

**ORDINANCE NO. 27-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AMENDING PORTIONS OF ELK GROVE MUNICIPAL CODE TITLE 23  
RELATED TO THE REPEAL OF THE HIGHWAY TRAVEL COMMERCIAL (TC)  
ZONING DISTRICT, THE CREATION OF A MINOR CONDITIONAL USE PERMIT  
AND ZONING ADMINISTRATOR, AND THE INDUSTRIAL ALLOWED USE TABLE;  
REVISING THE M-1 AND M-2 ZONING DISTRICT TERMS TO "LI" AND "HI"; AND  
AMENDING THE CITY OF ELK GROVE ZONING MAP FOR THE INDUSTRIAL SITES  
ANALYSIS PROJECT AND RESIDENTIAL REZONES**

**WHEREAS**, the proposed amendments provide more business opportunities in certain industrial areas in the City; correct incorrect zoning districts for two residential subdivisions; and repeal the TC (Highway Travel Commercial) zoning district pursuant to Council direction; and Title 23 Text Amendments to provide for more expeditious review of certain uses; and

**WHEREAS**, the Planning Commission considered the Project at a public hearing on November 7, 2013, and recommended City Council approval of the Project; and

**WHEREAS**, the City Council considered the Project at a duly published public hearing on December 11, 2013 and received a staff report and public testimony at the public hearing.

**NOW, THEREFORE**, the City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority.

The purpose of this Ordinance is to:

- 1) Amend the Elk Grove Municipal Code (EGMC) Title 23 (Zoning) to provide more business opportunities in certain industrial areas in the City; to repeal the TC (Highway Travel Commercial) zoning district; to create a minor conditional use permit and zoning administrator; and to amend the industrial allowed use table to provide for more expeditious review of certain uses.
- 2) Amend the City of Elk Grove Zoning Map so that all parcels labeled "M-1" are amended to "LI". The City of Elk Grove Zoning Map is further amended so that all parcels labeled "M-2" are amended to "HI".
- 3) Amend the City of Elk Grove Zoning Map as shown in Exhibits A and B, incorporated herein by this reference.

## Section 2: Findings.

### **General Plan Consistency**

**Finding:** The Project is consistent with the General Plan goals, policies, and implementation programs.

**Evidence:** The proposed amendments include General Plan Amendments to provide more business opportunities in certain industrial areas in the City; to correct incorrect zoning districts for two residential subdivisions, and to repeal the TC (Travel Commercial) zoning district pursuant to Council direction; and Title 23 Text Amendments to provide for more expeditious review of certain uses. The Project does not result in any change to the development standards on the parcels. Impacts associated with any future development under the zoning designations allowed by the Project would be consistent with those evaluated in the General Plan. The Project is consistent with the General Plan because the amendments do not alter the allowed intensity or density of development beyond that contemplated in the General Plan. Any additional uses allowed as part of the Project are of a comparable intensity to what is currently developed and allowed under Title 23, Zoning of the Elk Grove Municipal Code.

## Section 3. Amendments to Chapter 23.10 – Identification and Responsibilities of Designated Planning Agencies

EGMC Sections 23.10.020, 23.10.040, 23.10.055, and 23.10.060 are amended or added as follows:

### **23.10.020 Composition of the Elk Grove Planning Agency.**

Section 65100 of the California Government Code requires each jurisdiction to establish a planning agency to carry out the land use and planning functions of the jurisdiction. The functions of the Planning Agency, as designated by this title, may be any one of the following, as further defined in this chapter and title. In the absence of an assignment, the City Council shall have the Planning Agency responsibility and authority.

- A. City Council;
- B. Planning Commission;
- C. Zoning Administrator;
- D. Planning Director.

Responsible agencies shall have such duties as assigned by this title.

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### **23.10.040 Responsibilities of the Planning Commission.**

The Planning Commission shall have the following land use responsibilities:

- A. Hear and decide appeals of the decisions of the Planning Director and Zoning Administrator.
- B. Hear and decide applications for conditional use permits, variances, major design review, major uniform sign programs, extensions to nonconforming use status, tentative subdivision maps, and tentative parcel maps.
- C. Review and approve or disapprove official zoning interpretations.
- D. Hear and make recommendations to the City Council on applications or proposals for amendments to this title.
- E. Initiate studies of amendments to this title and make recommendations to the City Council for amendments to this title.
- F. Hear and make recommendations to the City Council on applications for zoning amendments, General Plan and amendments thereto, specific plans, special planning areas, rezoning, and other

related planning studies.

G. Exercise such other powers and duties as are prescribed by State law, local ordinance, or as directed by the City Council.

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**23.10.055 Responsibilities of the Zoning Administrator.**

A. The City Manager, or his or her designee, shall serve as the Zoning Administrator.

B. The Zoning Administrator shall have the following land use responsibilities:

1. Hear and decide applications for minor design reviews and minor use permits.

2. Exercise such other powers and duties as are prescribed by State or local law, or as directed by the Planning Commission and/or City Council.

**23.10.060 Responsibilities of the Planning Director.**

The Planning Director shall have the responsibility and authority to administer and enforce this title as follows:

A. Maintain the sections of this title, zoning map, and all records of zoning actions and interpretations.

B. Advise the City Council, City Manager, Zoning Administrator, and Planning Commission on planning matters.

C. Decide administrative permits, including zoning clearance/plan check, minor deviations, minor uniform sign programs, parking reduction permits, reasonable accommodation permits, and temporary use permits.

D. Staff meetings and provide administrative services for the Planning Commission.

E. Direct planning-related policy amendments and special studies as necessary or desired.

F. Conduct administrative functions authorized by this title, including distribution and receipt of permit applications and corresponding fees, application review and public noticing, determination and issuance of administrative permits and approvals, and preparation of staff reports with recommendations, proposed findings, and proposed conditions for quasi-judicial and legislative actions by designated planning agencies. For a comprehensive list of permits, see EGMC Chapter 23.16, Permit Requirements.

G. Provide information to the public and facilitate public participation on planning matters.

H. Prepare official zoning interpretations for Planning Commission review and action.

I. Exercise such other powers and duties as are prescribed by State law, local ordinance, or as directed by the City Manager.

**Section 4. Amendments to Chapter 23.14 – General Application Processing Procedures**

EGMC Sections 23.14.040(A), 23.14.050(A), 23.14.060(B), and Tables 23.14-1 and 23.14-2 are amended as follows:

**23.14.040 Public hearing for quasi-judicial and legislative permits and entitlements.**

A. Public Hearing Required. The following procedures shall govern the notice and public hearing, where required, for consideration of a quasi-judicial or legislative permit or entitlement(s). In accordance with planning and zoning law, the Subdivision Map Act, and the California Environmental Quality Act, public hearings shall be required for all quasi-judicial permits and legislative actions of the City, including, but not limited to, minor deviation, variance, use permits (both minor conditional and conditional), design review (both minor and major), specific plans, special planning areas, zoning amendments, and general plan amendments. The hearing(s) shall be held before the designated approving authority as identified in this title. Notice of the hearing(s) shall be provided as described below.

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**23.14.050 Approving authority.**

A. Approving Authority. The approving authority as designated in Table 23.14-1 shall approve, conditionally approve, or deny the proposed land use or development permit in accordance with the requirements of this title. Table 23.14-1 identifies both recommending and final authorities for each permit or action. When a proposed project requires more than one (1) permit with more than one (1) approving authority, all project permits shall be processed concurrently and final action shall be taken by the

highest-level designated approving authority for all requested permits. In acting on a permit, the approving authority shall make the applicable findings as established in EGMC Chapter 23.16, Permit Requirements, and as may be required by other laws and regulations. An action of the approving authority may be appealed pursuant to procedures set forth in EGMC Section 23.14.060, Appeals.

**Table 23.14-1: Approval Authority**

Type of Permit or Decision	Designated Approval Authority <sup>1</sup>			
	Planning Director	Zoning Administrator	Planning Commission	City Council
<b>Administrative Permits</b>				
Official zoning interpretation	Recommending	---	Final	---
Zoning clearance/plan check	Final	---	---	---
Minor uniform sign program <sup>2</sup>	Final	---	---	---
Minor deviation	Final	---	---	---
Temporary use permit	Final	---	---	---
Parking reduction permit	Final	---	---	---
Reasonable accommodation	Final	---	---	---
<b>Quasi-Judicial Permits</b>				
Minor design review <sup>3</sup>	Recommending	Final	---	---
Major uniform sign program <sup>2</sup>	Recommending	---	Final	---
Variance	Recommending	---	Final	---
Minor Conditional use permit	Recommending	Final	---	---
Conditional use permit	Recommending	---	Final	---
Major design review <sup>3</sup>	Recommending	---	Final	---
Tentative parcel map	Recommending	---	Final	---
Tentative subdivision map	Recommending	---	Final	---
<b>Legislative Permits</b>				
Special planning area	Recommending	---	Recommending	Final
Specific plan	Recommending	---	Recommending	Final
Zoning amendment (text and map)	Recommending	---	Recommending	Final
General Plan amendment	Recommending	---	Recommending	Final
Rezoning	Recommending	---	Recommending	Final
Development agreement	Recommending	---	Recommending	Final

**Notes:**

1. All listed actions are subject to appeal pursuant to EGMC Section 23.14.060.
2. See EGMC Section 23.16.027 for applicable projects subject to uniform sign program approval and the corresponding approving authority (Planning Director or Planning Commission).
3. See EGMC Section 23.16.080 for a specific listing of applicable projects subject to design review approval and the corresponding approving authority (Zoning Administrator or Planning Commission).

