

ZONING ORDINANCE

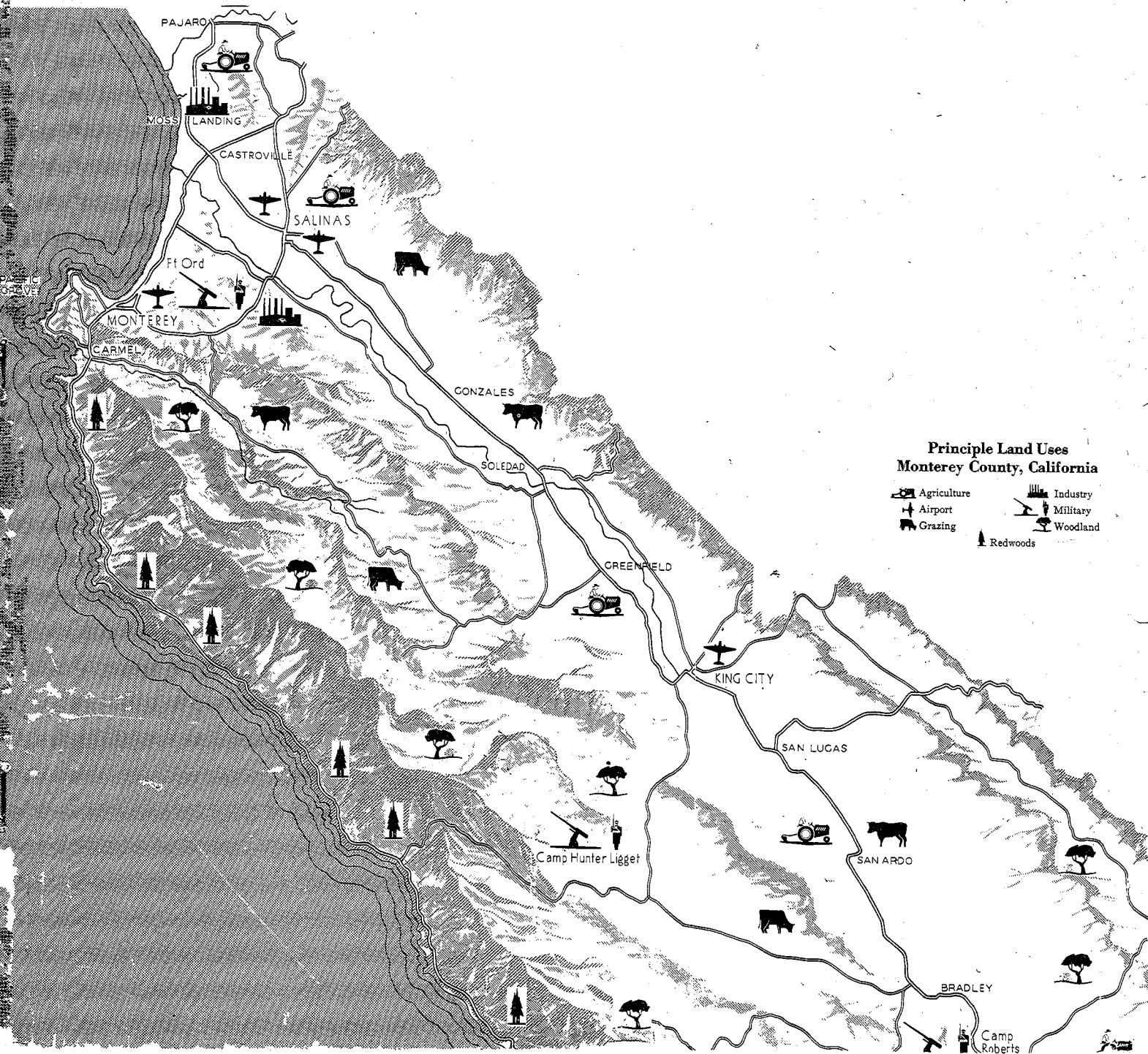
NO.

568

Monterey County, California

MONTEREY COUNTY PLANNING COMMISSION

SALINAS, CALIFORNIA



ZONING ORDINANCE

COUNTY OF MONTEREY
STATE OF CALIFORNIA



MONTEREY COUNTY PLANNING COMMISSION

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ORDINANCE NUMBER 568

An Ordinance of the County of Monterey, State of California, adopting a Zoning Plan, being a precised section of the land use plan unit of the Master Plan and an official plan of said county; specifying the purposes and the effects of the adoption of said plan whereby various districts are established in said county; specifying the uses of land and of buildings permitted in said districts; establishing certain height limits within said districts; requiring certain yards and other open spaces within said districts; prescribing regulations for the erection, construction, alteration and maintenance of buildings, structures, and other improvements in said districts, including the requirement that certain permits shall be secured for certain of such buildings, structures and improvements, and for the use thereof and of land; defining the terms used herein; specifying the procedure for the amendment hereof; repealing all ordinances or parts of ordinances in conflict herewith; and prescribing penalties for the violation of any of the provisions hereof.

The Board of Supervisors of the County of Monterey, State of California, do ordain as follows:

Section 1 – Adoption of Zoning Plan

1.1 There is hereby adopted a zoning plan for the County of Monterey, State of California, said zoning plan being a Districting Plan as provided by law.

Section 2 – Purpose of Adoption of Zoning Plan

2.1 Said Zoning Plan is adopted to promote and protect the public health, safety, peace, morale, comfort, convenience, and general welfare, and for the accomplishment thereof is adopted, among other purposes, for the following more particularly specified purposes, to-wit:

- (a) To assist in providing a definite plan of development for the County, and to guide, control, and regulate the future growth of the County in accordance with said plan.
- (b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the County and to assure the orderly and beneficial development of such areas.
- (c) To obviate the menace to the public safety resulting from the location of buildings, and the uses thereof and of land, adjacent to highways which are a part of the Streets and Highways Plan of the Master Plan of the County, or which are important thoroughfares, in such manner as to cause interference with existing or prospective traffic movements on said highways.

Section 3 – Nature of Zoning Plan

3.1 Said Zoning Plan consists of the establishment

of various districts within the unincorporated territory of said County within some, all, or none of which it shall be unlawful to erect, construct, alter or maintain certain buildings or to carry on certain trades or occupations or to conduct certain uses of land or of buildings; within which the height and bulk of future buildings shall be limited; within which certain open spaces shall be required about future buildings and consisting further, of appropriate regulations to be enforced in such districts, all as set forth in this ordinance.

Section 4 – Districts

4.1 The districts established by this ordinance are as follows:

NON-URBAN GROUP:

“U” Districts: All the unincorporated territory of the County not included in any other district.

“H-1” Districts: Highway Frontage Districts.

COMMUNITY GROUP:

“R-E” Districts: Residential Estate Districts.

“R-1” Districts: One Family Residence Districts.

“R-2” Districts: Two Family Residence Districts.

“R-3” Districts: Four Family Residence Districts.

“R-4” Districts: Multiple Residence Districts.

“C-1” Districts: Retail Business Districts.

“C-2” Districts: General Commercial Districts.

“M-1” Districts: General Industrial Districts.

“M-2” Districts: Heavy Industrial Districts.

Section 5 – Combining Regulations

5.1 In addition to the foregoing districts certain combining regulations are established as set forth in this ordinance, and combining regulations being as follows:

“1”: Limited Agricultural Uses.

“A”: Agricultural Uses.

“D”: Design Control Districts.

“B-1”: First Building Site Area Regulations.

“B-2”: Second Building Site Area Regulations.

“B-3”: Third Building Site Area Regulations.

“B-4”: Fourth Building Site Area Regulations.

“B-5”: Special Building Site Area Regulations.

Section 6 – Establishment of Districts

6.1 The aforesaid districts and certain combinations are hereby established insofar as the designations, locations and boundaries thereof are set forth and indicated in Sections 8, 8.1, and other sections of this ordinance, each of which other sections is designated by the number 8 followed by a decimal point and numeral or numerals, and which describe certain of said districts; Section 9, which consists of index map to various sectional district maps; and Section 10, 10-10T, 10-2H, and other sections of this ordinance, each of which other section is designated by

the number 10 followed by a decimal point and numeral and letter, and which section consists of a sectional districts map which shows the designations, locations and boundaries of certain of said districts. Said maps and all notations, references, data and other information shown thereon are hereby made a part of this ordinance.

6.2 Where uncertainty exists as to the boundaries of any of the aforesaid districts as described as aforesaid or as shown on said sectional districts maps, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries.

Section 7 – Effect of Establishment of Districts

7.1 Except as hereinafter otherwise provided:

- (a) No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building, or premises be used, designated or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such building, land or premises is located.
- (b) No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the districts in which such building is located.
- (c) No building shall be erected, nor shall any existing building be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, building site area and building location regulations hereinafter designated for the district in which such building or open space is located.
- (d) No yard or other open space provided about any building for the purpose of complying with provisions of this ordinance shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.

Section 8 – “U” Districts

8.1 All the unincorporated territory of the County which is not included under the terms of this ordinance in any other district is hereby designated and classified as constituting “U” districts.

Section 9 – Index Map

shall consist of an index map to Sectional Districts Maps which show the Zoning Plan, being parts of this ordinance under the provisions of Section 6 hereof and shall constitute Section 9 of this ordinance.

Section 10 – Sectional Districts Maps

shall consist of a series of Sectional Districts Maps which show the Zoning Plan, being parts of this ordinance under the provisions of Section 6 hereof, and are designated Sections 10-10T, 10-2H, etc.

Section 11 – Definitions

11.1 For the purpose of this ordinance certain terms used herein are defined as follows:

11.2 All words used in the present tense shall include the future tenses; all words in the plural number shall include the singular, and all words in the singular number shall include the plural number; unless the natural construction of the wording indicates otherwise. The word “lot” includes the word “plot,” the word “building” includes the word “structure,” and the word “shall” is mandatory and not directory. The word “County” as used herein shall mean the County of Monterey, State of California; the words “Board of Supervisors” shall mean the Board of Supervisors of the County of Monterey, State of California; the words “Planning Commission” shall mean the County Planning Commission of the County of Monterey, State of California; and the words “County Boundary” shall mean the boundary of the County of Monterey, State of California, or the boundary of any incorporated municipality within said County.

11.3 *Agriculture*: The tilling of the soil, the raising of crops, horticulture, viticulture, small livestock farming, dairying, and/or animal husbandry.

