone (see number in parenthesis after each use for special conditions):

- (a) **AUTOMOTIVE SALES, SERVICE, REPAIR.** Auto Smog Inspection (6); Auto-Major (Auto Major Repair; Auto Transmission Rebuild; Auto Radiators Rebuild; Starter-gen Rebuilding; Auto Body Repair; Auto Paint Shop; Auto Machine Shop) (6); Auto Service Station, Primary (7); Auto Service Station, Secondary (7); Auto Storage- Antique (6); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped-Sales, Rent, Service, Repair, and Dismantling (4); Truck Sale, Lease, Rent or Repair- Primary Use (11); Truck Service Stations, Excluding Truck Terminal (7); and Utility Trailer or Truck, Rent or Storage as Ancillary to Permitted Use (22).

- (b) **BUSINESS SERVICES.** Addressing and Mailing Services (2); Armored Car Service (6); Relocation of Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs (20); Equipment Rental Agency- Office Related Uses Only (6); Mail or Delivery Service Pickup Station (10); Remote Teller, Freestanding for Pedestrian Use (9); and Wholesale Distributor's Service Facility (9).
- (c) **MISCELLANEOUS SERVICES.** Blacksmith Shop (6); Kennel, Cattery, Boarding/Training (9); Parking Lot or Garage as Primary Use (19); Storage Building-Mini (9); Towed Vehicle Storage (Operable Vehicles) (21); and Welding Shop (6).
- (d) **REPAIR SERVICES.** Lawn Mower Engine and Garden Power Tool-Sales, Service, Repair (3); and Tool Reconditioning (3).
- (e) **EATING/DRINKING/LODGING.** Restaurant-Coffee Shop-Cafeteria (10); Snack Bar Incidental to a Park, Boat Dock, and Other Water-Oriented Use (10).
- (f) **ENTERTAINMENT/RECREATION SERVICES.** Arcade-Electronic, Mechanical, or Video Games (18); Card Room (7); Carnival (4); Circus (4); Dance Hall-Ballroom-Discotheque (8); Dancing as an Incidental Use in a Bar or Restaurant (8); Electronic, Mechanical, or Video Games (17); Motion Picture Theater (11); Recreation Facility, Indoor (11); Recreation Facility, Outdoor (9); and Sideshow (4).
- (g) **FOOD, DRUG, LIQUOR SALES.** Certified Farmers Market or Community Stand (23); Convenience Store/Neighborhood Market (Less than 6,000 square feet in size) (16); and Food Market Ancillary to Service Station (16).
- (h) **GENERAL MERCHANDISE SALES.** Firewood- Fuel Sales (1).
- (i) **RECREATION EQUIPMENT SALES.** Boat Sale, Rent Service (9); Hang Glider-Sales and Service (3); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped- Sales, Rent, Service, Repair and Dismantling (3); Recreational Vehicle and Boat Storage (9); and Travel-Trailer, Mobilehome, Motorhome, Camper-Sales, Rent, and Storage (9).
- (j) **MANUFACTURING/PROCESSING.** Machine Shop (6); Convenience Recycling Facility (24); and Minor Recycling Facility (24).
- (k) **OFFICES.** Bank, Savings and Loan, Finance, Loan, and Credit Office (10).
- (l) **PUBLIC FACILITIES.** Privately-Owned Uses within Public and Government-Owned Buildings (15); Public and Government-Owned Buildings and Facilities Other than Federal and State (9); Public and Government Uses, Other than Federal

and State, within Privately-Owned Buildings, Facilities and Grounds (14); Federal and State Uses within Privately-Owned Buildings, Facilities, and Grounds (14); and Public Utility and Public Service Facility (13).

- (m) SCHOOLS. College and University (9); Other Private School (9); and Private K-12 School (9).
- (n) TRANSPORTATION FACILITIES AND SERVICES. Parking Lot and Garage (Primary Use) (19).
- (o) PERMITS. Special Development Permit (9); Temporary Concession (12); and Temporary Uses (5)

SPECIAL CONDITIONS:

- (1) Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
- (2) Permitted as an incidental service function intended to satisfy the normal operating needs of a permitted retail use on the property. An independent servicing facility oriented toward generating its trade from the general public is not permitted in this zone.
- (3) Sale, installation and servicing are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a Conditional Use Permit by the Planning Commission.
- (4) Permitted only if specific approval is granted by the Board of Supervisors. Such approval may specify location, time period, hours, lighting, parking and related conditions of operation.
- (5) Permitted pursuant to the provisions of section 3.10., “Temporary Use Standards”, of this Code.
- (6) Permitted if the entire operation, is conducted within a completely enclosed building or screened from view behind a fence or wall as set forth in section 5.2.5., “Development Standards for Walls and Fences”, of this Code.