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**23.14.060 Appeals.**

A. Purpose. This section identifies the procedures for filing and processing an appeal consistent with Section 65904 of the California Government Code. Where the appeal provisions of this section conflict with other provisions of the Elk Grove Municipal Code, the appeal provisions of this section shall apply with regard to planning and zoning matters.

B. Appeal Applicability and Authority. Any person dissatisfied with an interpretation or action of the Planning Director, Zoning Administrator, or Planning Commission made pursuant to this division may appeal such action to the designated appeal authority listed in Table 23.14-2 within 10 days from the date of the action. Actions by the City Council are not subject to appeal.

**Table 23.14-2 Appeal Authority**

Approving Authority for Action Being Appealed	Appeal Authority	
	Planning Commission	City Council
Planning Director	X	
Zoning Administrator	X	
Planning Commission		X

**Section 5. Amendments to Chapter 23.16 – Permit Requirements**

EGMC Sections 23.16.070 and 23.16.080(C) are amended as follows:

**23.16.070 Conditional use permit and Minor conditional use permit.**

A. Purpose and Applicability. The purpose of the use permit is for the individual review of uses typically having unusual site-development features or operating characteristics, to ensure compatibility with surrounding areas and uses. A use permit is required for all uses specifically identified in this title as requiring such a permit. There are two (2) types of use permits: conditional use permit and minor conditional use permit.

B. Approving Authority. The designated approving authority of use permits (both conditional and minor conditional) is listed below.

1. Conditional Use Permit. The designated approving authority for a conditional use permit is the Planning Commission. The Planning Director provides a recommendation and the Planning Commission approves, conditionally approves, or denies the conditional use permit in accordance with the requirements of this title.

2. Minor Conditional Use Permit. The designated approving authority for a minor use permit is the Zoning Administrator. The Planning Director provides a recommendation and the Zoning Administrator approves, conditionally approves, or denies the minor conditional use permit in accordance with the requirements of this title.

C. Findings. Conditional and minor conditional use permits are quasi-judicial and shall be granted only when the approving authority determines that the proposed use or activity complies with all of the following findings:

1. The proposed use is consistent with the General Plan and all applicable provisions of this title.
2. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

D. Conditions/Guarantees. The approving authority may impose conditions and/or require guarantees for the conditional use permit and minor conditional use permit to ensure compliance with this section and other applicable provisions of this title and to prevent adverse or detrimental impact to the surrounding neighborhood.

E. *Repealed by Ord. 8-2011.*

**23.16.080 Design review.**

C. Approving Authority. The designated approving authorities for design review (both major and minor) are listed below. For any design review process not specifically identified in subsection (B) of this section (Design Review Applicability), the Planning Commission shall be the designated approving authority.

1. Minor Design Review. The Zoning Administrator shall be the designated approving authority for minor design review. The Zoning Administrator shall approve, approve with conditions, or deny applications for minor design after making the necessary findings. Minor design review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., conditional use permit, variance).

a. Right to Elevate. The Zoning Administrator may elevate a minor design review permit to the Planning Commission for review and consideration if Zoning Administrator determines that because of location, size, or design the project warrants a hearing before the Planning Commission. In such instances, the permit request shall become a major design review.

2. Major Design Review. The Planning Commission shall be the designated approving authority for major design review. The Planning Commission shall approve, approve with conditions, or deny applications for major design review after making the necessary findings. Major design review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., conditional use permit, variance).

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**Section 6. Amendments to Chapter 23.24 – Establishment of Zoning Districts**

EGMC Table 23.24-1 is amended as follows:

**Table 23.24-1  
Zoning Districts**

Zoning District Symbol	Zoning District Name
<b>Agricultural Zoning Districts</b>	
AG	Agricultural
AR-1 <sup>1</sup>	Agricultural Residential (1-acre minimum)
AR-2	Agricultural Residential (2-acre minimum)
AR-5	Agricultural Residential (5-acre minimum)
AR-10	Agricultural Residential (10-acre minimum)
<b>Residential Zoning Districts</b>	
RD-1	Very Low Density Residential (1 du/acre)
RD-2	Very Low Density Residential (2 du/acre)
RD-3	Very Low Density Residential (3 du/acre)
RD-4	Low Density Residential (4 du/acre)
RD-5	Low Density Residential (5 du/acre)
RD-6	Low Density Residential (6 du/acre)
RD-7	Low Density Residential (7 du/acre)
RD-10	Medium Density Residential
RD-15	Medium Density Residential
RD-20	High Density Residential
RD-25	High Density Residential
RD-30	High Density Residential
<b>Commercial Zoning Districts</b>	
LC	Limited Commercial
GC	General Commercial
SC	Shopping Center
AC	Auto Commercial
C-O	Commercial Recreation

Zoning District Symbol	Zoning District Name
<b>Office Zoning Districts</b>	
BP	Business and Professional Office
MP	Industrial-Office Park
<b>Industrial Zoning Districts</b>	
LI	Light Industrial
HI	Heavy Industrial
<b>Open Space Zoning District</b>	
OS	Open Space
<b>Special Purpose Zoning Districts</b>	
SP	Specific Plan
SPA	Special Planning Area
RM-1	Mobile Home Subdivision
<b>Overlay/Combining Districts</b>	
MF	Multifamily
F	Flood
RUC	Rural Commercial Combining Zone
SM	Surface Mining

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## Section 7. Amendments to Chapter 23.26 – Allowable Land Uses

EGMC Section 23.26.015 is amended as follows:

### **23.26.015 Allowed use descriptions.**

The following terms are used throughout this title and shall have the following descriptions:

#### O. "O" Allowed Use Descriptions

3. "Office, Building Trade Contractors" means the business offices of a contractor whose principal business is in connection with any structure built, being built, or to be built (general contractors, etc.).

4. "Outdoor commercial recreation" means . . .

## Section 8. Amendments to Chapter 23.32 – Commercial Zoning Districts

EGMC Section 23.32.020, and Tables 23.32-1 and 23.32-2 are amended as follows:

### **23.32.020 Characteristics of the districts.**

The following descriptions of each zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district. Refer to the development regulations for specific standards applicable to each commercial district.

A. Limited Commercial (LC). The limited commercial district is designed to foster low intensity neighborhood-oriented commercial development adjacent to, integrated within, or at the entrance to residential neighborhoods. The limited commercial district may also be located along arterial or collector

roads at midblock locations between major intersections. This district is intended to promote a mix of retail goods and services as well as small-scale office uses and low intensity mixed-use development. Limited commercial properties should be smaller in size, developed with buildings that are compatible in scale with surrounding residential neighborhoods. Development should be pedestrian-friendly with entrances and windows oriented to the sidewalk/street.

B. General Commercial (GC). The general commercial district is intended to allow for medium- to high intensity uses with a wide range of retail, wholesale commercial, entertainment, office, services, and professional uses. Development should be pedestrian-oriented, but is expected to be auto-accommodating as well. This district should be applied to medium to large sites adjacent to other commercial uses, office uses or higher density residential development. When located adjacent to single-family residential, vehicles using the commercial site should not have a direct impact on the entrances to the neighborhood, but pedestrian connections should be provided. GC sites should be located near freeways, along arterials, or at major intersections. This district is also intended to support the development of urban villages that offer a mixture of uses including retail, offices, services, entertainment, and commercial within the same site with connections between those uses. Development should provide a pleasant visual atmosphere for motorists, transit users, and pedestrians as well as for the other businesses located within the zoning district.

C. Shopping Center (SC). The shopping center district is intended for medium to high intensity shopping centers with a local or regional market area. Developments within this district should include a wide choice of goods and services. The designation should be applied to medium to large sites near freeways, along arterials, and at major intersections. The SC zone should be adjacent to other commercial uses or higher density residential development. When located adjacent to single-family residential, vehicles using the commercial site should not have a direct impact on the entrances to the neighborhood. Development in this district typically involves integrated structures with multiple uses and tenants providing a broad range of goods and services. Development should incorporate pedestrian-friendly designs that include walkways interior to the project as well as connections to adjacent uses and neighborhoods, but should also be auto-accommodating.

D. Auto Commercial (AC). The auto commercial district is characterized by automotive sales and services and related uses. This zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to residents and visitors alike. The designation should be used on sites adjacent to other existing commercial or office uses and should be located near freeways, thoroughfares, and arterials. Uses should be of medium intensity and should be auto-accommodating.

E. Commercial Recreation (C-O). The commercial recreation district is intended to provide an area for commercial uses normally considered to be recreation-oriented and for commercial uses associated with major recreation areas, such as aquatic centers, private and public sports facilities, and outdoor theaters. In addition to providing automobile access and parking, development within this district should provide access for pedestrians to and throughout the development. Development and uses should be low to medium intensity in nature and should serve as a buffer between residential neighborhoods or agriculture uses and more intense commercial development where possible.