11.4 *Alley*: A passage or way open to public travel, affording generally a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

11.5 *Alter*: To change any of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

11.6 *Apartment*: A room, or suite of two or more rooms, which is designed for, intended for, or occupied by one family doing its cooking therein.

11.7 *Automobile Wrecking Yards*: See *Junk Yard*.

11.8 *Auto Court or Permanent Type Automobile Camp*: A combination or group of two or more detached or semi-detached permanent dwellings or dwelling units built entirely of frame or a more lasting type of construction, occupying a building site integrally owned and used to furnish transient living accommodations. Such auto court or camp shall not maintain, operate nor provide any structure or premises for the accommodation of guests or tenants in or to any lesser degree than the aforesaid dwellings.

11.9 *Automobile Camp, Bungalow Court Type*: Same as permanent type Automobile Camp as defined herein, provided that no building site used for such purposes shall be occupied more intensely than at the rate of 14 accommodation units per acre, and further provided that separate buildings shall be at least 15 feet apart.

11.10 *Auto Wrecking Establishments*: Premises which are so covered or enclosed that, in either case, they are not open to ordinary view and which are used for the same purposes as Auto Wrecking Yards.

11.11 *Basement*: A story partly underground and having at least one-half of its height above grade.

11.12 *Block*: That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting streets and railroad right-of-way, undivided acreage, water course or body of water.

11.13 *Boarding House*: A building or portion thereof designed solely as a single-family dwelling but in which more than 5 persons are furnished board. The number of boarders may be regulated by the use provisions of any zone regulations.

11.14 *Buildings*: Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of any person, animal or chattel. When any portion thereof is completely separated from every other portion thereof by masonry division or fire-wall without any window, door, or other opening therein, which wall extends from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building.

11.15 *Building Site*: The ground area of a building or buildings together with all open spaces required by this ordinance, and which site has its principal frontage upon a public or private street.

11.16 *Bungalow Courts or Grouped Dwellings*: A combination or group of two or more detached or semi-detached dwellings or dwelling units and their accessory buildings occupying an integrally owned building site and used for non-transient living accommodations; excepting, however, in any M-1 or M-2 Zone any such building group where each dwelling or dwelling unit is set upon a building site having an area of at least 5,000 square feet, and a width of at least 40 feet.

11.17 *Building Accessory*: A subordinate building, the use of which is incidental to that of a main building on the same lot.

11.18 *Building, Main*: A building in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be a main building on the lot on which the same is situated.

11.19 *Camp Grounds or Unrestricted Automobile Camps*: Integrally owned premises where any persons camp or live in any manner other than in a permanent building of frame or more lasting type of construction and set upon permanent foundations; excepting, however, Trailer Camps as defined herein; and excepting further, the occasional and temporary use by a single camping party; and excepting further in any M-1 or M-2 Zone where each family camps upon a site having an area of at least 5,000 square feet and a width of at least 40 feet, and in any other zone where the site camped on by each family has the

area and width required for single family dwelling sites.

11.20 *Club*: All clubs except those, the chief activity of which is a service customarily carried on as a business.

11.21 *Court*: An open, unoccupied space, other than a yard on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

11.22 *District*: (a) A portion of the unincorporated territory of the County within which certain uses of land and buildings are permitted and certain other uses of land and buildings are prohibited or within which certain yards and other open spaces are required, or within which certain lot areas are established, or within which certain height limits are required for buildings, or within which a combination of such aforesaid regulations are applied, all as set forth and specified in this ordinance.

(b) A portion of the unincorporated territory of the county within which are applied certain regulations designated as combining regulations, as set forth in this ordinance.

11.23 *District, More Restricted or Less Restricted*: In the following list each district shall be deemed to be more restricted than the districts succeeding it, and each district shall be deemed to be less restricted than the districts preceding it. "R-1," "R-E," "R-2," "R-3," "R-4," "H-1," "C-1," "C-2," "M-1," "M-2," and "U."

11.24 *Dwelling, One-Family*: A detached building designed for, or occupied exclusively by, one family.

11.25 *Dwelling, Two-Family*: A detached building designed for, or occupied exclusively by, two families living independently of each other.

11.26 *Dwelling, Multiple*: A building or portion thereof, used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartment houses, apartment hotels, and flats, but not including automobile courts.

11.27 *Dwelling Group*: A group of two or more detached or semi-detached one-family, two-family, or multiple-family dwellings occupying a parcel of land in one ownership and having any yard or court in common.

11.28 *Family*: One or more persons occupying a premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.

11.29 *Family, Related*: An individual or two or more persons related by blood or marriage and living together as a single non-profit housekeeping unit.

11.30 *Family, Non-Related*: A group of not more than five persons not related by blood or marriage and who live together as a single non-profit housekeeping unit as distinguished from a group occupying a hotel, boarding house, club, fraternity or sorority house.

11.31 *Front Wall*: The wall of the building or other structure nearest the street upon which the building faces, but excluding certain architectural features as specified in Section Thirty (30) of this ordinance.

11.32 *Garage, Private*: An accessory building for only the storage of self-propelled vehicles when the storage space does not exceed that necessary for:

- (a) In any "R-1" District, including any combination therewith: Three (3) passenger automobiles for each dwelling.
- (b) In any "R-2" or "R-3" district, including any combination therewith: Three (3) passenger automobiles for each lot, and in addition one (1) passenger automobile for each family housed on such lot.
- (c) Provided: That on any lot or parcel of land of one (1) acre or more in area, in lieu of the foregoing specified storage space, the storage space shall not exceed that necessary for the passenger automobiles used by the families housed on such lot or parcel, including visitors and servants.

11.33 *Garage, Public*: Any premises, except those herein defined as a private or storage garage, used for the storage and/or care of self-propelled vehicles or where any such vehicles are equipped for operation or repair, or kept for remuneration, hire, or sale.

11.34 *Garage, Storage*: Any premises except those herein defined as a private garage, used exclusively for the storage of self-propelled vehicles.

11.35 *Grade*:

- (a) For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street.
- (b) For building adjoining more than one street, the average of the elevations of the sidewalks at the centers of all walls adjoining streets.
- (c) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.
- (d) All walls approximately parallel to and not more than five (5) feet from the street line shall be considered as adjoining the street.

11.36 *Guest House*: Detached living quarters of a permanent type of construction and without kitchens or cooking facilities.

11.37 *Guest Room*: A room which is intended, arranged, or designed to be occupied or which is occupied by one or more guests, but not including dormitories for sleeping purposes.

11.38 *Height of Building*: The vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the ceiling of the topmost story.

11.39 *Hog Raising*: The commercial raising of hogs.

11.40 *Home Occupation*: Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, including artists' and sculptors' studios.

11.41 *House Court*: A group of two (2) or more dwellings on the same lot, whether detached or in connected rows, having a separate outside entrance on the ground floor level for each family unit of such group.

11.42 *Hotel*: Any building or portion thereof containing six (6) or more guest rooms used, designed, or intended to be used, let or hired out to be occupied or which are occupied, by six (6) or more guests, whether the compensation for hire be paid directly or indirectly in money, goods, wares, merchandise, labor or otherwise, including lodging and rooming houses, dormitories, bachelor hotels, studio hotels, public and private clubs, and any such building of any nature whatever so occupied, designed or intended to be occupied, except jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes, and other similar buildings.

11.43 *Integrally Owned*: Shall describe part or all of premises assessed as a unit or as contiguous units on the last preceding tax roll and which are owned by the same person or persons, and may also describe the building upon such premises.

11.44 *Junk Yard*: The use of more than Two Hundred (200) square feet of the area of any lot for the storage of junk, including scrap metals or other scrap material, and/or for the dismantling or "wrecking" of automobiles or other vehicles or machinery.

11.45 *Kitchen*: Any room, all or any part of which is designed, built, equipped, used or intended to be used for the preparation of food and the washing of dishes, or either of them, whether or not said room contains a cook-stove or any other cooking appliance; provided, however, that in a main dwelling a dining room or an alcove adjacent to a dining room or kitchen and in which only toasters, grills, percolators and similar appliances are used, shall not be deemed a kitchen. It is the intent of this definition to make it possible to prevent the cooking or preparation of meals in, or the creation of, what to all intents and purposes is a kitchen in a guest house when such is prohibited. It is also the intent to make it possible to prevent what to all intents and purposes are more than the permissible number of kitchens in a residence.

11.46 *Labor Camp*: Integrally owned premises resided on by five or more persons employed by, or through the agency of, the same person, firm or corporation, excepting domestic servants, and further excepting rooming and boarding houses and mess halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said houses or halls. For the purpose of this definition, any related family shall be deemed to be one person.

11.47 *Lodging or Rooming House*: A building or portion thereof containing six or more sleeping rooms or beds customarily occupied for non-transient pe-

riods and for compensation, and in which rooms no provision is made for cooking. This definition shall not include hospitals, sanitariums, or other similar buildings. The number of rooms or occupants may be regulated by the use provisions of any zone regulations.

11.48 *Lot*: Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this ordinance, and having its principal frontage upon a street.

11.49 *Lot, Corner*: A lot situated at the intersection of two or more streets, or bounded on two or more adjacent sides by street lines, provided that the angle of intersection does not exceed one hundred thirty-five (135) degrees, and having a width not greater than seventy-five (75) feet.

11.50 *Lot, Inside*: A lot other than a corner lot.

11.51 *Lot, Key*: The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street upon which the corner lot fronts.

11.52 *Lot Area*: The total horizontal area included within lot lines, including one-half ($\frac{1}{2}$) the width but not to exceed ten (10) feet, of any alley or portion thereof abutting any such lot line.

11.53 *Lot Depth*: The average distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

11.54 *Lot Frontage*: That dimension of a lot or portion of a lot abutting on a street, except the side of a corner lot.

11.55 *Lot Lines*: The lines bounding a lot as defined herein.

11.56 *Lot Line, Rear*: Ordinarily, that line of a lot which is generally opposite the lot lines along the frontage of said lot. In cases in which this definition is not applicable, the Planning Commission shall designate the rear lot line.

11.57 *Non-Conforming Use*: A building or land occupied by a use that does not conform to the regulations as to use for the district in which it is situated.

11.58 *One Ownership*: Ownership of property (or possession thereof under a contract to purchase or under a lease, the term of which is not less than ten (10) years, by a person or persons, firm, corporation, or partnership, individually, jointly, in common or in any other manner whereby such property is under single or unified control. The term "Owner" shall be deemed to mean the person, firm, corporation, or partnership exercising one ownership as herein defined.