- (7) Permitted subject to issuance of a Conditional Use Permit by the Board of Supervisors upon recommendation of the Planning Commission.
- (8) Permitted subject to issuance of a Conditional Use Permit by the Planning Commission, and provided a valid dancing license is obtained.
- (9) Permitted subject to issuance of a Conditional Use Permit by the Planning Commission.
- (10) These uses are permitted in the AC zone, if in compliance with design standards of section 3.9.3.V., “Drive-Up Window”, for drive-up windows and remote tellers. A Conditional Use Permit from the Planning Commission is required when the design standards of section 3.9.3.V. are not met, or if the drive-up window and/or the order station with amplified sound is located within 300 feet of a residential zone (RD-1 through RD-40), or if the drive-up window or order station without amplified sound is located within 75 feet of a residential zone (RD-1 through RD-40). If building size is 100 square feet, or less, then the Zoning Administrator shall be the appropriate authority to decide the Conditional Use Permit.
- (11) Permitted subject to the issuance of a Conditional Use Permit by the Zoning Administrator. Where the applicant is for a theater complex exceeding a total seating capacity of 500 or containing more than four (4) screens, or an indoor recreation facility over 500 person maximum occupancy the Planning Commission shall be the appropriate authority.
- (12) Permitted subject to approval by the Zoning Administrator and the development standards in section 3.10.3.E., “Temporary Concessions”, of this Code.
- (13) Permitted subject to the provisions of section 3.6.6., “Utility and Public Service Facility Uses”, of this Code.
- (14) Such uses will be regulated as set forth in section 1.4.2., “Application to Governmental Agencies”, and as provided for in this Code for the proposed use to the extent permitted by law.
- (15) All privately owned and/or operated uses within government-owned buildings and grounds will be regulated as provided for elsewhere in this Code for that type of use. A use which is located within a government-owned and operated facility such as a state park or office building and is regulated by that agency will be a permitted use.

- (16) Permitted when the commercial structure is located 500 feet or more from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade). Permitted when the commercial structure is less than 500 feet from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade) as long as the hours of operation are between 6:00 a.m. and 11:00 p.m. The distance shall be measured from the entrance of the commercial facility to the school property line or the zone boundary. If the use is located less than 500 feet from a residential zone or less than 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade) and hours of operation are proposed prior to 6:00 a.m. or after 11:00 p.m., approval of a Conditional Use Permit by the Board of Supervisors is required. The Board may stipulate hours of operation as a condition of any approved Conditional Use Permit which are more restrictive or less restrictive than 6:00 a.m. to 11:00 p.m.
- (17) Permitted in bars and restaurants. Permitted in indoor recreation facilities in operation on the day of adoption of this ordinance. Permitted for two or fewer machines in any other commercial development. Permitted subject to issuance of a Conditional Use Permit by the Zoning Administrator for three or more machines in other commercial developments.
- (18) Permitted subject to approval of a Conditional Use Permit by the Planning Commission and to development standards set forth in section 3.7.4.D., “Arcade, Electronic, Mechanical, Video Games and Computer Gaming Centers”, of this Code.
- (19) Ground level and/or underground facilities are permitted. Multi-story parking structures are permitted subject to approval of a Conditional Use Permit by the Planning Commission.
- (20) Relocation of an existing off-site billboard-type sign is permitted, pursuant to section 5.10.1.O., “Relocation of Billboard Signs”, subject to issuance of a Conditional Use Permit by the Board of Supervisors upon recommendation of the Planning Commission, and further permitted subject to a specific period of time as determined appropriate during the public hearing process.
- (21) Permitted, subject to approval of a Conditional Use Permit by the Planning Commission. This use requires an on-site office for vehicle retrieval.

- (22) Permitted subject to the ancillary uses and development standards found in section 3.9.3.S., “Utility Truck Rental and Storage, Accessory”, of this Code.
- (23) Permitted subject to the issuance of a Temporary Use Permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the Temporary Use Permit shall be valid for up to three years.).
- (24) Convenience Recycling Facilities permitted in Commercial zones subject to Development and Operational Standards in section 3.8.5.D., “Recycling Facilities”, of this Code.