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**Table 23.32-1  
Allowed Uses and Permit Requirements for Commercial Zoning Districts**

Land Use	CUP = Conditional Use Permit Required					Specific Use Regulations
	Permit by Commercial Zoning District					
	LC	GC	SC	AC	C-O	
<b>Residential Uses</b>						
Caretaker housing	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Child care center	P	P	P	N	CUP	
Dwelling, multifamily	N	CUP <sup>2</sup>	N	N	N	
Emergency shelter	N	P	N	N	N	EGMC Chapter 23.80
Group residential	N	CUP <sup>3</sup>	N	N	N	



<b>P = Use Permitted</b>	<b>CUP = Conditional Use Permit Required</b>					<b>N = Not Permitted</b>
<b>Land Use</b>	<b>Permit by Commercial Zoning District</b>					<b>Specific Use Regulations</b>
	<b>LC</b>	<b>GC</b>	<b>SC</b>	<b>AC</b>	<b>C-O</b>	
Live-work facility	P <sup>4,7</sup>	P <sup>4,7</sup>	N	N	N	
Residential care facility	CUP <sup>3</sup>	CUP <sup>3</sup>	N	N	CUP <sup>3</sup>	EGMC Chapter 23.88
Residential care home	N	P	N	N	N	
Single room occupancy (SRO) facilities	N	P	N	N	N	
Supportive housing	N	N	N	N	N	
Transitional housing	N	P	N	N	N	EGMC Chapter 23.80
<b>Agriculture, Resource, and Open Space Uses</b>						
Equestrian facility, commercial	N	N	N	N	P	
Equestrian facility, hobby	N	N	N	N	P	
Kennels, commercial	N	CUP <sup>4,8</sup>	CUP <sup>4,8</sup>	N	N	
Veterinary facility	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	N	N	
<b>Recreation, Education, and Public Assembly Uses</b>						
Assembly uses	P <sup>6</sup>	P	P	N	P	
Cemeteries, mausoleums	N	CUP	N	N	N	
Community garden	CUP	CUP	N	N	P	
Crematories	CUP	CUP	CUP	N	N	
Golf courses/clubhouse	CUP	CUP	N	N	P	
Indoor amusement/entertainment facility	P	P	P	N	CUP	
Indoor fitness and sports facilities	CUP	P	P	N	P	
Libraries and museums	P	P	P	N	P	
Mortuaries and funeral homes	CUP	P	P	N	N	
Outdoor commercial recreation	CUP	P	P	N	P	
Parks and public plazas	P	P	N	N	P	
Recreational vehicle parks	N	N	N	N	P	
Resource protection and restoration	N	N	N	N	P	
Resource-related recreation	N	N	N	N	P	
Schools – Academic – Charter	CUP <sup>7</sup>	CUP <sup>7</sup>	CUP <sup>7</sup>	CUP <sup>7</sup>	N	
Schools – Academic – Private	CUP	CUP	CUP	CUP	N	
Schools – Academic – Public	P	P	P	P	P	
Schools – Colleges and universities – Private	CUP	CUP	CUP	CUP	N	
Schools – Colleges and universities – Public	P	P	P	P	P	

<b>P = Use Permitted</b>	<b>CUP = Conditional Use Permit Required</b>					<b>N = Not Permitted</b>
<b>Land Use</b>	<b>Permit by Commercial Zoning District</b>					<b>Specific Use Regulations</b>
	<b>LC</b>	<b>GC</b>	<b>SC</b>	<b>AC</b>	<b>C-O</b>	
Schools – Equipment/machine/vehicle training	N	N	P	P	N	
Schools – Specialized education and training/studios	P <sup>6</sup>	P	P	P	N	
Theaters and auditoriums	CUP	P	P	N	CUP	
<b>Utility, Transportation, and Communication Uses</b>						
Airport	N	N	N	N	CUP	
Broadcasting and recording studios	CUP	P	P	N	N	
Bus and transit shelters	P	P	P	P	P	
Heliports	N	CUP	CUP	N	N	
Park-and-ride facility	N	P	P	P	N	
Parking facility	CUP	P	P	P	CUP	
Public safety facility	P	P	P	P	P	
Telecommunications facility	CUP	CUP	CUP	CUP	CUP	EGMC Chapter 23.94
Transit stations and terminals	CUP	CUP	CUP	CUP	CUP	
Utility facility and infrastructure	P	P	P	P	P	
<b>Retail, Service, and Office Uses</b>						
Adult day care facility	P <sup>6</sup>	N	N	N	N	
Alcoholic beverage sales	CUP	P	P	CUP	CUP	
Ambulance service	N	CUP <sup>8</sup>	CUP <sup>8</sup>	CUP <sup>8</sup>	N	
Animal sales and grooming	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	N	N	
Art, antique, collectible	P	P	P	N	N	
Artisan shops	P <sup>6</sup>	P	P	N	N	
Banks and financial services	P	P	P	P	N	
Bars and nightclubs	CUP <sup>9</sup>	CUP	CUP	N	N	EGMC Chapter 23.86
Bed and breakfast inns	CUP	CUP	CUP	N	N	
Building materials stores and yards	N	P	P	N	N	
Business support services	CUP	CUP	CUP	N	N	
Card rooms	N	CUP	CUP	N	N	
Convenience stores	P <sup>11</sup>	P	P	P	N	EGMC Chapter 23.86
Drive-in and drive-through sales and service	CUP <sup>12</sup>	CUP <sup>12</sup>	CUP <sup>12</sup>	N	N	EGMC Chapter 23.78
Equipment sales and rental	N	CUP	CUP	P	N	
Garden center/plant nursery	CUP	P	P	N	N	

<b>P = Use Permitted</b>	<b>CUP = Conditional Use Permit Required</b>					<b>N = Not Permitted</b>
<b>Land Use</b>	<b>Permit by Commercial Zoning District</b>					<b>Specific Use Regulations</b>
	<b>LC</b>	<b>GC</b>	<b>SC</b>	<b>AC</b>	<b>C-O</b>	
Grocery stores	P	P	P	N	N	EGMC Chapters 23.74, 23.86
Hotels and motels	N	P	P	N	N	
Liquor stores	CUP	CUP	CUP	N	N	
Maintenance and repair service	CUP <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	N	
Medical services, extended care	N	N	N	N	N	
Medical services, general (clinics, offices, and labs)	P	P	P	N	N	
Medical services, hospitals	N	CUP	CUP	N	N	
Neighborhood market	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	N	N	EGMC Chapter 23.86
Offices, accessory	P	P	P	P	P	
Offices, business and professional	P	P	P	N	N	
Pawn shop	N	CUP	CUP	N	N	
Personal services	P	P	P	N	N	
Personal services, restricted	N	CUP	CUP	N	N	
Restaurants	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	EGMC Chapter 23.86
Retail, accessory	P	P	P	CUP	N	EGMC Chapter 23.86
Retail, general, large format	N	CUP <sup>13, 14</sup>	CUP <sup>13, 14</sup>	N	N	EGMC Chapters 23.74, 23.86
Retail, general, medium format	CUP <sup>13</sup>	CUP <sup>13</sup>	CUP <sup>13</sup>	N	N	EGMC Chapters 23.74, 23.86
Retail, general, small format	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	N	N	EGMC Chapters 23.74, 23.86
Retail, superstore	N	CUP <sup>13, 14</sup>	CUP <sup>13, 14</sup>	N	N	EGMC Chapters 23.74, 23.86
Retail, superstore, large format	N	N	N	N	N	EGMC Chapters 23.74, 23.86
Retail, warehouse/club	N	CUP	CUP	N	N	EGMC Chapters 23.74, 23.86
Smoke shops	N	CUP	CUP	N	N	
Thrift store	CUP	P	P	N	N	EGMC Chapters 23.74, 23.86
<b>Automotive and Vehicle Use</b>						
Auto and vehicle rental	N	P	CUP	P	N	
Auto and vehicle sales	N	N <sup>15</sup>	N <sup>15</sup>	P	N	
Auto and vehicle sales, wholesale	N	N	N	P	N	
Auto and vehicle storage	N	N	N	P	N	
Auto parts sales	CUP <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>	P	N	

Land Use	CUP = Conditional Use Permit Required					Specific Use Regulations
	Permit by Commercial Zoning District					
	LC	GC	SC	AC	C-O	
Auto vehicle dismantling	N	N	N	N	N	
Car washing and detailing	N	CUP	CUP	P	N	
Service station	N	CUP	P	P	N	EGMC Chapter 23.72
Vehicle services – Major	N	CUP <sup>6</sup>	CUP <sup>6</sup>	P <sup>6</sup>	N	
Vehicle services – Minor	CUP <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	N	
<b>Industrial, Manufacturing, and Processing Uses</b>						
Manufacturing, small scale	CUP <sup>13</sup>	P <sup>13</sup>	N	N	N	
Recycling facility – Collection, large	N	CUP	CUP	N	N	
Recycling facility – Collection, small	P	P	P	P	P	
Storage, personal storage facility	N	N	CUP	CUP	N	
Storage, yards	N	N	N	CUP	N	
Wineries and distilleries	P <sup>6,8</sup>	P <sup>6,8</sup>	P <sup>6,8</sup>	N	N	