11.59 *Outdoor Advertising Sign*: Any card, cloth, paper, metal, painted, wooden, or other sign of any kind or character whatsoever placed for outdoor ad-

vertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in the definitions of "outdoor advertising sign" and "outdoor advertising structure" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever.

11.60 *Outdoor Advertising Structure*: Any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed.

11.61 *Small Livestock Farming*: The raising and/or keeping of more than twelve (12) chicken hens or twelve (12) pigeons or twelve (12) similar fowl and/or twelve (12) rabbits or twelve (12) similar animals or any roosters, quacking ducks, geese, guinea fowl, peafowl, goats, sheep or similar livestock; or the raising and/or keeping for commercial purposes of any cats or dogs; provided that the term "small livestock farming" as used in this ordinance shall not include commercial hog farming, dairying or the raising and/or keeping of horses, mules, or similar livestock as determined by the Planning Commission.

11.62 *Story*: That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

11.63 *Story, Half*: A story with at least two (2) opposite exterior sides meeting a sloping roof not more than two (2) feet above the floor of such story.

11.64 *Street*: A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined herein.

11.65 *Street Line*: The boundary between a street and abutting property.

11.66 *Structure*: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

11.67 *Structural Alterations*: Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

11.68 *Trailer Camp*: Integrally owned premises maintained for, operated for or occupied by more than one family living in a trailer coach.

11.69 *Trailer Coach*: A vehicle designed or used for human habitation and with its wheels in place.

11.70 *Transient*: When used to define living accommodations, shall be deemed to describe such accommodations when customarily used or furnished for periods of 48 hours or less.

11.71 *Use*: The purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is or may be occupied or maintained.

11.72 *Use, Accessory*: A use incidental and accessory to the principal use of a lot or building located upon the same lot as the accessory use. Any agricultural use in any "R" District or in any "A" District shall be deemed to be an accessory use to the use for residence purposes of the lot upon which such agricultural use is conducted.

11.73 *Yard*: An open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise provided in Section 30 of this ordinance. In measuring a yard as hereinafter provided, the line of a building shall be deemed to mean a line parallel to the nearest lot line drawn through the point of a building or the point of a dwelling group nearest to such lot line, exclusive of the respective architectural features enumerated in Section 30 of this Ordinance as not to be considered in measuring yard dimensions or as being permitted to extend into any front or rear yard.

11.74 *Yard, Front*: A yard extending across the front of the lot between the inner side yard lines and measured from the front line of the lot to the nearest line of the building; provided, however, that if any Official Plan Line has been established for the street upon which the lot faces, or if any future width line is specified therefor in Section 27 of this ordinance, then such measurement shall be taken from such Official Plan Line or such future width line to the nearest line of the building.

11.75 *Yard, Rear*: A yard extending across the full width of the lot and measured between the rear line of the lot and the nearest line of the building.

11.76 *Yard, Side*: A yard between the side line of the lot and the nearest line of the building and extending from the front line of the lot to the rear yard.

Section 12 – Regulations for "U" Districts

12.1 The following regulations shall apply in all "U" districts and shall not be subject to the provisions of Section 29 or 30 of this Ordinance.

12.2 USES PERMITTED:

All uses not otherwise prohibited by law; provided, however, that no use which is permitted in a "M-2" District but not in a more restricted district, and no fish canneries, dumping or reducing of dead animals, fertilizing plants, gelatin or glue works, slaughter house, bag cleaning works or rag works, garbage dumping or incineration, tanneries or junk yards shall be established or undertaken unless and until a use permit, as provided in Section 32 of this Ordinance, shall first have been secured for such use; and no such use shall be conducted except in conformity to the terms of such use permit.

12.3 ADDITIONAL REGULATIONS:

No building shall hereafter be erected, so that the same will be closer to the right-of-way line of any street than any Official Plan Line or any building

line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this Ordinance, unless and until a use permit as provided in Section 32 of this Ordinance shall first have been secured.

Section 13 – Regulations for "H-1" Districts

13.1 The following regulations shall apply in all "H-1" districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

1. All agricultural uses except the conducting and maintenance of commercial hog farms.
2. One-family dwellings.
3. The following uses subject to securing a use permit in each case.
 - a. Hotels and automobile courts.
 - b. Automobile service stations for the sale of gasoline, oils and new accessories only.
 - c. Restaurants, refreshment stands, and retail stores.
 - d. Nurseries and greenhouses.
 - e. Accessory buildings incidental to any of the above uses.

(b) BUILDING HEIGHT LIMIT:

Two and one-half (2½) stories, but not exceeding thirty-five (35) feet in height.

(c) BUILDING SITE AREA REQUIRED:

Each building together with its necessary accessory buildings, hereafter erected, shall be located on a building site in one ownership having an area of not less than 6,000 square feet and a frontage of not less than sixty (60) feet, except as otherwise specified for any "B" district in which such building site may be located.

(d) FRONT YARD REQUIRED:

Thirty (30) feet; provided, however, that in case a building line for the street upon which any lot faces is established by the street and highway plan of the Master Plan of the County or is specified by the provisions of this Ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

(e) SIDE YARDS REQUIRED:

Each lot, except as otherwise specified for any "B" district in which such building site is located, shall have side yards, each having a width of not less than six (6) feet.

(f) REAR YARD REQUIRED:

Each lot shall have a rear yard of not less than twenty (20) feet.

Section 14 – Regulations for “R-E” Districts

14.1 The following regulations shall apply in all “R-E” districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

1. One family dwellings.
2. Golf courses with standard length fairways, country clubs, non-commercial riding clubs and polo fields.
3. Public parks and playgrounds.
4. Crop and tree farming and truck gardening.
5. Home occupations, provided that there shall be no external evidence of any home occupation except a nameplate not to exceed two (2) square feet in area; and provided further that there shall be no illumination of any such name plate.
6. Accessory buildings and accessory uses, including servants’ quarters and non-commercial guest houses.
7. The following uses subject to securing a use permit in each case:
 - a. Nurseries and greenhouses.
 - b. Private stables for the use of persons residing on the lot subject to the provisions of Section 29 hereof.
 - c. Any agricultural use which is appurtenant to and accessory to any domestic establishment in the district.

(b) BUILDING SITE AREA REQUIRED:

Same as specified for “R-1” districts.

(c) FRONT, SIDE AND REAR YARDS REQUIRED:

Same as specified for “R-1” districts.

(d) BUILDING HEIGHT LIMIT:

Same as specified for “R-1” districts.

Section 15 – Regulations for “R-1” Districts

15.1 The following regulations shall apply in all “R-1” districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

1. One family dwellings.
2. Golf courses with standard length fairways, and Country Clubs.
3. Public parks and public playgrounds.
4. Crop and tree farming and truck gardening.
5. Home occupations; provided that there shall be no external evidence of any home occupation except a name plate not exceeding two (2) square feet in area; and provided further that there shall be no illumination of any such name plate.
6. Accessory buildings and accessory uses, including not to exceed one (1) non-commercial guest house.

7. The keeping of not to exceed two (2) cats and/or two (2) dogs.

8. The following uses subject to securing a use permit in each case:

- a. Nurseries and greenhouses used only for the propagating and cultivating of plants.
- b. Private stables subject to the securing of a use permit in each case and subject to the provisions of Section 29 hereof.
- c. Schools, libraries and churches.
- d. Not to exceed one (1) non-commercial guest house.

(b) BUILDING HEIGHT LIMIT:

Two and one-half (2½) stories but not exceeding thirty-five (35) feet in height.

(c) BUILDING SITE AREA REQUIRED:

Each one-family dwelling, together with its accessory buildings, hereafter erected shall be located on a building site in one ownership having an average width of not less than sixty (60) feet, and an area of not less than 6,000 square feet except as otherwise specified for any “B” district in which such lot may be located. No building together with its accessory buildings shall occupy more than thirty-five (35) per cent of the area of the building site; provided however that a house containing 1,500 square feet may be constructed on any lot.

(d) FRONT YARD REQUIRED:

Each lot shall have a front yard not less than twenty (20) feet in depth measured from the right-of-way line; where no right-of-way line exists, the building shall be located not closer than 50 feet from the road center line, except as otherwise specified for any “B” district in which such lot may be located, provided, however, that in case a building line for the street upon which any lot faces is established by the Street and Highway Master Plan of the County or is specified by the provisions of this Ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

(e) SIDE YARDS REQUIRED:

Each lot except as otherwise specified for any “B” district in which such lot is located, shall have side yards each having a width of not less than ten per cent (10%) of the lot width but not less than five (5) feet, subject, however, to the following provisions:

1. On a corner lot adjacent to a key lot, the side yard on the street side of such corner lot shall have a width of not less than ten (10) feet.
2. In case a dwelling is so located on a lot that the front or rear thereof faces any side lot line, such dwelling shall not be less than ten (10) feet from such lot line.

(f) REAR YARD REQUIRED:

Each lot shall have a rear yard of a depth equal to not less than ten (10) per cent of the depth of

the lot, but in no case shall the depth of the rear yard be less than ten (10) feet.

Section 16 – Regulations for “R-2” Districts

16.1 The following regulations shall apply in all “R-2” districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

1. All uses permitted in “R-1” districts, subject to the securing of a use permit, as provided in Section 32 of this Ordinance, for any use for which a use permit is required in an “R-1” district.
2. Two-family dwellings.

(b) BUILDING HEIGHT LIMIT:

Two and one-half (2½) stories but not exceeding thirty-five (35) feet in height.

(c) BUILDING SITE AREA REQUIRED:

Percentage of Lot Coverage: Same as in “R-1” districts. Each one-family or two-family dwelling, together with its accessory buildings, shall be located on a building site having an average width of not less than sixty (60) feet and an area of not less than 6,000 square feet, except as otherwise specified for any “B” district in which said lot may be located.

(d) FRONT YARD REQUIRED:

Each lot shall have a front yard not less than twenty (20) feet in depth measured from the right-of-way line, or if no such line exists, fifty (50) feet from the road center line, except as otherwise specified for any “B” district in which such lot may be located; provided, however, that in case a building line for the street upon which any lot faces is established by the Street and Highway Master Plan of the County or is specified by the provisions of this Ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

(e) SIDE YARDS REQUIRED:

Each lot, except as otherwise specified, for any “B” district in which such lot is located, shall have side yards each having a width of not less than ten (10) per cent of the lot width but not less than five (5) feet, subject, however, to the following provisions:

1. On a corner lot adjacent to a key lot the side yard on the street side of such corner lot shall have a width of not less than ten (10) feet.
2. In case a dwelling is so located on a lot that the front or rear thereof faces any side lot line, such dwelling shall not be less than ten (10) feet from such lot line.