409-73. LOT AREA. Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.

409-74. YARDS. Yard regulations shall be those as provided for the LC zone, as set forth in Table 5.9: Commercial Land Use and Development Standards, section 5.2.2., of this Code.

409-75. HEIGHT REGULATIONS. Height regulations shall be those as provided for the LC zone, as set forth in Table 5.9: Commercial Land Use and Development Standards, section 5.2.2., of this Code.

409-76. SIGNS. Sign regulations shall be those applicable to all commercial zones, as set forth in section 5.10.3., “Signs-Commercial and Industrial Zoning Districts”, of this Code.

409-77. LANDSCAPING. Landscaping regulations shall be those applicable to all commercial zones, as set forth in section 5.2.4., “Landscape Standards”, of this Code.

409-78. WALLS AND FENCING. Regulations for walls and fencing shall be those applicable to all commercial zones, as set forth in section 5.2.5., “Development Standards for Walls and Fences”, of this Code.

TC HIGHWAY TRAVEL COMMERCIAL ZONE

409-80. **PURPOSE.** The purpose of this zone is to provide for an area to serve the highway traveler and highway user with uses and services normally associated with tourists and vacationers. It is intended that this zone promote the unified grouping of these uses at locations adjacent to or where access to major through highways or terminal facilities is convenient.

409-81. **PERMITTED USES.** The following uses shall be permitted in the TC zone:

- (a) **AUTOMOTIVE SALES, SERVICE, REPAIR.** Auto Rental or Lease Agency, Including Limousine Service; Auto Wholesaler, or Retail Auto Broker, with auto storage/display limited to a maximum of two vehicles; and Utility Trailer- Rental, Service, Sales.
- (b) **BUSINESS SERVICES.** Advertising Business; Computer Programming/Software and System Design; Computer Sales, Rental and Lease; Computer Services and Training; Photocopy Service; Print Shop; Signs, On-Site; Telegraph Office; and Ticket Agency.
- (c) **HEALTH SERVICES.** Ambulance Service.
- (d) **PERSONAL SERVICES.** Barber Shop; Beauty Shop; Electrolysis; and Massage (and as regulated by Business License Ordinance).
- (e) **MISCELLANEOUS SERVICES.** Laundromat, Self-Service; Travel Agency; and Veterinarian-Animal Hospital.
- (f) **EATING/DRINKING/LODGING.** Bar-Tavern; Bakery, Pastry Shop; Brew Pub (No Wholesale or Off-Site Sale of Beer, Wine, or Alcohol); Catering Service; Delicatessen; Hotel; Motel; and Soda Fountain-Ice Cream Parlor.
- (g) **ENTERTAINMENT/RECREATION SERVICES.** Art Gallery; Art Studio; Coin-Operated Amusement Machine; and Museum; Physical Fitness Studio.
- (h) **FOOD, DRUG, LIQUOR SALES.** Bakery, Pastry Shop; Coin-Operated Dispenser; Drive-In Dairy, Excluding Creamery; Drive-In Food Market or Stand; and Prescription Pharmacy.
- (i) **GENERAL MERCHANDISE SALES.** Gift-Card Shop; Newspaper-Magazine Stand; Photographic Supply- Camera Store; Power Tools-Sales, Repair; and Video Store, Sales and Rental.
- (j) **HOME ACCESSORIES AND SERVICES.** Antique Store.
- (k) **RECREATION EQUIPMENT SALES.** Bicycle Sales, Rent, Service; and Tackle Shop.

- (l) MEMBERSHIP ORGANIZATIONS. Church.
- (m) PUBLIC FACILITIES. Building and Facility owned by Federal and State Governments, and located on Federal and State owned property.
- (n) RESIDENTIAL. Home Occupation; Residence of a Caretaker, Proprietor or Owner of a Permitted Use; and Travel Trailer-Mobilehome, Camper, Motorhome-Repair or Service.
- (o) TRANSPORTATION FACILITIES AND SERVICES. Baggage Transfer Service.
- (p) PERMITS. Certificate of Nonconforming Use; and Home Occupation.