**Notes:**

1. Limited to one (1) unit in conjunction with a primary nonresidential use. Any residential use will be treated as a primary residential use with regards to animal keeping, kennels (commercial or hobby), or animal husbandry.
2. Use permitted only in conjunction with nonresidential development (e.g., mixed-use development).
3. Use provisions consistent with State law regarding local use restrictions.
4. All activities must be enclosed when the use is located within five hundred (500' 0") feet of any residential (RD) zone.
5. All related activities must be entirely enclosed within a structure.
6. Maximum gross floor area is five thousand (5,000 ft<sup>2</sup>) square feet.
7. Permitted by right if the use is located on a property owned by the school district.
8. All activity must be entirely screened from public view.
9. All forms of speaker amplification associated with outdoor dining shall be prohibited unless otherwise authorized in combination with project approval or subsequent minor design review.
10. When the use is located within five hundred (500' 0") feet of a residentially designated property or a residential use, the proposed activity may be authorized in combination with a conditional use permit; provided, that the CUP specifies the permitted hours of operation to only be between 8:00 a.m. and 8:00 p.m., inclusive.
11. Hours of operation are limited to a maximum of eighteen (18) hours per day.
12. Permitted by right when the drive-through window and menu board are both located more than three hundred (300' 0") feet from a residential zoning district (RD-1 through RD-30) and more than one thousand (1,000' 0") feet from a rural residential General Plan designation. Otherwise, a CUP is required. In all cases, the design of the use must comply with the provisions of EGMC Chapter 23.78, *Drive-In and Drive-Through Facility*.
13. All activities occur within a completely enclosed building or within a fenced or otherwise delineated area (see City-adopted design guidelines) directly adjacent to the building, within the property lines.
14. Upon submittal and acceptance of an application for this use listing, and in addition to all other requirements of this title relating to applications, the following special studies and analyses shall be prepared by the City or by a qualified entity or consultant selected and retained by the City, the cost of which shall be an expense of the applicant. The studies shall not be prepared by or under the direction of the applicant. These studies shall be considered by the designated approving authority as part of the review of the proposed use. These studies include:
  - a. A community impact analysis, which shall analyze the project design and compatibility of the proposed use with the surrounding neighborhood and the community as a whole;
  - b. An economic/fiscal impact analysis, which shall analyze:
    - i. The potential economic and fiscal impacts of the proposed use, both in terms of sales tax and impact on existing businesses in the community;
    - ii. Whether the proposed superstore will result in a net increase or decrease of jobs in the City, segregated by types of jobs; and
    - iii. The effects of the proposed superstore on the retail sales in the City and whether there will be a net increase or decrease in net retail sales in the City;
  - c. A crime analysis, which shall analyze the potential impact of the proposed use on existing police services in the City;
  - d. An urban decay analysis as required for preparation of the environmental impact report (EIR) under the California Environmental Quality Act, which evaluates the extent to which the proposed use would have competitive impacts on existing retail facilities in the City and thus would generate urban decay and a physical

deterioration of existing retail centers in the City. In instances where an EIR is not required, the urban decay analysis shall be prepared as part of the review of the conditional use permit application.

e. The special studies provided for herein may be included as part of the environmental document for the project or may be stand-alone documents.

15. Motorcycle sales may be permitted subject to a CUP.

16. No on-site repair of vehicles permitted.

**Table 23.32-2  
Commercial Zoning Districts Development Standards**

Development Standard	Commercial Zoning Districts				
	LC	GC	SC	AC	C-O
Minimum lot area	No minimum				
<b>Setbacks</b>					
Front and street side setback <sup>1</sup>	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Interior (includes rear), adjacent to residential and open space uses <sup>2, 3, 4</sup>	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Interior (includes rear), adjacent to all other uses <sup>2, 4</sup>	0	0	0	0	0
<b>Height Limit<sup>5</sup></b>					
Maximum height	40 ft.	40 ft. <sup>6</sup>	40 ft. <sup>6</sup>	40 ft. <sup>6</sup>	40 ft. <sup>6</sup>
Maximum stories	2	2	3	2	2
Accessory structures	Refer to Chapter EGMC 23.46				
Fences and walls	Refer to Chapter EGMC 23.52				
Landscaping	Refer to Chapter EGMC 23.54				
Lighting	Refer to Chapter EGMC 23.56				
Parking	Refer to Chapter EGMC 23.58				
Performance standards	Refer to Chapter EGMC 23.60				
Signs	Refer to Chapter EGMC 23.62				

**Notes:**

1. See EGMC Chapter 23.54, Landscaping.

2. Minimum setbacks for all new development are measured from the property line as described in EGMC Chapter 23.64, Yard Measurements and Projections.

3. Ten (10' 0") feet of the twenty-five (25' 0") foot setback shall be permanent landscape area, pursuant to EGMC Chapter 23.54, Landscaping.

4. When the building frontage is greater than three hundred (300' 0") linear feet, the rear setback must be a minimum of twenty (20' 0") feet. See EGMC 23.60.020, Creeks and other natural drainage courses/tributary standards, for additional setback requirements when adjacent to creeks.

5. Maximum allowable height for primary structures is listed in both feet and stories and is limited to the lesser of the two. See EGMC Chapter 23.48, Building Height Measurements and Exceptions, for height measurement standards and exceptions. All mechanical equipment must be screened from public view within the allowed height restrictions (see Figure 23.32-1). Pursuant to the Citywide design guidelines, any features used to obscure equipment must be compatible with the architecture of the building. When within one hundred (100' 0") feet of a residential (RD) zone or residential use, the maximum allowed height shall be twenty (20' 0") feet and a maximum of one (1) story, including mechanical equipment.

6. As part of the design review process, the maximum height may be increased up to one hundred fifty (150' 0") feet; provided, that all buildings are set back from the ultimate right-of-way line of all abutting streets and freeways a distance at least equal to the height of the building. For any residential portion of a hotel all required yards and courts shall be increased one (1' 0") foot for each foot that such building exceeds forty (40' 0") feet in height. In any case, the floor area to lot area ratio shall not exceed 2.5:1.

Section 9. Amendments to Chapter 23.34 – Office Zoning Districts

EGMC Table 23.34-1 is amended as follows:

**Table 23.34-1  
Allowed Uses and Permit Requirements for Office Zoning Districts**

P = Use Permitted	CUP = Conditional Use Permit Required MUP = Minor Conditional Use Permit Required		N = Not Permitted
	Permitted by Office Zoning District		
Land Use	BP	MP	Specific Use Regulations
<b>Residential Uses</b>			
Child Care Center	P	P	
<b>Agricultural, Resource, and Open Space Uses</b>			
Kennels, Commercial	N	P <sup>1</sup>	
Veterinary Facility	CUP	CUP	
<b>Recreation, Education, and Public Assembly Uses</b>			
Assembly Uses	CUP	CUP	
Indoor Amusement/Entertainment Facility	CUP	MUP	
Indoor Fitness and Sports Facilities	CUP	MUP	
Indoor Shooting Range	CUP	N	
Libraries and Museums	P	N	
Outdoor Commercial Recreation	CUP	CUP	
Schools – Academic - Charter	CUP <sup>2</sup>	CUP <sup>2</sup>	
Schools – Academic – Private	CUP	CUP	
Schools – Academic - Public	CUP	CUP	
Schools – Colleges and Universities-Private	CUP	CUP	
Schools – Colleges and Universities-Public	CUP	CUP	
Schools – Equipment/Machine/Vehicle Training	CUP	P	
Schools – Specialized Education and Training/Studios	P	P	
Theaters and Auditoriums	CUP	CUP	
<b>Utility, Transportation, and Communication Uses</b>			
Airport	N	N	
Broadcasting and Recording Studios	P	P	
Bus and Transit Shelters	P	P	
Heliports	CUP <sup>3</sup>	CUP <sup>3</sup>	
Park and Ride Facility	CUP	CUP	
Parking Facility	P	P	
Public Safety Facility	P	P	
Telecommunication Facility	CUP	CUP	Chapter 23.94 EGMC
Transit Facilities	N	P	
Transit Stations and Terminals	P	P	
Utility Facility and Infrastructure	P	P	
<b>Retail, Service, and Office Uses</b>			
Adult Day Care Facility	P	CUP	
Adult Oriented Business	P	CUP	Chapter 23.70 EGMC
Alcoholic Beverage Sales	CUP	CUP	
Banks and Financial Services	P	P	
Bars and Nightclubs	CUP <sup>3</sup>	CUP	
Building Materials Stores and Yards	N	CUP	
Business Support Services	P	P	
Call Centers	P	P	
Card Rooms	N	N	
Convenience Stores	CUP <sup>3</sup>	CUP	
Drive-in and Drive-through Sales and Service	CUP <sup>4</sup>	N	