(f) REAR YARD REQUIRED:

Each lot shall have a rear yard of a depth equal to not less than ten (10) per cent of the depth of the lot, but in no case shall the depth of the rear yard be less than ten (10) feet.

Section 17 – Regulations for “R-3” Districts

17.1 The following regulations shall apply in all “R-3” districts, and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

1. All uses permitted in “R-1” and “R-2” districts, subject to the securing of a use permit as provided in Section 32 of this Ordinance, for any use for which a use permit is required in an “R-1” district.
2. Resort Hotels consisting of a building or group of buildings used for hotel purposes and containing at least ten (10) guest bedrooms, in the main building, or in accessory guest houses, and all located on one building site, provided that said guest houses may have cooking facilities; also necessary accessory service uses such as restaurant, news stand, and storage garage with space for not more than one automobile for each guest bedroom.
3. Automobile courts subject to the securing of a use permit in each case as provided in Section 32 of this Ordinance.
4. Dwelling Group.

(b) BUILDING HEIGHT LIMIT:

Three (3) stories, but not exceeding forty-five (45) feet in height.

(c) BUILDING SITE AREA REQUIRED:

Not less than an average width of sixty (60) feet, and six thousand (6,000) square feet for any use allowed in this district, nor less than five hundred (500) square feet plot area for each living unit housed on the building site, provided, however, that resort hotels occupy an area of not less than five (5) acres.

(d) PERCENTAGE OF LOT COVERAGE:

The buildings, including accessory buildings, on any lot or parcel shall not cover more than fifty (50) per cent of the area of such lot.

(e) FRONT YARD REQUIRED:

Each lot shall have a front yard not less than twenty (20) feet in depth measured from the right-of-way line, or where no such line exists, of fifty (50) feet measured from the road center line, excepting that resort hotels shall be set back fifty (50) feet from the front property line or seventy-five (75) feet from the road center line, provided, however, that in case a building line for the street upon which any lot faces is established by the Street and Highway Plan of the Master Plan of the County, or is specified by the provisions of this Ordinance, then the front yard on such lot shall have a depth of not less than a distance from the street line specified for such building line.

(f) SIDE YARDS REQUIRED:

Each lot, except as otherwise specified for any “B” district in which such lot is located shall have side yards each having a width of not less than five

(5) feet, subject, however, to the following provisions:

1. On a corner lot adjacent to a key lot the side yard on the street side of such corner shall have a width of not less than ten (10) feet.
2. The width of each side yard shall be increased one (1) foot for each story by which the building height exceeds one (1) story.
3. Resort hotels shall maintain a side yard of not less than fifty (50) feet.

(g) **REAR YARD REQUIRED:**

Each lot shall have a rear yard of a depth not less than fifteen (15) feet.

(h) **DISTANCE BETWEEN BUILDINGS ON SAME LOT:**

1. No main building shall be closer than twenty (20) feet to any other main building on the same lot, except as hereinafter specified for dwelling groups.
2. The following additional regulations shall apply to dwelling groups:
In case the buildings of the group are so located on the lot that the rears thereof abut upon one side yard and the fronts thereof abut upon the other side yard, the side yard of the lot to the fronts thereof shall have a width of not less than twelve (12) feet, and the side yards between such units may be reduced to ten (10) feet.

Section 18 – Regulations for “R-4” Districts

18.1 The following regulations shall apply in all “R-4” districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) **USES PERMITTED:**

1. All uses permitted in “R-1” and “R-2” districts, without regard to the securing of a use permit, for any such use.
2. Museums not operated for profit.
3. The following uses provided that on-site garage facilities with space for a number of cars at least equalling the number of guest rooms is provided.
 - a. Multiple dwellings and dwelling groups.
 - b. Hotels.
 - c. Clubs, lodges, fraternity and sorority houses.
4. The following uses, subject to the securing of a use permit in each case as provided in Section 32 of this Ordinance.
 - a. Hospitals, rest homes, sanitariums, clinics, and other buildings used for the treatment of human ailments.
 - b. Philanthropic and charitable institutions.
 - c. Automobile courts.

(b) **BUILDING HEIGHT LIMITS:**

Three (3) stories but not exceeding forty-five (45) feet in height.

(c) **BUILDING SITE AREA REQUIRED:**

Not less than an average width of sixty (60) feet and

6,000 square feet for any use allowed in this district nor less than 500 square feet of lot area for each family housed on the building site.

(d) **PERCENTAGE OF LOT COVERAGE:**

The buildings, including accessory buildings, on any lot shall not cover more than fifty (50) per cent of the area of such lot.

(e) **FRONT YARD REQUIRED:**

Each lot shall have a front yard not less than twenty (20) feet in depth measured from the right-of-way or where no such line exists, of fifty (50) feet measured from the road center line; except as otherwise specified for any “B” district in which such lot may be located; provided, however, that in case a building line for the street upon which any lot faces is established by the Street and Highway Plan of the Master Plan of the County or is specified by the provisions of this Ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

(f) **SIDE YARDS REQUIRED:**

Each lot, except as otherwise specified for any “B” district in which such lot is located shall have side yards each having a width of not less than five (5) feet, subject, however, to the following provisions:

1. On a corner lot adjacent to a key lot the side yard on the street side of such corner shall have a width of not less than ten (10) feet.
2. The width of each side yard shall be increased one (1) foot for each story by which the building height exceeds one (1) story.

(g) **REAR YARD REQUIRED:**

Each lot shall have a rear yard of a depth not less than fifteen (15) feet.

(h) **DISTANCE BETWEEN BUILDINGS ON SAME LOT:**

No main building shall be closer than twenty (20) feet to any other main building on the same lot, except as hereinafter specified for dwelling groups.

(i) **DWELLING GROUPS:**

The following additional regulations shall apply to dwelling groups:

1. In case the buildings of the group are so located on the lot that the rears thereof abut upon one side yard and the fronts thereof upon the other side yard, the side yard to the fronts thereof shall have a width of not less than twelve (12) feet, and the side yards between such units may be reduced to ten (10) feet.
2. No building shall be so located on the lot that the rear thereof abuts on any street line.

Section 19 – Regulations for “C-1” Districts

19.1 The following regulations shall apply in all “C-1” districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

1. All uses permitted in any “R” district, without regard to the securing of any use permit, except that in any “C-1” district which is entirely surrounded by “R” districts or by such districts and the County boundary, a use permit, as provided in Section 32 of this Ordinance, shall be required for the establishment of any dwelling group or any use for which a use permit is required in “R-3” districts.
2. Stores and shops for the conduct of any retail business; automobile service stations for only the sale of gasoline, oil, and minor accessories; banks, barber shops, beauty parlors; conservatories, dressmaking, millinery, shoe and tailor shops, messenger offices, outdoor advertising signs, and outdoor advertising structures, professional offices, storage garages, studios, telegraph offices, theaters, and other business uses which, in the opinion of the Planning Commission, are of the same general character as those enumerated in this sub-section and will not be obnoxious or detrimental to the district in which located.
3. Public garages, automobile repair shops, automobile service stations at which general repairing is done, used car lots, and undertaking establishments, subject in each case to the securing of a use permit as provided in Section 32 of this Ordinance.

(b) BUILDING HEIGHT LIMIT:

Eight (8) stories, but not exceeding one hundred (100) feet in height.

(c) YARDS REQUIRED:

None except:

1. Every building or portion thereof which is designed, intended and/or used for any purpose permitted in “R-3” districts or for any automobile court shall comply with the provisions of this ordinance as to rear yards and side yards which are required in “R-3” districts; provided, that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required.
2. In the case of a “C-1” district which is entirely surrounded by “R” districts or by such districts and the County boundary there shall be provided on each lot in that portion of such district which is located in any one block a yard adjacent to the street bounding such block of a width or depth equal to that required for yards adjacent to said street for the remaining property in the same block; except that on a corner lot in such “C-1” district which is adjacent to a key lot the side yard adjacent to the street shall be of a width equal to not less than one-half the depth required for front yards on the lots to the rear of

such corner lot. In case any portion of such “C-1” district occupies the entire frontage of any block, there shall be provided adjacent to the street bounding such block a yard of a depth or width equal to that required in the next adjacent block of such surrounding “R” districts (or in the least restricted of such surrounding “R” districts, in case they differ).

3. There shall be a side yard along the side of every lot in a “C-1” district which side is bordering on property in any “R” district, which side yard shall be not less than five (5) feet wide, and a rear yard twelve (12) feet on the rear of every lot in a “C-1” district which rear is bordering on property in any “R” district.
4. No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes, so that the same will be closer to the right-of-way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this Ordinance.

Section 20 – Regulations for “C-2” Districts

20.1 The following regulations shall apply in all “C-2” districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

1. All uses permitted in “C-1” districts without regard to any limitations specified in this Ordinance for such uses in said “C-1” districts and without regard to the securing of any use permit for any such uses.
2. Stores and shops for the conduct of any wholesale business; auto laundries, dancing academies, carpenter shops, lumber yards, paint, paper hanging and decorating shops, plumbing shops, tin-smith shops, storage of household goods, storage and wholesale distributors of petroleum products, undertaking establishments, and other uses which, in the opinion of the Planning Commission, are similar in character to those enumerated in this section and will not be obnoxious or detrimental to the district in which they are located.
3. Animal hospitals and pet shops; commercial kennels.
4. Junk yards only when conducted in a building enclosed on all sides, or when enclosed by a solid fence in such manner as may be specified by the Planning Commission and subject to securing a use permit as provided in Section 32 of this Ordinance.
5. The use of power-driven machinery incidental and accessory to any of the uses permitted in “C-2” districts.

(b) BUILDING HEIGHT LIMIT:

Eight (8) stories but not exceeding one hundred

(100) feet in height.

(c) YARDS REQUIRED:

None except:

1. Every building or portion thereof which is designed, intended and/or used for any purpose permitted in "R-3" districts or for any automobile court shall comply with the provisions of this Ordinance as to side yards and rear yards which are required in "R-3" districts, provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required.
2. There shall be a side yard five (5) feet wide along the side of every lot in a "C-2" district which side is bordering on property in any "R" district. There shall be a rear yard twelve (12) feet wide on the rear of every lot in a "C-2" district which rear is bordering on property in any "R" district.
3. No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes, so that the same will be closer to the right-of-way line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this ordinance.