409-82      **CONDITIONALLY PERMITTED USES.**      The following uses shall be conditionally permitted in the TC zone (see number in parenthesis after each use for special conditions):

- (a) **AUTOMOTIVE SALES, SERVICE, REPAIR.**      Auto, Minor Service-Repair-Replacement (Automatic Transmission (2); Auto Tire Sales-Service (2); Auto Seat Covers, Reupholstery Shop (2); Auto Battery and Ignition (2); Auto Radio-Stereo-CB (7); Auto Radiator Replacement-Service (2); Auto Muffler Replacement-Service (2); Auto Electric (Starter-gen) Replacement-service (2); Auto Brake, Replacement-service (2); Auto Minor Repair, Service, Adjustment (7); Auto Trailer Hitch Installation (7); Auto Diagnosis and Tune-up (7); Auto Detailing (Servicing and Cleaning for Resale) (7); Auto Glass Installation and Sales (7); Auto Smog Inspection (No Repair) (7)); Auto-Major (Auto Major Repair; Auto Transmission Rebuild; Auto Radiators Rebuild; Starter-gen Rebuilding; Auto Body Repair; Auto Paint Shop; Auto Machine Shop) (7); Auto Service Station, Primary (8); Auto Service Station, Secondary (8); Auto Parts and Accessory Store (7); Auto Wash, Self-Service or Automatic (10); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped-Sales, Rent, Service, Repair, and Dismantling (15); Truck Sale, Lease, Rent or Repair-Primary Use (15); Truck Service Stations, Excluding Truck Terminal (8); and Utility Trailer or Truck, Rent or Storage as Ancillary to Permitted Use (27).
- (b) **BUSINESS SERVICES.**      Off-Site Sign, Except Direction Subdivision Signs and Regional Directional Subdivision Signs (13); Relocation of Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs (25); Equipment Rental Agency- Office Related Uses Only (5); Mail or Delivery Service Pickup Station (14); Remote Teller, Freestanding for Pedestrian Use (10); Stenographic Service (5); and Telephone Answering Service (5).

- (c) PERSONAL SERVICES. Bath House- Sauna, Turkish, Steam, Spa and Tanning (5); Child Care Center (5); Reducing-Body Building/Aerobics Studio (5); Shoe Shine Parlor (5); and Wig Sales and Service (5).
- (d) MISCELLANEOUS SERVICES. Kennel, Cattery, Boarding/Training (10); Parking Lot or Garage as Primary Use (23); Storage Building-Mini (10); and Towing Service (2).
- (e) REPAIR SERVICES. Lawn Mower Engine and Garden Power Tool- Sales, Service, Repair (15); and Tool Reconditioning (3).
- (f) EATING/DRINKING/LODGING. Apartment Hotel (11); Bed and Breakfast Inn (24); Restaurant- Coffee Shop- Cafeteria (14); and Snack Bar Incidental to a Park, Boat Dock, Other Water-Oriented Use (14).
- (g) ENTERTAINMENT/RECREATION SERVICES. Arcade-Electronic, Mechanical, or Video Games (22); Card Room (8); Carnival (4); Circus (4); Dance Hall-Ballroom-Discotheque (9); Dancing as an Incidental Use in a Bar or Restaurant (9); Electronic, Mechanical, or Video Games (21); Motion Picture Theater (15); Recreation Facility, Indoor (15); Recreation Facility, Outdoor (10); and Sideshow (4).
- (h) FOOD, DRUG, LIQUOR SALES. Certified Farmers Market or Community Stand (28); Convenience Store/Neighborhood Market (Less than 6,000 square feet in size) (20); Food Market Ancillary to Service Station (20); Liquor Store (1); Supermarket-Food Store (10); and Winery Sales Facility-Tasting Room (15).
- (i) GENERAL MERCHANDISE SALES. Bottled Gas Sales and Related Storage (15); Curio-Novelty Shop (5); Firewood-Fuel Sales (1); Florist (5); Jewelry Store-Sales, Repair (5); Stationary Store (5); Tobacco Shop (5); and Toy Store (5).
- (j) RECREATION EQUIPMENT SALES. Athletic Equipment and Sporting Goods Store (10); Boat Parts and Accessories Store (10); Boat Sale, Rent Service (10); Camper Shell-Sales, Repair, Rent (10); Hang Glider-Sales and Service (15); Marine Supply Store (10); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped-Sales, Rent, Service, Repair and Dismantling (15); Recreational Vehicle and Boat Storage (10); Travel-Trailer, Mobilehome, Motorhome, Camper- Sales, Rent, Storage (10); and Water Recreation Equipment-Rental, Sales (7).
- (k) MANUFACTURING /PROCESSING. Convenience Recycling Facility (29); and Minor Recycling Facility (29).
- (l) PUBLIC FACILITIES. Privately-Owned Uses within Public and Government-Owned Buildings (19); Public and Government-Owned Buildings and Facilities Other than Federal and State (10); Public and Government Uses, Other than Federal