P = Use Permitted	CUP = Conditional Use Permit Required MUP = Minor Conditional Use Permit Required		N = Not Permitted
	Permitted by Office Zoning District		
Land Use	BP	MP	Specific Use Regulations
Equipment Sales and Rental	N	CUP	
Garden Center/Plant Nursery	N	CUP	
Hotels and Motels	CUP	CUP	
Maintenance and Repair Service	N	CUP	
Medical Services, Extended Care	CUP	CUP	
Medical Services, General (Clinics, Offices, and Labs)	P	P	
Medical Services, Hospitals	CUP	CUP	
Offices, Accessory	P	P	
Offices, Building Trade Contractors	MUP	P	
Offices, Business and Professional	P	P	
Personal Services	P	PC	
Personal Services, Restricted	CUP	CUP	
Restaurants	P	P	
Retail, Accessory	P	P	
Thrift Store	N	CUP	
<b>Automotive and Vehicle Uses</b>			
Auto and Vehicle Rental	N	P	
Auto and Vehicle Sales, Wholesale	N	N	
Auto and Vehicle Storage			
Auto Vehicle Dismantling	N	N	
Car Washing and Detailing	N	CUP	
Service Station	N	N	Chapter 23.72 EGMC
Vehicle Services – Major	N	CUP	
Vehicle Services – Minor	N	P	
<b>Industrial, Manufacturing, and Processing Uses<sup>5</sup></b>			
Agricultural Products Processing	N	CUP	
Freight Yard/Truck Terminal	N	CUP	
Laundry and Dry Clean Plant	N	CUP <sup>6</sup>	
Manufacturing, Major			
Manufacturing, Minor	N	CUP <sup>6</sup>	
Manufacturing, Small Scale			
Printing and Publishing	N	CUP <sup>6</sup>	
Research and Development	CUP	P	
Storage, Personal Storage Facility	N	CUP	
Storage, Warehouse	N	CUP	
Storage, Yards	N	CUP	
Wholesaling and Distribution	N	CUP	
Wineries and Distilleries	N	P <sup>7</sup>	

**Notes:**

1. A CUP is required when located within five hundred (500' 0") feet of any agricultural, agricultural residential or residential property.
2. Permitted by right if the use is located on a property owned by the school district.
3. Permitted as only an accessory use to the primary use of the property.
4. Drive-in and drive-through services are only permitted when associated with banks and financial services and may not be developed or operated with any other use type. Also see relevant regulations in EGMC Chapter 23.78, Drive-In and Drive-Through Facilities.
5. The Planning Commission may also consider similar industrial uses within an industrial park subject to approval of a CUP.
6. Conditionally permitted when located within an industrial park. Otherwise, new freestanding industrial uses not a part of an integrated, industrial development are not permitted.
7. Tasting room or retail sales require approval of a CUP.

**Section 10. Amendments to Chapter 23.36 – Industrial Zoning Districts**

EGMC Section 23.36.020, and Tables 23.36-1 and 23.36-2 are amended as follows:

**23.36.020 Characteristics of the districts.**

The following descriptions of each zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district. Refer to the development regulations for specific standards applicable to each industrial district.

A. Light Industrial (LI). The light industrial district is intended for low to medium intensity uses that involve the manufacture, fabrication, assembly, or processing of primarily finished materials. These activities, along with supportive and complementary uses, such as storage, shipping, retail, wholesale, or sales operations, are allowed in this district. Uses in this district should pose limited environmental impact in terms of noise, odors, traffic, hazardous materials, and other health and safety risks. In addition, the development standards are designed to promote attractive development that is compatible with surrounding development. Sites designated for LI uses should be located on medium to large sites along freeways, thoroughfares, arterials, or collectors adjacent to other office, industrial, commercial or higher density residential uses. Residential uses of any kind are prohibited in this district with the exception of a caretaker residence. Development should be auto-accommodating with sufficient and clearly defined parking and loading areas.

B. Heavy Industrial (HI). The heavy industrial district is intended to accommodate a broad range of manufacturing and industrial uses. Permitted activity may vary from medium to higher intensity uses that involve the manufacture, fabrication, assembly, or processing of raw and/or finished materials. Sites designated for heavy industrial uses should not be located near residential development. Furthermore, residential uses of any kind are prohibited in this district with the exception of a caretaker residence. Development standards are designed to limit noise, odors, traffic, hazardous materials, and other health and safety risks as well as ensure safe, functional, and environmentally sound development. Development should be auto-accommodating with sufficient and clearly defined parking and loading areas.

**Table 23.36-1  
Allowed Uses and Permit Requirements for Industrial Zoning Districts**

P = Use Permitted	CUP = Conditional Use Permit Required MUP = Minor Conditional Use Permit Required		N = Not Permitted
	Permitted by Office Zoning District		
Land Use	LI	HI	Specific Use Regulations
<b>Residential Uses</b>			
Caretaker Housing	CUP	CUP	
Child Care Center	CUP	N	
Emergency Shelter	P	N	Chapter 23.80 EGMC
Transitional Housing	P	N	Chapter 23.80 EGMC
<b>Agricultural, Resource, and Open Space Uses</b>			
Kennels, Commercial	P	P	
Slaughterhouse	N	CUP	
Veterinary Facility			
<b>Recreation, Education, and Public Assembly Uses</b>			
Assembly Uses	CUP	N	
Cemeteries, Mausoleums	CUP	CUP	
Indoor Amusement/Entertainment Facility	MUP	CUP	
Indoor Fitness and Sports Facilities	MUP	CUP	
Outdoor Commercial Recreation	CUP	CUP	
Schools – Academic - Charter	N	N	
Schools – Academic – Private	N	N	
Schools – Academic - Public	N	N	
Schools – Colleges and Universities-Private	N	N	
Schools – Colleges and Universities-Public	CUP	CUP	



P = Use Permitted	CUP = Conditional Use Permit Required MUP = Minor Conditional Use Permit Required		N = Not Permitted
	Permitted by Office Zoning District		
	LI	HI	
Land Use			Specific Use Regulations
Schools – Equipment/Machine/Vehicle Training	P	P	
Schools – Specialized Education and Training/Studios	MUP	CUP	
Theaters and Auditoriums	CUP	CUP	
<b>Utility, Transportation, and Communication Uses</b>			
Airport	N	CUP	
Broadcasting and Recording Studios	CUP	CUP	
Bus and Transit Shelters	P	P	
Fuel Storage and Distribution	CUP	CUP	
Park and Ride Facility	P	P	
Parking Facility	P	P	
Public Safety Facility	P	P	
Telecommunication Facility	P	P	Chapter 23.94 EGMC
Transit Facilities	P	P	
Transit Stations and Terminals	P	P	
Utility Facility and Infrastructure	P	P	
<b>Retail, Service, and Office Uses</b>			
Adult Day Care Facility	N	N	
Adult Oriented Business	CUP	CUP	Chapter 23.70 EGMC
Alcoholic Beverage Sales	CUP <sup>1</sup>	CUP <sup>1</sup>	
Ambulance Service	P	P	
Banks and Financial Services	P	N	
Bars and Nightclubs	CUP	N	
Building Materials Stores and Yards	MUP	N	
Business Support Services	P	P	
Call Centers	N	N	
Card Rooms	N	N	
Convenience Stores	CUP <sup>1</sup>	CUP <sup>1</sup>	
Drive-in and Drive-through Sales and Service	N	N	
Equipment Sales and Rental	P	P	
Garden Center/Plant Nursery	CUP	N	
Hotels and Motels	N	N	
Maintenance and Repair Service	CUP	N	
Medical Services, Extended Care	N	N	
Medical Services, General (Clinics, Offices, and Labs)	N	N	
Medical Services, Hospitals	N	N	
Offices, Accessory	P	P	
Offices, Building Trade Contractors	P	P	
Offices, Business and Professional	MUP	CUP	
Personal Services, Restricted	CUP	CUP	
Restaurants	P <sup>2</sup>	CUP	
Retail, Accessory	P	P	
Thrift Store			
<b>Automotive and Vehicle Uses</b>			
Auto and Vehicle Rental	P	CUP	
Auto and Vehicle Sales, Wholesale	P	P	
Auto and Vehicle Storage	P	P	
Auto Parts Sales	P	P	
Auto Vehicle Dismantling	N	CUP	
Car Washing and Detailing	MUP	CUP	
Service Station	N	CUP	Chapter 23.72 EGMC
Vehicle Services – Major	CUP <sup>3</sup>	CUP <sup>3</sup>	
Vehicle Services – Minor	CUP <sup>3</sup>	CUP <sup>3</sup>	

Industrial, Manufacturing, and Processing Uses <sup>b</sup>			
Agricultural Products Processing	CUP		P
Freight Yard/Truck Terminal	P		P
Laundry and Dry Clean Plant	CUP <sup>3</sup>		CUP <sup>3</sup>
Manufacturing, Major	CUP <sup>4</sup>		CUP <sup>3</sup>
Manufacturing, Minor	CUP <sup>3</sup>		CUP <sup>3</sup>
Manufacturing, Small Scale	P <sup>3</sup>		CUP <sup>3</sup>
Printing and Publishing	P		P
Recycling Facility – Collection, Small	P		P
Recycling Facility – Collection, Large	CUP		CUP
Recycling Facility – Processing	N		P
Recycling Facility – Scrap and Dismantling	N		P
Research and Development	P		P
Storage, Personal Storage Facility	P		P
Storage, Warehouse	P		P
Storage, Yards	CUP <sup>3,4</sup>		CUP <sup>3,4</sup>
Wholesaling and Distribution	P		P
Wineries and Distilleries	P <sup>5</sup>		P <sup>5</sup>

Notes:

1. Use may only be conditionally permitted when located in conjunction with an otherwise permitted service station.
2. Permitted when the use is the *only* restaurant tenant in a development and it does not occupy more than two thousand five hundred (2,500 ft<sup>2</sup>) square feet. Otherwise, a conditional use permit is required.
3. A CUP is required when located within five hundred (500' 0") feet of any agricultural, agricultural residential, or residential zoning district or use. Otherwise the use is permitted by right.
4. All outdoor storage associated with the use shall be located within a secured enclosure with a minimum six (6' 0") foot tall solid wall to screen visibility of all business operations.
5. Tasting room or retail sales require approval of a CUP.