Section 21 – Regulations for "M-1" Districts

21.1 The following regulations shall apply in all "M-1" districts and shall be subject to the provisions of Section 30 of this Ordinance.

(a) USES PERMITTED:

All uses not otherwise prohibited by law except uses which in the opinion of the Planning Commission are objectionable by reason of the production of noise, offensive odor, smoke, dust, vibration or involving the handling of explosive or dangerous materials; provided, however, that none of the following uses shall be established in any "M-1" district unless and until a use permit in each case, as provided in Section 32 of this Ordinance, shall first have been secured for such use:

1. Drilling for and/or removal of oil, gas, or other hydrocarbon substances.
2. Hog raising.
3. Stock yard or slaughter of animals (except poultry and rabbits).
4. Commercial excavation of building or construction materials.

(b) BUILDING HEIGHT LIMIT:

Not exceeding one hundred (100) feet in height.

(c) YARDS REQUIRED:

Same as specified for "C-2" districts.

Section 22 – Regulations for "M-2" Districts

22.1 The following regulations shall apply in all "M-2" districts and shall be subject to the provisions

of Section 30 of this Ordinance.

(a) USES PERMITTED:

All uses not otherwise prohibited by law; provided, however, that none of the following uses shall be established in any "M-2" district unless and until a use permit in each case, as provided in Section 32 of this Ordinance, shall first have been secured for such use.

1. Distillation of bones.
2. Drilling for and/or removal of oil, gas or other hydrocarbon substances.
3. Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse.
4. Fat rendering.
5. Hog raising.
6. Manufacture or storage of acid, cement, explosives or fireworks, fertilizer, gas, glue, gypsum, lime, or plaster of paris.
7. Refining of petroleum or its products.
8. Smelting of copper, iron, tin, zinc, or other ores.
9. Stockyard or slaughter of animals (except poultry and rabbits).

(b) BUILDING HEIGHT LIMIT:

None.

(c) YARDS REQUIRED:

Same as specified for "C-2" districts.

Section 23 – Regulations for "A" Districts

23.1 The following regulations shall apply in all districts with which are combined "A" districts in addition to the regulations hereinbefore specified therefor, and shall be subject to the provisions of Section 30 of this Ordinance; provided, however, that if any of the regulations specified in this section differ from any of the corresponding regulations specified in this Ordinance for any district with which is combined an "A" district, then in such case the provisions of this section shall govern:

(a) USES PERMITTED:

1. All uses permitted in the respective district with which the "A" district is combined.
2. Small livestock farming; provided, that not to exceed one horse or mule, one cow or three goats, hogs, or other similar livestock may be kept for each twenty thousand (20,000) square feet of area of the parcel of land upon which the same are kept, to a maximum of three cows or ten goats or other similar livestock maintained in any establishment.
3. Dog and cat kennels subject to the securing of a use permit in each case as provided in Section 32 hereof; provided, however, that buildings and pens shall be located at least fifty (50) feet from side and rear lot lines.
4. Sales of any of the products of any of the aforementioned uses upon the premises upon which such products are produced; provided, that in any "R" district with which an "A" district is combined, no building other than a stand or shelter shall be constructed primarily for such sale.

(b) **LOCATION OF ACCESSORY BUILDINGS:**
No livestock or any building used in connection with the same shall be located or maintained on any lot closer than forty (40) feet to the street upon which the lot faces or closer than forty (40) feet to any dwelling on the same lot or on the front half of any contiguous lot. Otherwise, any accessory building used in connection with any livestock use permitted in the district may occupy any portion of any rear yard or of any side yard along the rear half of the lot upon which it is located, except of any side yard adjacent to any street.

Section 24 – Regulations for “1” Districts

24.1 The following regulations shall apply in all districts with which are combined “1” districts in addition to the regulations hereinbefore specified therefor, and shall be subject to the provisions of Section 30 of this Ordinance provided, however, that if any of the regulations specified in this section differ from any of the corresponding regulations specified in this Ordinance for any district with which is combined an “1” district, then in such case the provisions of this section shall govern:

(a) USES PERMITTED:

1. All uses permitted in the respective district with which the “1” district is combined.
2. The keeping of not to exceed 50 chicken hens, or 50 rabbits, or a total of 50 chicken hens and rabbits, upon each residential building site.
3. The following uses, subject to the securing of a use permit in each case as provided in Section 32 of this Ordinance.
 - a. One cow or one horse for any one building site, subject to such regulations as to the keeping of said livestock as the Planning Commission and Board of Supervisors may deem necessary for the public welfare, provided, however, that no cannery wastes or refuse, nor garbage, nor vegetable culls obtained from sources other than the immediate owned premises shall be deposited, stored, or fed on said property.

Section 25 – Regulations for “D” Districts. Approval of Design

25.1 The following regulations shall apply in all districts with which are combined “D” districts in addition to the regulations hereinbefore specified therefor, and shall be subject to the provisions of Section 30 of this Ordinance; provided, however, that if any of the regulations specified in this section differ from any of the corresponding regulations specified in this ordinance for any district with which is combined a “D” district, then in such case the provisions of this section shall govern:

25.2 In case an application is made for a building permit or new structure in any zone with which is

combined a “D” district, then such application shall be accompanied by drawings showing the front, sides, and rear elevations of the proposed building, structure, or other improvement, such drawings or sketches shall be considered by the Planning Commission in an endeavor to provide that such buildings, structures, or other improvements shall be so designed and constructed that they will not be of unsightly, undesirable, or obnoxious appearance to the extent that they will hinder the order and harmonious development of the County, impair the desirability of residence or investment, or occupation of the County as appearing to travelers passing through or traveling in the County, limit the opportunity to attain the optimum use and value of land and improvements, impair the desirability of living conditions in the same or adjacent agricultural, residential, or commercial areas, and/or otherwise adversely affect the general property and welfare. To this end, the Planning Commission shall suggest any changes in the plans of such proposed buildings, structures, and other improvements as it may deem to be necessary to accomplish the purposes of this section, and shall not approve any such plans until it is satisfied that such purposes, will be accomplished thereby. No building permit shall be issued for any such buildings, structures, or other improvements unless such elevations, lettering, designs and color scheme shall have been approved, and any such buildings, structures, or improvements for which such approval shall have been obtained shall be constructed substantially in accordance with such plan and color scheme, and no change shall be made subsequently in the color scheme without approval having first been obtained as provided. The color of natural country rock, peeled or unpeeled logs, or that of unpainted redwood lumber will be approved. Any other colors and/or combination of colors shall be such as to harmonize with the foregoing, and with the surroundings.

25.3 In order to establish standards of good tastes and proportions, those certain drawings entitled “Drawings, Illustrating Architectural Standards for Certain Areas Embraced in Zoning Maps Nos. 3, 4, 5, and 6, Monterey County, California” etc., copies of which drawings are on file with the County Recorder, are hereby adopted. Said drawings show desirable architectural standards but are not designs which must be copied in order to secure approval of plans.

In case the applicant is not satisfied with the action of the Planning Commission, he may within thirty days after such action, appeal in writing to the Board of Supervisors. Said Board shall hold a hearing on said appeal and shall render its decision thereon within thirty (30) days after the filing thereof. No permit, as provided herein, shall be issued unless the plans filed with the application therefore, as required in this section, shall first have been approved by the Planning Commission or Board of Supervisors. Upon such approval, the Secretary of the Planning Commission shall issue such permit, provided all other provisions of law have been complied with. Every drawing or sketch filed under the provisions of this section shall become a part of the records of the Planning Commission.

Section 26 – Regulations for “B” Districts

26.1 In any district with which is combined any “B” district, the following regulations as specified for in the respective “B” district shall be applied in lieu of the regulations as to building site areas, depth of front yards and widths of side yards which are hereinbefore specified for such districts with which is combined such “B” district.

26.2

“B” District	Building Site Area	Front Yard Depth	Side Yard Widths
B-1	Eight Thousand (8,000) Sq. Ft.	Twenty-five (25) Feet	Eight (8) Ft.
B-2	Ten Thousand (10,000) Sq. Ft.	Twenty-five (25) Feet	Ten (10) Ft.
B-3	Twenty Thousand (20,000) Sq. Ft.	Thirty (30) Feet	Fifteen (15) Ft.
B-4	One (1) Acre	Thirty (30) Feet	Twenty (20) Ft.
B-5	As specified on the sectional districts map designating any such district		

26.3 The foregoing regulations shall be subject to the following provisions:

- (a) Any parcel of land in any “B” district, which parcel was under one ownership at the time of the adoption of this Ordinance, when the owner thereof owns no adjoining land, or which parcel is shown as a lot on any subdivision map which was recorded in the office of the County Recorder of the said County of Monterey prior to the adoption of this Ordinance, or which parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law, may be used as a building site for a dwelling of the character permitted in the district with which is combined such “B” district, provided that all other regulations for such district as prescribed by this Ordinance, shall be complied with; provided, however, that the side yards on any such parcel shall each have a width of not less than that required in any “B” district in which the minimum building site area required by this ordinance is a number of square feet nearest the number of square feet plus one (1) square foot constituting the area of such parcel.
- (b) In any B-1 district, on any parcel of land with an average width of less than sixty (60) feet under one ownership at the time of the adoption of this Ordinance; when the owner thereof owns no adjoining land or which parcel is shown as a lot on any subdivision map which was recorded in the office of the County Recorder of said County of Monterey prior to the adoption of this Ordinance, or which parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law, the width of each side yard may be reduced to ten (10) per

cent of the width of such parcel, but in no case shall the width of any such side yard be less than five (5) feet.

Section 27 – Future Width Lines

27.1 For the purpose of measuring yard dimensions and determining building locations with respect to future width lines, as provided in this ordinance, the following future width lines are hereby established for the following streets and highways, such establishment being made pending the establishment of Official Plan Lines based upon the Street and Highway Plan, or sections thereof, of the Master Plan of the County.

Section 28 – Building Lines

28.1 For the purpose of measuring yard dimensions and determining building locations with respect to building lines, as provided in this Ordinance, the following building lines are hereby established:

- (a) California State Highway, Route 117, as shown on Sectional Districts Maps 10-9H, 10-8I, 10-7I, 10-6L, 10-5I, 10-4I, 10-4H, building setback line shall be 75 feet from existing highway right-of-way line, unless it is otherwise shown on said maps.