and State, within Privately-Owned Buildings, Facilities and Grounds (18); Federal and State Uses within Privately-Owned Buildings, Facilities, and Grounds (18); and Public Utility and Public Service Facility (17).

- (m) RESIDENTIAL. Travel Trailer, Mobilehome, Camper, Motorhome-Repair or Service (10); and Travel Trailer Park (12).
- (n) TRANSPORTATION FACILITIES AND SERVICES. Bus Depot (8); and Parking Lot/Garage (Primary Use) (23).
- (o) PERMITS. Special Development Permit (10); Temporary Concession (16); and Temporary Uses (6).

SPECIAL CONDITIONS:

- (1) Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
- (2) Permitted as an incidental service in conjunction with a permitted retail sales or automobile service station operation provided all adjustments and installations are conducted completely within an enclosed building. Permitted as the principal use of the premises subject to issuance of a Conditional Use Permit by the Planning Commission.
- (3) Sale, installation and servicing are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a Conditional Use Permit by the Planning Commission.
- (4) Permitted only if specific approval is granted by the Board of Supervisors. Such approval may specify location, time period, hours, lighting, parking and related conditions of operation.
- (5) Permitted as an incidental service in a hotel or motel complex.
- (6) Permitted pursuant to the provisions of section 3.10., "Temporary Use Standards", of this Code.

- (7) Permitted if the entire operation, is conducted within a completely enclosed building or screened from view behind a fence or wall as set forth in section 5.2.5., “Development Standards for Walls and Fences”, of this Code.
- (8) Permitted subject to issuance of a Conditional Use Permit by the Board of Supervisors upon recommendation of the Planning Commission.
- (9) Permitted subject to issuance of a Conditional Use Permit by the Planning Commission, and provided a valid dancing license is obtained.
- (10) Permitted subject to issuance of a Conditional Use Permit by the Planning Commission.
- (11) Permitted subject to issuance of a Conditional Use Permit by the Planning Commission.
- (12) Permitted subject to the standards of section 4.4.4., “Mobilehome Park Design Standards”, of this Code.
- (13) Permitted for a specific period of time as determined to be appropriate during the public hearing process, subject to the issuance of a Conditional Use Permit by the Board of Supervisors upon recommendation of the Planning Commission and the development standards of section 5.10.1., “General Sign Provisions”, of this Code.
- (14) These uses are permitted in the TC zone, if in compliance with design standards of section 3.9.3.V., “Drive-Up Windows”, for drive-up windows and remote tellers. A Conditional Use Permit from the appropriate authority is required when the design standards of section 3.9.3.V. are not met, or if the drive-up window and/or the order station with amplified sound is located within 300 feet of a residential zone (RD-1 through RD-40), or if the drive-up window or order station without amplified sound is located within 75 feet of a residential zone (RD-1 through RD-40). If building size is 100 square feet, or less, then the Zoning Administrator shall be the appropriate authority.
- (15) Permitted subject to the issuance of a Conditional Use Permit by the Zoning Administrator. Where the applicant is for a theater complex exceeding a total seating capacity of 500 or containing more than four (4) screens, or an indoor recreation facility over 500 person maximum occupancy the Planning Commission shall be the appropriate authority.