...

**Table 23.36-2  
Industrial Zoning Districts Development Standards**

Development Standard	Industrial Zoning Districts	
	LI	HI
<b>Setbacks</b>		
Front	25 ft. <sup>1</sup>	25 ft. <sup>1</sup>
Street side, corner lot	25 ft. <sup>1</sup>	25 ft. <sup>1</sup>
Side and rear	0 ft. <sup>2</sup>	0 ft. <sup>2</sup>
<b>Height Limit – Primary Structures</b>		
Buildings < 100 feet from agricultural, agricultural residential, residential	24 ft.	24 ft.
Buildings > 100 feet from agricultural, agricultural residential, residential	40 ft.	40 ft.
Buildings adjacent to other zoning districts not listed above <sup>3</sup>	100 ft.	100 ft.
Height limit, accessory structures	16 ft.	16 ft.
Accessory structures	Refer to EGMC Chapter 23.46	
Landscaping	Refer to EGMC Chapter 23.54	
Fences and walls	Refer to EGMC Chapter 23.52	
Parking	Refer to EGMC Chapter 23.58	
Performance standards	Refer to EGMC Chapter 23.60	
Signs	Refer to EGMC Chapter 23.62	

Section 11. Amendments to Chapter 23.54 – Landscaping

EGMC Table 23.54-1 is amended as follows:

**Table 23.54-1  
Minimum Landscape Requirements by Zoning District**

Zoning Districts	Minimum Landscape Coverage <sup>1</sup>	Minimum Landscape Planter Width		
		Abutting Street <sup>2</sup>	Abutting Interior Property Line <sup>3</sup>	Abutting Residential Property
<b>Residential</b>				
RD-1 – RD-7		4		
RD-10 – RD-15		No minimum <sup>4</sup>		
RD-20 – RD-30	20%	20 ft.	10 ft.	10 ft.
<b>Commercial/Office</b>				
LC, BP	15%	25 ft.	6 ft.	10 ft.
GC, SC	20%	25 ft.	6 ft.	10 ft.
CO	15%	25 ft.	6 ft.	10 ft.
AC	10%	25 ft.	6 ft.	10 ft.
<b>Industrial/Office</b>				
MP	15%	25 ft.	6 ft.	25 ft.
LJ, HI	15%	25 ft.	6 ft.	25 ft.

Notes:

1. Minimum landscape coverage required is the minimum percentage of net lot area that must be maintained with a pervious surface, preferably landscape planting.
2. Listed planter widths are minimums. Established landscape corridors may be wider than the listed minimum, in which case the requirement is to comply with the landscape corridor provisions for a particular street and/or area.
3. Standards apply to interior property lines along the perimeter of the project site and are not intended to require landscaping between parcels of an integrated development. The designated approving authority may grant reductions to the minimum landscape planter width where two commercial properties adjoin to encourage improved access and circulation and to eliminate duplicate planting requirements.
4. Minimum setback and corresponding landscape standards to be determined in conjunction with required design review application.

Section 12. Amendments to Chapter 23.62 – Signs on Private Property

EGMC Table 23.62-3 is amended as follows:

**Table 23.62-3  
Temporary Sign Standards**

Use Type	Maximum Temporary Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW
Commercial uses, building signs	1/establishment	36 sf. each	Roofline	–
Commercial uses, freestanding signs	1/establishment	6 sf.	5 ft.	10 ft.
Auto dealerships	3/establishment	36 sf. each	10 ft.	10 ft.
Office and industrial uses	3/establishment	10 sf. each	10 ft.	10 ft.

Use Type	Maximum Temporary Number Permitted	Maximum Area	Maximum Height	Minimum Setback from ROW
Permitted uses in the open space zoning district	1/establishment	10 sf.	8 ft.	10 ft.
Noncommercial and public/quasi-public uses	2/use	5 sf. total	5 ft.	10 ft.

### Section 13. Amendments to Chapter 23.70 – Adult-oriented Businesses

EGMC Section 23.70.040 is amended as follows:

#### **23.70.040 Distance requirements.**

Adult-oriented businesses are permitted subject to compliance with all of the following conditions:

A. Such use is situated more than one thousand (1,000' 0") feet from any other adult-oriented business, whether in the City, in an adjoining city, or within an unincorporated area.

B. Such use is located more than one thousand (1,000' 0") feet from any of the following uses, whether in the City, in an adjoining city, or within an unincorporated area:

1. Land zoned or used for single-family, duplex, or multifamily residences;
2. Any public or private educational facility including but not limited to child day care facility, libraries, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, secondary schools, continuation schools, and special education schools. This category of uses does not include vocational or professional institutions of higher education including but not limited to community or junior colleges, colleges and universities;
3. Any public park, or recreational area, or property zoned, planned, or otherwise designated for such use by City action, including but not limited to a park, playground, nature trail, swimming pool, athletic field, basketball or tennis court, or other similar public land within the City which is under the control, operation, or management of the City, a community services district, or other park and recreation authority; or

4. A church, synagogue, mosque, temple or building or portion of a building or structure which is regularly used for religious worship or related religious activities.

C. Such use is situated in either an LI or HI land use zone.

D. The distance between the adult-oriented business and the zone described in subsection (A) or (B) of this section shall be made in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the building or structure in which the adult-oriented business is located to the boundary of the property on which the building, structure, or use or portion of the building structure, or use described in subsection (A) or (B) of this section is located.

E. No more than one classification of adult-oriented business shall be permitted within a single structure unless such structure is divided so that the perimeters of the individual adult-oriented businesses are separated by more than one thousand (1,000' 0") feet at their closest point.

### Section 14. Amendments to Chapter 23.78 – Drive-in and Drive-through Facility

EGMC Section 23.78.020 is amended as follows:

#### **23.78.020 Permit requirements.**

As described in Table 23.32-1, drive-in/drive-through facilities are permitted by right in the LC, GC, and SC zones if the drive-through window and menu board are both located more than three hundred (300' 0") feet from a residential zoning district (RD-1 through RD-30) and more than one thousand (1,000' 0") feet from a rural residential General Plan designation. Otherwise, a conditional use permit is required.

Section 15. Amendments to Chapter 23.94 – Wireless Communications Facilities

EGMC Table 23.94-1 is amended as follows:

**Table 23.94-1  
Height Limit for Wireless Towers**

<b>Zoning District</b>	<b>Height Limit</b>
AG, AR, RD, OS, C-O, RM	55 ft.
LC, GC, SC, AC, BP	65 ft.
MP, LI, HI	80 ft.

Section 16: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 17: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 18: Savings Clause.

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 19: Effective Date and Publication.

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).