Section 29 – Regulations for Private Stables

29.1 The following regulations shall apply in all cases where a use permit has been issued for the maintenance of a private stable:

- (a) The minimum lot area upon which a horse may be kept is one (1) acre and two (2) horses may be kept on such area. One additional horse may be kept for each 20,000 square feet by which the parcel of land exceeds one (1) acre.
- (b) Stables shall be located midway between the side lot lines and not closer than fifty (50) feet to the rear lot line. Paddocks shall be located on the rear half of the lot and not closer than fifteen (15) feet to any property line.

Section 30 – General Provisions and Exceptions

30.1 The regulations specified in this Ordinance shall be subject to the following interpretations and exceptions:

(a) USE:

- 1. The following accessory uses, in addition to those hereinbefore specified, shall be permitted in any “R” districts, provided that such accessory uses do not alter the character of the premises in respect to their use for the purposes permitted in such respective districts.
 - a. The renting of rooms and/or the providing of table board in a dwelling as an incidental use to that of its occupancy as a dwelling of the character permitted in the respective district but not to the extent of constituting a hotel as defined in this Ordinance, unless permitted in the district.

- b. The operation of necessary facilities and equipment in connection with hotels, schools, colleges, universities, hospitals, and other institutions permitted in the respective districts.
2. A single family dwelling together with not more than two accessory buildings, only one of which may be a guest house, may be erected upon any lot having less width or an area less than said minimum size, if such lot shall appear upon a subdivision map duly recorded either prior to or after the effective date of this Ordinance, and such dwelling, with its accessory buildings may occupy an area not in excess of fifteen hundred (1500) square feet on any such recorded lot having an area of from four thousand and ten (4,010) to five thousand (5,000) square feet, and not in excess of thirty-five per cent (35%) of the area of any lesser size lots. Provided further that a single family dwelling with its accessory buildings may be erected upon any parcel of land having less width than or an area less than the said minimum size if said parcel is delineated and designated as a building site upon the appropriate "Zoning Map" applying to the area affected, or if said parcel of land was in individual ownership at the effective date of this ordinance or amendments thereto. Provided further, that any said recorded lot or designated building site may be reduced not over ten per cent (10%) in area and nothing contained herein shall be deemed to prohibit its occupancy by a single family dwelling.
 3. Where subdivisions have been filed of record prior to the adoption of this Ordinance, and the lots shown thereon are 100 feet or more in width within the town of Greenfield, said lots may be subdivided into two parcels each having a frontage of 50 feet or more upon a dedicated street, and a single-family dwelling together with permitted accessory building may be constructed thereon.
 4. The following special regulations shall apply to a strip of land one thousand and eighty (1,080) feet wide, the center line of which coincides with the center line of the Carmel-San Simeon Highway (California State Highway Route 56) and extending from the center line of the Carmel River to the south line of Monterey County and to all land lying between the Pacific Ocean and the westerly line of said Highway Route 56 lying between Carmel Highlands Subdivision and the north line of El Sur Rancho and to all the lands lying between the Pacific Ocean and the westerly line of State Highway Route 56 and extending from the east line of Section 9, T. 20 S., R. 2 E., M.D.B. & M. to the south line of Monterey County. Excepting from the above, any territory covered by Zoning Map No. 1 (comprising a portion of the original Monterey County Zoning Ordinance No. 377) and any lands now held by the State of California as public parks. The aforesaid area is at present largely in a state of non-intensive use. With the growth naturally to be expected in highway travel and residential occupancy, there will be a need and a demand for

districts where resort establishments and commercial uses will be permitted. It is neither possible nor wise at this time to attempt to forecast in more than a general way the proper location or size of such districts. For these reasons, the Board of Supervisors hereby adopts the following policy as a guide for action upon future re-zoning applications. It is recognized that no action of the present Board is legally binding upon future Boards, but it is recommended that the policy as outlined will be adhered to, unless unforeseen and extraordinary conditions arise.

(A) COMMERCIAL DISTRICTS:

One Commercial District (Usually C-1) will be allocated, upon application, to each one of the property ownerships as they existed on January 1, 1944, subject to the following conditions:

1. For the purpose of this section, the "existing property ownerships" are indicated upon maps entitled "Zoning Map No. 4, Zoning Map No. 5, and Zoning Map No. 6, filed with the County Recorder on the 16th day of April, 1934, by an identifying numeral for each, thus (34), and it is not the intention to have more than one commercial district in any one such ownership, unless it has a length along both sides of said Highway of more than one mile, in which case one such district will be allocated for each such entire mile.
2. Such district will be of any desired depth and will normally have 200 feet frontage long the Highway in the first instance, but will be enlarged if conditions warrant it in the future.
3. In case a commercial district is established in accordance with the above terms, and no use is made of the privileges so granted within the period of one year, the Board of Supervisors may initiate proceedings to effect reversion of the land to its original classification.

(B) RESORT HOTELS:

Resort Hotels will be zoned for, upon application, in any location in the zoned area, subject to the regulations governing said uses in this Ordinance.

(b) SIGNS:

1. In addition to any other signs permitted by this ordinance, signs not exceeding in the aggregate six (6) square feet in area for each lot may be displayed for the purpose of advertising the sale or lease of any property upon which displayed.
2. One sign, displaying not over 10 square feet of advertising matter and appertaining only to any permitted sale of farm products will be allowed upon any piece of land in one ownership and not used for commercial purposes.
3. Upon any site zoned and used for commercial purposes, there will be allowed a sign or signs displaying a total area of not to exceed 35 square feet of advertising matter visible together from any place on the highway. Said matter may be divided among not more than three signs so visible and may relate only to goods sold or services rendered on said site.

The foregoing 35 square feet of advertising display will be the maximum permitted upon any parcel of land in one ownership, irrespective of the number of kinds of business conducted thereon, provided, however, that the Board of Supervisors may, by permit, vary this regulation.

4. When any permitted commercial establishment is not visible for at least 800 feet along the highway, then in the direction or directions where such visibility is lacking, one approach information sign may be erected, provided that:
 - a. A use permit for it has been obtained as provided in Section 32 of this Ordinance.
 - b. Any such sign shall be within one mile of said establishment.
 - c. The advertising matter shall relate only to goods sold or services rendered at said establishment.
 - d. No such sign shall display more than 12 square feet of advertising matter.
5. The owner of a subdivision or a parcel of land more than one acre in size may be granted a permit for the erection of a sign or signs relating to the sale or lease thereof. Such signs shall not display more than 35 square feet of advertising matter, visible together from any place on the highway.
6. The Board of Supervisors upon approval of the Planning Commission, may grant permits, after a report thereon by the Planning Commission, for the erection of a sign or a group of signs at certain places along the highway which signs shall relate only to hotels, auto courts, restaurants, and places of tourist interest. Said permits shall run for a limited time only and shall not be granted until there has been filed with the Board of Supervisors by the owners and lessees of the land an agreement that said owners and lessees are bound by all of the terms imposed as conditions precedent to the granting of said permit. The Board of Supervisors may also grant permits under like conditions for signs to be erected and maintained by public, semi-public and civic organizations.
7. The area of displayed advertising matter shall be deemed to be that of a rectangle just enclosing said matter. The exposed surface of the structure (other than a building) upon which such matter is placed shall not exceed 15% of the area of said rectangle.

(c) BUILDING HEIGHT:

1. In a district with a height limit of less than seventy-five (75) feet, public and semi-public buildings, schools, churches, hospital, and other institutions permitted in such district, may be erected to a height not to exceed seventy-five (75) feet, provide that the front, rear, and side yards shall be increased one (1) foot for each one (1) foot of height that such building exceeds the height limit hereinbefore established for such district.
2. Upon the securing of a permit as provided in Section 32 of this Ordinance, any building may be erected to a height exceeding that hereinbe-

fore specified for the respective districts; provided that the total floor area of such building shall not exceed that possible for a building in such respective district erected within the height limit hereinbefore specified for such district.

3. Accessory buildings shall be limited to a maximum height of twelve (12) feet.
4. Subject to any other provisions of law, towers, gables, spires, penthouses, scenery lofts, cupolas, water tanks, completely closed in with solid walls on all sides down to the ground or to the main part of the building, similar structures and necessary mechanical appurtenances may be built and used to a greater height than the limit established for the district in which the building is located.
5. Where the average slope of a lot is greater than the ratio of one (1) foot rise or fall in seven (7) feet of distance from the established street elevation at the property line, one (1) story in addition to the number permitted in the district in which said lot is situated shall be permitted on the downhill side of any building; provided that the height of the building shall not be increased above the limit specified for said district.

(d) YARDS:

1. For the purpose of computing front yard dimensions, the measurement shall be taken from the nearest point of the front wall of the building to the street line; provided, however, that if an Official Plan Line has been established for the street, or if a future width line is established therefor by the provisions of Section 27 of this Ordinance, then the measurement shall be taken from the nearest point of the front wall of the building to such Official Plan Line or such future width line; except that the certain architectural features hereinafter enumerated shall not be considered in making such measurements, to-wit:
 - a. Cornices, canopies, eaves, or any other architectural features may extend beyond said front wall a distance not exceeding two (2) feet, six (6) inches.
 - b. Fire escapes may extend beyond said front wall a distance not exceeding four (4) feet six (6) inches.
 - c. A landing place or uncovered porch may extend beyond said front wall to a distance not exceeding six (6) feet.
 - d. The above enumerated architectural features may also extend into any side or rear yard the same distance that they are permitted to extend beyond any front wall, except that no porch terrace, or outside stairway shall project more than three (3) feet into any side yard and then, in the case of an outside stairway, only if the same is unroofed and unenclosed above and below the steps thereof.
2. Where building lines have been indicated on a subdivision map filed of record in the Office of the Monterey County Recorder or where indicated on any zoning map, the lines shown on

said maps shall take precedence over the front yard set-back lines set forth in this Ordinance except that all regulations for future width lines or official plan lines as established by this Ordinance or by the Streets and Highways Master Plan shall be adhered to.