- (16) Permitted subject to approval by the Zoning Administrator and the development standards in section 3.10.3.E., “Temporary Concessions”, of this Code.
- (17) Permitted subject to the provisions of section 3.6.6., “Utility and Public Service Facility Uses”, of this Code.
- (18) Such uses will be regulated as set forth in section 1.4.2., “Application to Governmental Agencies”, and as provided for in this Code for the proposed use to the extent permitted by law.
- (19) All privately owned and/or operated uses within government-owned buildings and grounds will be regulated as provided for elsewhere in this Code for that type of use. A use which is located within a government-owned and operated facility such as a state park or office building and is regulated by that agency will be a permitted use.
- (20) Permitted when the commercial structure is located 500 feet or more from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade). Permitted when the commercial structure is less than 500 feet from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade) as long as the hours of operation are between 6:00 a.m. and 11:00 p.m. The distance shall be measured from the entrance of the commercial facility to the school property line or the zone boundary. If the use is located less than 500 feet from a residential zone or less than 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade) and hours of operation are proposed prior to 6:00 a.m. or after 11:00 p.m., approval of a Conditional Use Permit by the Board of Supervisors is required. The Board may stipulate hours of operation as a condition of any approved Conditional Use Permit which are more restrictive or less restrictive than 6:00 a.m. to 11:00 p.m.
- (21) Permitted in bars and restaurants. Permitted in indoor recreation facilities in operation on the day of adoption of this ordinance. Permitted for two or fewer machines in any other commercial development. Permitted subject to issuance of a Conditional Use Permit by the Zoning Administrator for three or more machines in other commercial developments.
- (22) Permitted subject to approval of a Conditional Use Permit by the Planning Commission and to development standards set forth in section 3.7.4.D., “Arcade,

Electronic, Mechanical, Video Games and Computer Gaming Centers”, of this Code.

- (23) Ground level and/or underground facilities are permitted. Multi-story parking structures are permitted subject to approval of a Conditional Use Permit by the Planning Commission.
- (24) Permitted subject to issuance of a Conditional Use Permit by the Planning Commission. The Conditional Use Permit may authorize limited ancillary social gatherings such as conferences, weddings, fundraisers, and other similar events attended by any non-lodger, subject to any conditions imposed including, but not limited to, restrictions on the frequency and timing of events and the maximum number of persons per event. Except as expressly authorized in the Conditional Use Permit, such activities are prohibited.
- (25) Relocation of an existing off-site billboard-type sign is permitted, pursuant to section 5.10.1.O., “Relocation of Billboard Signs”, subject to issuance of a Conditional Use Permit by the Board of Supervisors upon recommendation of the Planning Commission, and further permitted subject to a specific period of time as determined appropriate during the public hearing process.
- (26) Permitted, subject to approval of a Conditional Use Permit by the Planning Commission. This use requires an on-site office for vehicle retrieval.
- (27) Permitted subject to the ancillary uses and development standards found in section 3.9.3.S., “Utility Truck Rental and Storage, Accessory”, of this Code.
- (28) Permitted subject to the issuance of a Temporary Use Permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the Temporary Use Permit shall be valid for up to three years.)
- (29) Convenience Recycling Facilities permitted in Commercial zones subject to the standards in section 3.8.5.D., “Recycling Facilities”, of this Code.

409-83. LOT REQUIREMENTS. Buildings or structures may be erected or enlarged and uses permitted in the TC zone, provided the following lot areas are met.

- (a) General. Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use. If both public

water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots, except as otherwise provided in this Article.

- (b) Motels, Hotels. For motels and hotels there shall be a net lot area of:
- (1) If both public water and sewerage facilities are in use, there is no minimum lot area requirement.
  - (2) Thirty thousand (30,000) square feet for the first sixteen (16) units plus two thousand (2,000) square feet for each additional unit if either a public water or public sewerage facility is in use, or
  - (3) One (1) acre for the first sixteen (16) units plus three thousand (3,000) square feet for each additional unit if neither a public water nor public sewerage facility is in use.

409-84. **YARDS.** Yard regulations shall be those as provided for the LC zone, as set forth in Table 5.9: Commercial Land Use and Development Standards, section 5.2.2., of this Code.

409-85. **HEIGHT REGULATIONS.** Height regulations shall be those as provided for the LC zone, as set forth in Table 5.9: Commercial Land Use and Development Standards, section 5.2.2., of this Code.

409-86. **SIGNS.** Sign regulations shall be those applicable to all commercial zones, as set forth in section 5.10.3., “Signs-Commercial and Industrial Zoning Districts”, of this Code.

409-87. **LANDSCAPING.** Landscaping regulations shall be those applicable to all commercial zones, as set forth in section 5.2.4., “Landscape Standards”, of this Code.

409-88. **WALLS AND FENCING.** Regulations for walls and fencing shall be those applicable to all commercial zones, as set forth in section 5.2.5., “Development Standards for Walls and Fences”, of this Code.