**ORDINANCE NO. 27-2013**  
INTRODUCED: December 11, 2013  
ADOPTED: January 8, 2014  
EFFECTIVE: February 7, 2014

  
\_\_\_\_\_  
GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

Date signed: January 13, 2014



Site 2



Existing



Proposed



Site 3



Existing



Proposed

Site 6



Existing



Proposed

Site 7

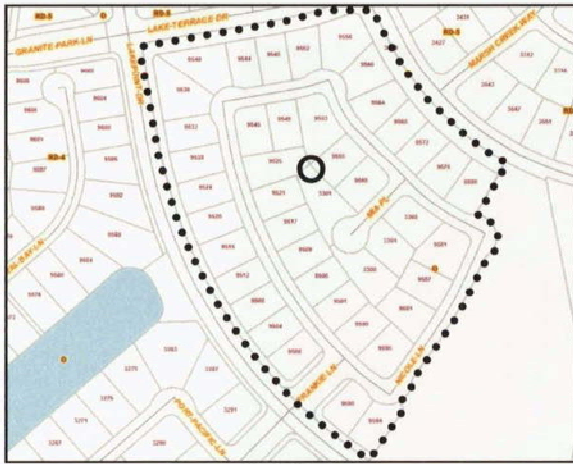


Existing



Proposed

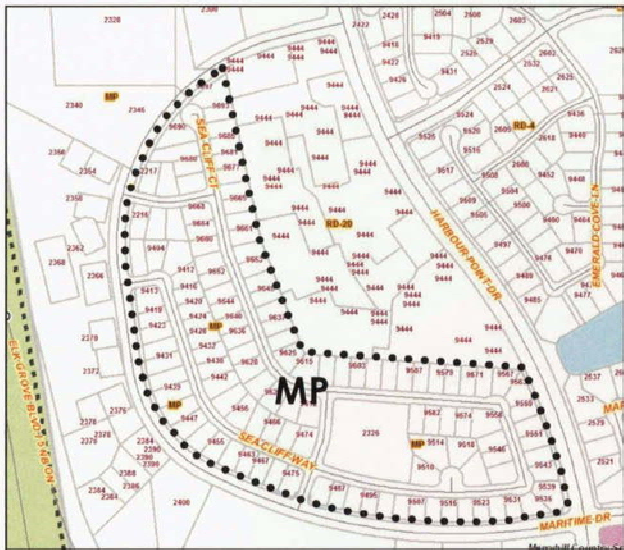
# Residential Rezones



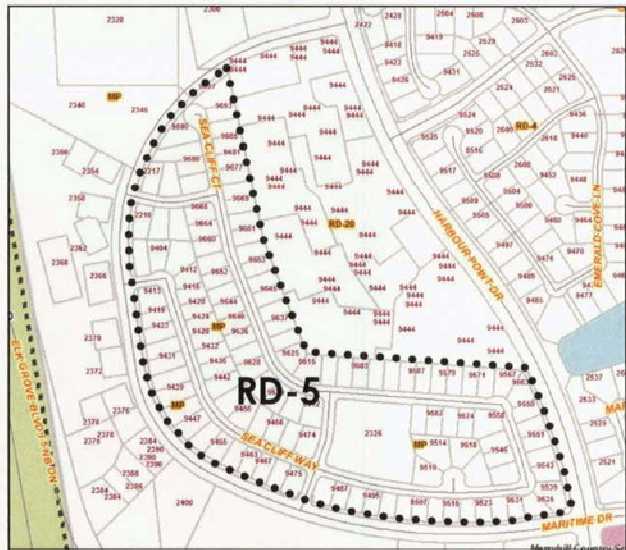
Existing



Proposed

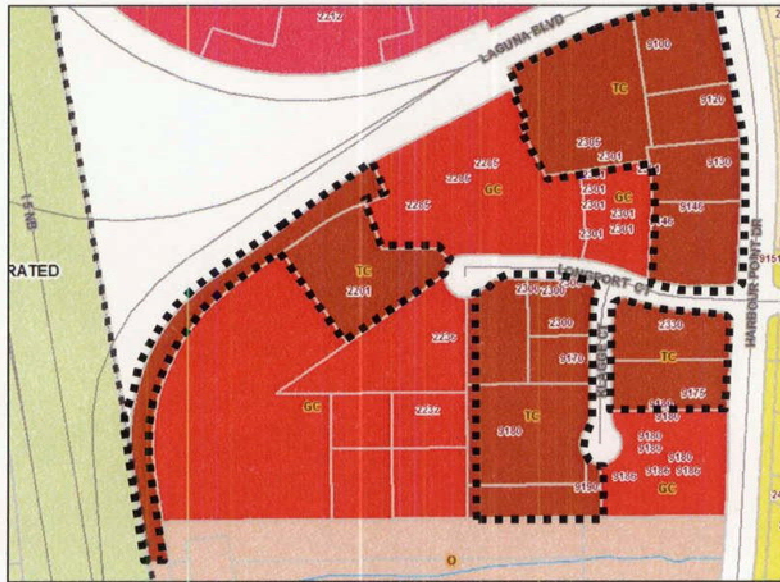


Existing

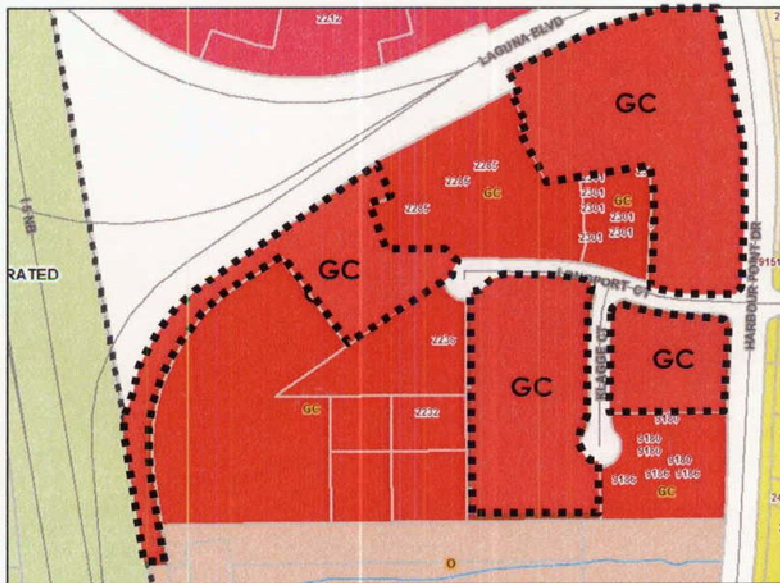


Proposed

TC (Highway Travel Commercial) Sites



Existing



Proposed



**Exhibit B – Parcel List**

<b>Site #</b>	<b>Parcel Number</b>	<b>Existing General Plan Designation</b>	<b>Proposed General Plan Designation</b>	<b>Existing Zoning District</b>	<b>Proposed Zoning District</b>
<b>1</b>					
	13400500620000	Heavy Industry	Light Industry	HI	LI
	13400500630000	Heavy Industry	Light Industry	HI	LI
	13401000220000	Heavy Industry	Light Industry	HI	LI
	13400500690000	Heavy Industry	Light Industry	HI	LI
	13400500680000	Heavy Industry	Light Industry	HI	LI
	13400500750000	Heavy Industry	Light Industry	HI	LI
	13400500650000	Heavy Industry	Light Industry	HI	LI
	13400500760000	Heavy Industry	Light Industry	HI	LI
	13405800030000	Heavy Industry	Light Industry	HI	LI
	13401000340000	Heavy Industry	Light Industry	HI	LI
	13405800020000	Heavy Industry	Light Industry	HI	LI
	13405800010000	Heavy Industry	Light Industry	HI	LI
	13401000820000	Heavy Industry	Light Industry	HI	LI
	13401000830000	Heavy Industry	Light Industry	HI	LI
	13401000460000	Heavy Industry	Light Industry	HI	LI
	13401000640000	Heavy Industry	Light Industry	HI	LI
	13401000530000	Heavy Industry	Light Industry	HI	LI
	13401000540000	Heavy Industry	Light Industry	HI	LI
	13401000670000	Heavy Industry	Light Industry	HI	LI
	13401000650000	Heavy Industry	Light Industry	HI	LI
	13401000350000	Heavy Industry	Light Industry	HI	LI
	13401000420000	Heavy Industry	Light Industry	HI	LI
	13405800040000	Heavy Industry	Light Industry	HI	LI
	13405800210000	Heavy Industry	Light Industry	HI	LI
	13401000660000	Heavy Industry	Light Industry	HI	LI
	13405800200000	Heavy Industry	Light Industry	HI	LI
	13401000360000	Heavy Industry	Light Industry	HI	LI
	13401000410000	Heavy Industry	Light Industry	HI	LI
	13405800060000	Heavy Industry	Light Industry	HI	LI
	13401000700000	Heavy Industry	Light Industry	HI	LI
	13401000720000	Heavy Industry	Light Industry	HI	LI
	13406600120000	Heavy Industry	Light Industry	HI	LI
	13406600140000	Heavy Industry	Light Industry	HI	LI
	13406600040000	Heavy Industry	Light Industry	HI	LI
	13401000370000	Heavy Industry	Light Industry	HI	LI
	13401000400000	Heavy Industry	Light Industry	HI	LI

Site #	Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning District	Proposed Zoning District
	13406600150000	Heavy Industry	Light Industry	HI	LI
	13406600050000	Heavy Industry	Light Industry	HI	LI
	13405800190000	Heavy Industry	Light Industry	HI	MP
	13405800070000	Heavy Industry	Light Industry	HI	MP
	13401000710000	Heavy Industry	Light Industry	HI	MP
	13401000730000	Heavy Industry	Light Industry	HI	MP
	13406600160000	Heavy Industry	Light Industry	HI	MP
	13401000390000	Heavy Industry	Light Industry	HI	MP
	13401000380000	Heavy Industry	Light Industry	HI	MP
	13406600060000	Heavy Industry	Light Industry	HI	MP
	13400500490000	Light Industry	No Change Proposed	LI	MP
	13400500430000	Light Industry	No Change Proposed	LI	MP
	13400500520000	Light Industry	No Change Proposed	LI	MP
	13400500740000	Light Industry	No Change Proposed	LI	MP
	13400500350000	Light Industry	No Change Proposed	LI	MP
	13400500800000	Light Industry	No Change Proposed	LI	MP
	13400500810000	Light Industry	No Change Proposed	LI	MP
	13400500550000	Light Industry	No Change Proposed	LI	MP
	13400500790000	Light Industry	No Change Proposed	LI	MP
	13400500780000	Light Industry	No Change Proposed	LI	MP
	13400500570000	Light Industry	No Change Proposed	LI	MP
	13400500560000	Light Industry	No Change Proposed	LI	MP
	13410600070000	Light Industry	No Change Proposed	LI	MP
	13410600010000	Light Industry	No Change Proposed	LI	MP
	13410600040000	Light Industry	No Change Proposed	LI	MP
	13410600020000	Light Industry	No Change Proposed	LI	MP
	13410600050000	Light Industry	No Change Proposed	LI	MP
	13410600030000	Light Industry	No Change Proposed	LI	MP
	13410600060000	Light Industry	No Change Proposed	LI	MP
	13405800180000	Light Industry	No Change Proposed	LI	MP
<b>2</b>					
	13406200420000	Heavy Industry	Light Industry	LI	LI
	13406200050000	Heavy Industry	Light Industry	LI	LI
	13406200320000	Heavy Industry	Light Industry	HI	LI
	13406200330000	Heavy Industry	Light Industry	HI	LI
	13406200340000	Heavy Industry	Light Industry	HI	LI
	13406200350000	Heavy Industry	Light Industry	HI	LI
	13406200370000	Heavy Industry	Light Industry	HI	LI
	13406200010000	Heavy Industry	Light Industry	HI	LI