3. In case of a lot abutting upon two or more streets, the main building and accessory building shall not be erected so as to encroach upon the front yard required on any of the streets.
4. In any "R" district where twenty-five (25) per cent or more of the lots in any block and located in the same district, exclusive of the frontage along the side of a corner lot, has been improved with buildings at the time of the passage of this Ordinance, then the required front yard depth for such district shall be disregarded in such block and in lieu thereof the front yard required on each lot in said block shall be of a depth not less than the average depth of the front yards on the lots on which are located such existing buildings, to a maximum of fifty (50) feet.
5. When any interior lot in an "R" district is adjacent to any lot in any district other than an "R" district, the depth required for the front yard on such interior lot may be reduced to not less than the average of such required depth and the depth of yard required on said lot in such other district which yard is adjacent to the street upon which said interior lot faces.
6. In case an accessory building is attached to the main building it shall be made structurally a part thereof, and shall comply in all respects with the requirements of this ordinance applicable to the main building. An accessory building, unless attached to and made a part of the main building as above provided for, shall not be closer than five (5) feet to the main building, except as otherwise provided in this section, and shall be set back to provide a side or rear yard equal in width or depth to that required for any adjacent key lot.
7. A one-story detached accessory building may be constructed on not more than thirty (30) per cent of the area of any rear yard to a maximum height limit of twelve (12) feet.
8. Detached accessory buildings in "R" districts shall conform to the following additional regulations as to their locations upon the lot:
 - a. In the case of an interior lot abutting upon one (1) street, no detached accessory building shall be erected or altered so as to encroach upon the front half of the lot.
 - b. In case of an interior lot abutting upon two or more streets, no accessory building shall be erected or altered so as to encroach upon the one-quarter ($\frac{1}{4}$) of lot nearest either street or in any case upon the front yard required for either street.
 - c. In the case of a corner lot adjacent to a key lot, no accessory building shall be located nearer to the street line of the street upon which such key lot faces than a distance equal

to the depth of front yard required on said key lot, provided that this regulation shall not be so applied as to require a building depth of less than twenty (20) feet for such accessory building.

- d. In the case of a corner lot abutting on more than two (2) streets, no detached accessory building shall be erected or altered so as to be nearer to any street line than one-fourth ($\frac{1}{4}$) the width or length of the lot.
- e. No detached accessory building shall be within five (5) feet of the side line of the front half of any adjacent lot.
- f. Notwithstanding any requirements in this section, the foregoing rules shall not require any detached accessory building to be more than seventy-five (75) feet from any street line bounding the lot.
- g. Notwithstanding any requirements in this section in cases where the elevation of the front half of the lot at a point fifty (50) feet from the center line of the traveled roadway is seven (7) feet above or below the grade of said center line, a private garage attached or detached may be built to within five (5) feet of the front line of the lot.

Section 31 – Adjustments and Appeals

31.1. The Board of Supervisors, upon certain findings by the Planning Commission in each case, as hereinafter provided, shall have power to grant adjustments in the application of any of the provisions of this Ordinance to the extent of the following and no further:

- (a) To vary or modify the strict application of any of the regulations or provisions contained in this Ordinance in cases in which there are practical difficulties or unnecessary hardships in the way of such application.
- (b) To permit the extension of a district where the boundary line thereof divides a lot in one (1) ownership at the time of the passage of this Ordinance.
- (c) To permit the location of any of the following uses in a district from which they are excluded by the provisions of this Ordinance: Airport, cemetery, library, community center, church, hospital, rest home, sanitarium, clinic or other institution for the treatment of human ailments, and institutions of an educational, philanthropic or charitable nature.

Application for any adjustment permissible under the provisions of this section shall be made to the Board of Supervisors in the form of a written application for a building permit, to be issued subject to the granting of the adjustment, or in the form of a written application for a permit to use the land and/or building as set forth in said application. Said application shall be filed with the Planning Commission and when notices are mailed to nearby property owners shall be ac-

accompanied by a fee of \$10.00, no part of which shall be returnable.

Upon receipt of any such application, the Commission Secretary may set the matter for hearing and the Planning Commission shall hold at least one public hearing thereon, notice of which shall be given by one publication in a newspaper of general circulation in the County, within the ten (10) days next preceding the date of said hearing; at said hearing the applicant shall present a statement and adequate evidence in such form as the Planning Commission may require, showing:

1. That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district.
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner.
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

After the conclusion of the aforesaid hearing, the Planning Commission shall make a written finding of facts showing whether the three foregoing qualifications apply to the land, building, and/or for which the adjustment is sought and to such adjustment, and shall report such findings to the Board of Supervisors within thirty (30) days after receipt of the application from said Board.

In approving the granting of any adjustment under the provisions of this section, the Planning Commission shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of the regulations or provisions to which such adjustment applies, as to light, air, and the public health, safety, morale, convenience, and general welfare. No permit shall be issued under the provisions of this section unless a finding of the Planning Commission, as aforesaid, approving the granting of the adjustment shall be approved and confirmed by the Board of Supervisors. Upon receipt of such report, if the findings of the Planning Commission approved the granting of the application, and if the Board of Supervisors shall find that such findings are correct, said Board shall, by resolution, grant such adjustment, whereupon the permit as applied for may be issued. In all cases in which adjustments are granted under the provisions of this section, the Planning Commission shall require such evidence and guarantees as it may deem to be nec-

essary that the conditions designated in connection therewith are being and will be complied with.

The Planning Commission shall have power to hear and decide appeals involving the enforcement of this ordinance when such appeals are based upon questions of the interpretation thereof.

Section 32 – Use Permits

32.1 Use permits, revocable use permits, and use permits valid for a term of one year, may be issued for any of the following:

- (a) Any of the uses or purposes for which such permits are required or permitted by the provisions of this Ordinance.
- (b) Public Utility or public service uses or public buildings in any district when found to be necessary for the public health, safety, convenience or welfare.
- (c) Removal of minerals and natural materials, including buildings and construction materials, in any district.
- (d) To classify as a conforming use any use permitted in "C-2" districts but not in more restricted districts, which use is existing at the time of the adoption of this Ordinance as a non-conforming use in a "C-1" district.
- (e) To classify as a conforming use any institutional use existing in any district at the time of the establishment of such district.

Such use permits shall be issued under the same procedure as that specified in Section 31 of this Ordinance for the granting of adjustments except that:

1. No public hearing need be held thereon; provided, that the Planning Commission may hold such hearings thereon as it may deem to be necessary.
2. The findings of the Planning Commission, except as otherwise provided in this section, need include only that the establishment, maintenance, and/or conducting of the use for which the use permit is sought will not, under the circumstances of the particular case be detrimental to the health, safety, morale, comfort, convenience or welfare of persons residing or working in the neighborhood of such use, and will not, under the circumstances of the particular case be detrimental to the public welfare or injurious to property or improvements in said neighborhood.
3. Any proceedings to classify certain uses as conforming uses as provided in this section, may be initiated by the Board of Supervisors or by the Planning Commission, or by petition as hereinbefore provided.

All other provisions of said Section 31 including the designation by the Planning Commission of any conditions upon which the permit may be issued, and guarantees that such conditions will be com-

plied with, shall apply to the granting of a use permit.

Section 33 – Non-Conforming Uses

Except as otherwise provided in this section, the lawful use of land existing at the time of the adoption of this Ordinance, although such use does not conform to the regulations specified by this Ordinance for the district in which such land is located, may be continued; provided, however, that no such non-conforming use shall be enlarged or increased, nor shall any such non-conforming use be extended to occupy a greater area of land than that occupied by such use at the time of the adoption of this ordinance; provided, further that if any such non-conforming use is abandoned, any subsequent use of such land shall be in conformity to the regulations specified by this Ordinance for the district in which such land is located.

Except as otherwise provided in this section, the lawful use of a building existing at the time of the adoption of this ordinance may be continued, although such use does not conform to the regulations specified by this ordinance for the district in which such building is located, and such use may be extended throughout the building provided no structural alterations except those required by law or ordinance are made therein. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use, which, in the opinion of the Planning Commission is of the same or of a more restricted nature. If a non-conforming use hereunder is abandoned for a continuous period of not less than six (6) months, any future use of said building shall be in conformity to the regulations specified in this ordinance for the district in which said building is located.

No existing building designed, arranged, or intended for or devoted to a use not permitted under the regulations specified by this Ordinance for the district in which such building or premises is located shall be enlarged, extended, reconstructed, or structurally altered unless such use is changed to a use permitted under the regulations specified by this ordinance, for such district in which said building is located, provided, however, that work done in any period of twelve (12) months on ordinary structural alterations or replacements of walls, fixtures, or plumbing not exceeding twenty-five (25) per cent of the building's assessed value according to the assessment thereof by the assessor of the County for the fiscal year in which such work is done shall be permitted, provided that the cubical contents of the building as it existed at the time of the passage of this ordinance be not increased.

If at any time any building in existence or maintained at the time of the adoption of this ordinance, which does not conform to the regulations for the district in which it is located, shall be destroyed by fire, explosion, act of God, or act of a public enemy to the extent of more than seventy-five (75) per cent of the assessed value thereof according to the assessment thereof by the said Assessor for the fiscal year during which such destruction occurs, then and without further action by the Board of Supervisors, said

building and the land on which said building was located or maintained shall, from and after the date of such destruction, be subject to all the regulations specified by this Ordinance for the district in which such land and building are located.

The foregoing provisions shall also apply to non-conforming uses in districts hereafter changed.

Nothing contained in this Ordinance shall be deemed to require any change in the plans, construction, or designated use of any building upon which actual construction was lawfully begun prior to the establishment of any district under the provisions of this Ordinance which includes such building and in which district a building permit is required after the establishment of such district and upon which building actual construction has been diligently carried on.

In every case in which, under the provisions of any ordinance of said county in effect at the date this Ordinance takes effect, a license or permit is required for the establishing, maintaining, and/or conducting of any business use, and any such business use exists as a non-conforming use under the provisions of this ordinance, then no such license or permit shall be authorized, issued, renewed, reissued or extended for said business use unless and until a use permit as provided in Section 32 of this Ordinance shall first have been secured for the continued maintenance and/or conducting of said business use.

Section 34 – Building Permits

A building permit shall be required for the erection, construction, establishment, moving, alteration, enlargement, repair or conversion of any building or structure in any district established by the provisions of this ordinance, except any "U" district. No fee shall be charged for such permit.

Section 35 – Amendments

35.1 This ordinance may be amended by changing the boundaries of districts or by changing any other provisions hereof whenever the public necessity and convenience and the general welfare require such amendment. Said amendment may be initiated by the Board of Supervisors, the Planning Commission, or by the verified petition of one or more owners of property affected by the proposed amendment, which petition, in the case of an individual applicant, affecting his own property, shall be accompanied by a fee of twenty-five (25) dollars, no part of which shall be returnable to the petitioner, which fee shall be deposited in the Treasury of the County.