Site #	Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning District	Proposed Zoning District
	13406200020000	Heavy Industry	Light Industry	HI	LI
	13406200360000	Heavy Industry	Light Industry	HI	LI
	13406200380000	Heavy Industry	Light Industry	HI	LI
	13406300240000	Heavy Industry	Light Industry	HI	LI
	13406300230000	Heavy Industry	Light Industry	HI	LI
	13406300060000	Heavy Industry	Light Industry	HI	LI
<b>3</b>					
	13405100350000	Heavy Industry	Light Industry	HI	MP
	13405100320000	Heavy Industry	Light Industry	HI	MP
	13405100340000	Heavy Industry	Light Industry	HI	MP
<b>6</b>					
	12700100610000	Light Industry	No Change Proposed	HI	LI
<b>7</b>					
	12602600090000	Commercial	No Change Proposed	LI	GC
	12700900970000	Commercial	No Change Proposed	LI	GC
	12701000150000	Commercial	No Change Proposed	LI	GC
	12700901020000	Commercial	No Change Proposed	LI	GC
	12701000070000	Commercial	No Change Proposed	LI	GC
<b>TC to GC</b>					
	11919200200000	Commercial	No Change Proposed	TC	GC
	11919200190000	Commercial	No Change Proposed	TC	GC
	11919200180000	Commercial	No Change Proposed	TC	GC
	11919200170000	Commercial	No Change Proposed	TC	GC
	11919200110000	Commercial	No Change Proposed	TC	GC
	11919200380000	Commercial	No Change Proposed	TC	GC
	11919200350000	Commercial	No Change Proposed	TC	GC
	11901200860000	Commercial	No Change Proposed	TC	GC
	11919700120000	Commercial	No Change Proposed	TC	GC
	11919900060000	Commercial	No Change Proposed	TC	GC
	11911100740000	Commercial	No Change Proposed	TC	GC
	11911100750000	Commercial	No Change Proposed	TC	GC
	11911100760000	Commercial	No Change Proposed	TC	GC
	11911100770000	Commercial	No Change Proposed	TC	GC
	11919700010000	Commercial	No Change Proposed	TC	GC
	11919700020000	Commercial	No Change Proposed	TC	GC
	11919700110000	Commercial	No Change Proposed	TC	GC
	11919700210000	Commercial	No Change Proposed	TC	GC
	11919700180000	Commercial	No Change Proposed	TC	GC
	11919700200000	Commercial	No Change Proposed	TC	GC

Site #	Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning District	Proposed Zoning District
	11919700190000	Commercial	No Change Proposed	TC	GC
<b>Residential Rezones</b>					
	11920200460000	Low Density Residential	No Change Proposed	O	RD-5
	11920200120000	Low Density Residential	No Change Proposed	O	RD-5
	11920200130000	Low Density Residential	No Change Proposed	O	RD-5
	11920200110000	Low Density Residential	No Change Proposed	O	RD-5
	11920200100000	Low Density Residential	No Change Proposed	O	RD-5
	11920200090000	Low Density Residential	No Change Proposed	O	RD-5
	11920200080000	Low Density Residential	No Change Proposed	O	RD-5
	11920200070000	Low Density Residential	No Change Proposed	O	RD-5
	11920200440000	Low Density Residential	No Change Proposed	O	RD-5
	11920200060000	Low Density Residential	No Change Proposed	O	RD-5
	11920200140000	Low Density Residential	No Change Proposed	O	RD-5
	11920200050000	Low Density Residential	No Change Proposed	O	RD-5
	11920200320000	Low Density Residential	No Change Proposed	O	RD-5
	11920200330000	Low Density Residential	No Change Proposed	O	RD-5
	11920200040000	Low Density Residential	No Change Proposed	O	RD-5
	11920200340000	Low Density Residential	No Change Proposed	O	RD-5
	11920200150000	Low Density Residential	No Change Proposed	O	RD-5
	11920200350000	Low Density Residential	No Change Proposed	O	RD-5
	11920200310000	Low Density Residential	No Change Proposed	O	RD-5
	11920200030000	Low Density Residential	No Change Proposed	O	RD-5
	11920200360000	Low Density Residential	No Change Proposed	O	RD-5
	11920200160000	Low Density Residential	No Change Proposed	O	RD-5
	11920200370000	Low Density Residential	No Change Proposed	O	RD-5
	11920200300000	Low Density Residential	No Change Proposed	O	RD-5
	11920200270000	Low Density Residential	No Change Proposed	O	RD-5
	11920200290000	Low Density Residential	No Change Proposed	O	RD-5
	11920200380000	Low Density Residential	No Change Proposed	O	RD-5
	11920200450000	Low Density Residential	No Change Proposed	O	RD-5
	11920200170000	Low Density Residential	No Change Proposed	O	RD-5
	11920200020000	Low Density Residential	No Change Proposed	O	RD-5
	11920200260000	Low Density Residential	No Change Proposed	O	RD-5
	11920200390000	Low Density Residential	No Change Proposed	O	RD-5
	11920200280000	Low Density Residential	No Change Proposed	O	RD-5
	11920200180000	Low Density Residential	No Change Proposed	O	RD-5
	11920200010000	Low Density Residential	No Change Proposed	O	RD-5
	11920200190000	Low Density Residential	No Change Proposed	O	RD-5
	11920200400000	Low Density Residential	No Change Proposed	O	RD-5

Site #	Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning District	Proposed Zoning District
	11920200250000	Low Density Residential	No Change Proposed	O	RD-5
	11920200200000	Low Density Residential	No Change Proposed	O	RD-5
	11920200410000	Low Density Residential	No Change Proposed	O	RD-5
	11920200240000	Low Density Residential	No Change Proposed	O	RD-5
	11920200210000	Low Density Residential	No Change Proposed	O	RD-5
	11920200420000	Low Density Residential	No Change Proposed	O	RD-5
	11920200430000	Low Density Residential	No Change Proposed	O	RD-5
	11920200220000	Low Density Residential	No Change Proposed	O	RD-5
	11920200230000	Low Density Residential	No Change Proposed	O	RD-5
	11920400030000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400180000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400600000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400150000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500380000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500250000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400370000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400100000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500320000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400500000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400240000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400770000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500280000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400710000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400690000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500140000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400170000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400520000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500360000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400250000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400720000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400160000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500240000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500330000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500370000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400580000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500090000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400490000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400070000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500430000	Low Density Residential	No Change Proposed	MP	RD-5

<b>Site #</b>	<b>Parcel Number</b>	<b>Existing General Plan Designation</b>	<b>Proposed General Plan Designation</b>	<b>Existing Zoning District</b>	<b>Proposed Zoning District</b>
	11920400290000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400260000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400020000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400470000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400310000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400340000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400080000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500260000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500190000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400320000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500130000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500180000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500410000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400230000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500290000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400140000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400540000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500100000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400610000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500400000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500120000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400400000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500170000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400120000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400130000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400560000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400220000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400110000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500440000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400660000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400570000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400090000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500050000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400010000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400410000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400550000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500030000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400480000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400740000	Low Density Residential	No Change Proposed	MP	RD-5

Site #	Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning District	Proposed Zoning District
	11920500020000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500040000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400620000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500310000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400040000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400750000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400360000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400680000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500080000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500200000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400420000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400730000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500340000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400450000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400650000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400530000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400210000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400050000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500230000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400640000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400760000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500270000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400190000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400060000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500070000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400270000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400700000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400670000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400390000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500150000	Low Density Residential	No Change Proposed	MP	RD-5
	11920400200000	Low Density Residential	No Change Proposed	MP	RD-5
	11920500160000	Low Density Residential	No Change Proposed	MP	RD-5
<b>Right-of-way</b>					
	13402200400000	Light Industry	Null	LI	Null
	13402200430000	Light Industry	Null	LI	Null
	13406000120000	Commercial	Null	GC	Null
	13406000110000	Commercial	Null	GC	Null
	13406500070000	Heavy Industry	Null	HI	Null
	13406500060000	Heavy Industry	Null	HI	Null

<b>Site #</b>	<b>Parcel Number</b>	<b>Existing General Plan Designation</b>	<b>Proposed General Plan Designation</b>	<b>Existing Zoning District</b>	<b>Proposed Zoning District</b>
	13406500030000	Heavy Industry	Null	HI	Null
	13406500040000	Heavy Industry	Null	HI	Null
	11901200350000	None	Null	TC	Null

**CERTIFICATION  
ELK GROVE CITY COUNCIL ORDINANCE NO. 27-2013**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )       ss  
CITY OF ELK GROVE         )

*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law, was duly introduced on December 11, 2013 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 8, 2014 by the following vote:*

**AYES :**        **COUNCILMEMBERS:**        *Davis, Cooper, Detrick, Hume, Trigg*

**NOES:**        **COUNCILMEMBERS:**        *None*

**ABSTAIN:**   **COUNCILMEMBERS:**        *None*

**ABSENT:**    **COUNCILMEMBERS:**        *None*

*A summary of the ordinance was published pursuant to GC 36933(c) (1).*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk  
City of Elk Grove, California**