Upon the filing of such verified petition, the Planning Commission shall hold such public hearings thereon as may be required by law, and shall give such notice of such hearings, as may be required by law. Such notice shall include notice of the proposed amendment. In case the proposed amendment consists of a change of the boundaries of any district so as to re-classify property from any district, the Planning Commission shall give additional notice of the time and place of such hearings and of the purpose thereof by:

(a) Posting public notices thereof not less than ten

(10) days prior to the date of the first of such hearings. Such notices shall be placed not more than three hundred (300) feet apart along each and every street upon which the property proposed to be re-classified abuts and such posting shall extend along said street or streets a distance of not less than three hundred (300) feet from the exterior limits of such property or properties as are proposed for re-classification. Such notice shall consist of the words, "Notice of proposed change of Land Use District" printed or lettered in plain type with letters not less than one (1) inch in height, and in addition thereto a statement in small type setting forth a description of the property involved in the proposed change of district, the time and place at which the public hearings on the proposed change will be held, and any other information which the Planning Commission may deem to be necessary. Any failure to post public notices as aforesaid shall not invalidate any proceedings for amendment of this ordinance.

Following the aforesaid hearings, the Planning Commission shall make a report of its findings and recommendations with respect to the proposed amendment, and shall file with the Board of Supervisors an attested copy of such report within sixty (60) days after the filing of the petition or the adoption of the resolution of intention, as aforesaid. Failure of the Planning Commission so to report within said sixty (60) days shall be deemed to be approval of the proposed amendment by said Planning Commission.

Upon receipt of such report from the Planning Commission, or upon the expiration of such sixty (60) days as aforesaid, the Board of Supervisors shall set the matter for public hearing after notice thereof and of the proposed amendment, given as provided by law. After the conclusion of such hearing the Board of Supervisors may adopt the amendment or any part thereof set forth in the petition or in the resolution of intention in such form as said Board may deem to be advisable.

The decision of the Board of Supervisors shall be rendered within ninety (90) days after the receipt of a report and recommendation from the Planning Commission or after the expiration of such sixty (60) days, as aforesaid.

Upon the consent of the Planning Commission, any petition for an amendment may be withdrawn upon the written application of a majority of all the persons who signed such petition. The Board of Supervisors or the Planning Commission, as the case may be, may by resolution, abandon any proceedings for an amendment initiated by its own resolution of intention, provided that such abandonment may be made only when such proceedings are before such body for consideration and provided that any hearing of which public notice has been given shall be held.

Section 36 – Form of Petitions, Applications and Appeals

The Planning Commission shall in its rules prescribe the form and scope of all petitions, applica-

tions, and appeals provided for in this ordinance, and of accompanying data to be furnished so as to assure the fullest practicable presentation of facts for proper consideration of the matter involved in each case and for a permanent record. Any petition for an adjustment as provided in Section 31 of this ordinance, or for a use permit as provided in Section 32 of this ordinance, or for an amendment as provided in Section 35 of this ordinance, shall include a verification by at least one of the petitioners, attesting to the truth and correctness of all facts and maps presented with said petition. Such verification shall be dated and attested before a notary public or before the County Clerk.

Section 37 – Enforcement, Legal Procedure, Penalties

All departments, officials, and public employees of the County of Monterey which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance and shall issue no such permit or license for uses, buildings, or purposes where the same would be in conflict with the provisions of this Ordinance, and any such permit or license, if issued in conflict with the provisions of this ordinance, shall be null and void.

It shall be the duty of the Planning Commission to enforce the provisions of this Ordinance pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure.

It shall be the duty of the Sheriff of the County of Monterey and all officers of said County herein and/or otherwise charged by law with the enforcement of this Ordinance to enforce this Ordinance and all the provisions of the same.

Any person, firm, or corporation, whether as principal agent, employee, or otherwise violating or causing or permitting the violation of any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than three hundred (300) dollars or by imprisonment in the County Jail of said County for a term not exceeding three (3) months or by both such fine and imprisonment. Such persons, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this Ordinance is committed, continued, or permitted by such person, firm, or corporation, and shall be punishable as herein provided.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this Ordinance, and/or any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this Ordinance shall be, and the same is hereby declared to be unlawful and a public nuisance, and the District Attorney of said County shall, upon order of the Board of Supervisors, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner provided by law, and shall take such other steps, and shall apply to such court or courts

as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person, firm, or corporation from setting up, erecting, building, maintaining, or using any such building or structure or using any property contrary to the provisions of this Ordinance.

The remedies provided for herein shall be cumulative and not exclusive.

Section 38 – Repealing

All ordinances and parts of ordinances of said County in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed; provided, however, that nothing herein contained shall be deemed to repeal or amend any ordinances of said County requiring a permit or license or both, to cover any business.

Section 39 – Validity

If any section, sub-section, sentence, clause, or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, sub-section, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, or phrases be declared invalid.

Section 40 – Reference

This Ordinance shall be known and cited as the Zoning Ordinance of the County of Monterey.

Section 41 – Enactment

This Ordinance shall be and is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage.

Regularly passed and adopted by the Board of Supervisors of the County of Monterey, State of California, this 8th day of October, 1945, by the following vote:

Ayes and in favor of said Ordinance:

Supervisors –

JACOBSEN
LAMAR
BUNTE
REDDING
HUTCHINGS

Noes, and against said Ordinance:

Supervisors –

None

Absent:

Supervisors –

None

A. B. JACOBSEN

(SEAL) *Chairman of the Board of Supervisors
Monterey County, California*

Attest: EMMET G. MCMENAMIN
Clerk of Said Board.

INDEX MAP
 TO SECTIONAL DISTRICT MAPS WHICH SHOW THE
FIRST UNIT OF THE ZONING PLAN
MONTEREY COUNTY, CALIFORNIA
 AND WHICH CONSTITUTE SECTIONS

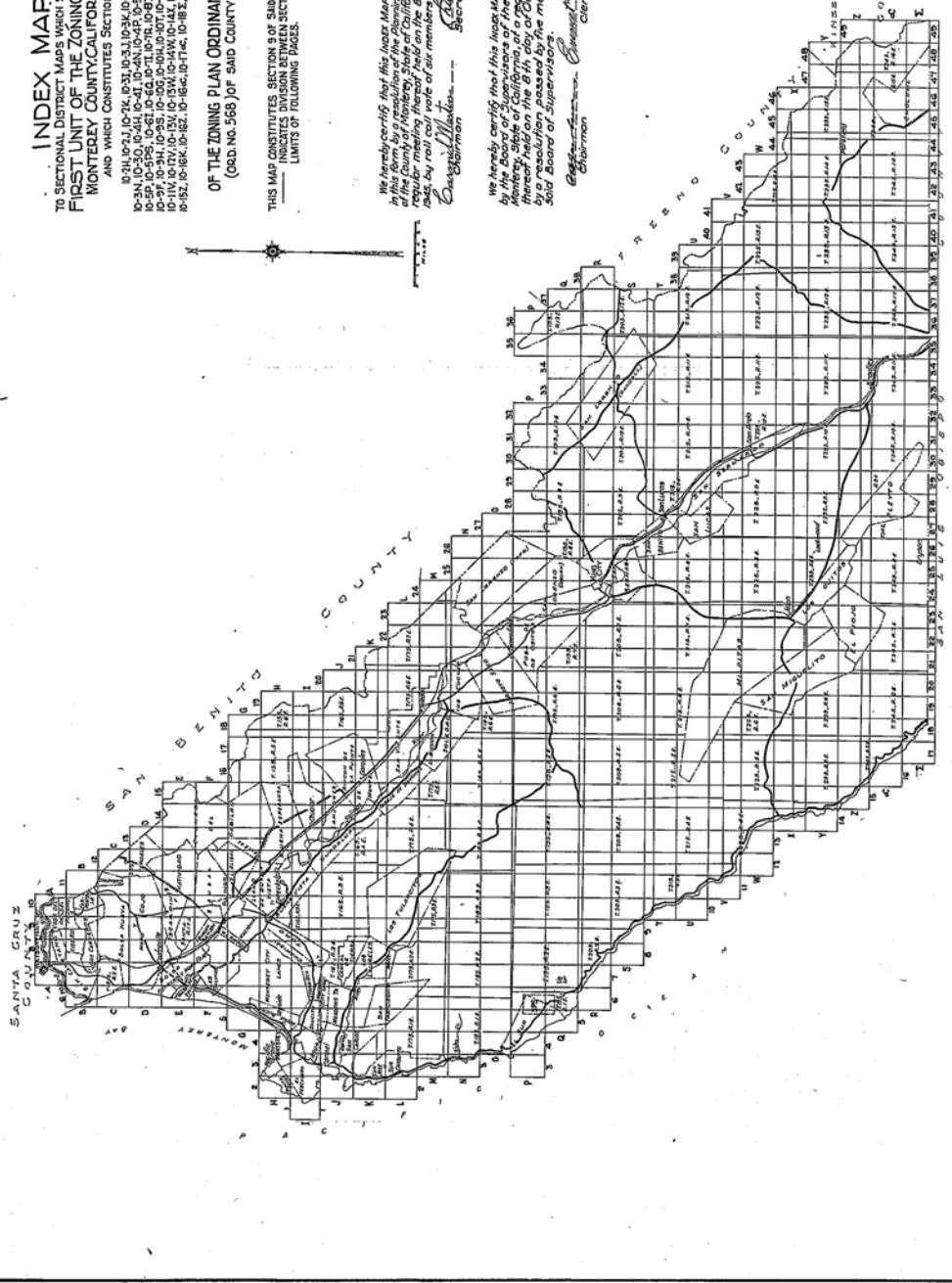
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OF THE ZONING PLAN ORDINANCE
 (ORD. NO. 568) OF SAID COUNTY

THIS MAP CONSTITUTES SECTION 8 OF SAID ORDINANCE
 AND SHOWS THE GENERAL LIMITS OF SECTIONS AND
 LIMITS OF FOLLOWING PAGES:

We hereby certify that this Index Map was adopted
 in the County of Monterey, State of California, at a
 regular meeting thereof held on the 8th day of June,
 1925, by roll call vote of our membership commission.
 Chairman *Charles H. ...*
 Secretary *...*

We hereby certify that this Index Map was adopted
 in the County of Monterey, State of California, at a
 regular meeting thereof held on the 8th day of October,
 1925, by a resolution passed by the members of
 said Board of Supervisors.
 Chairman *...*
 Clerk *...*



ZONING PLAN

SECTIONAL DISTRICT MAPS SHOWING THE FIRST UNIT OF THE ZONING PLAN OF MONTEREY COUNTY, CALIFORNIA BEING SECTIONS

IO-34, IO-2J, IO-2K, IO-3I, IO-3J, IO-3K, IO-3L, IO-3M,
 IO-3N, IO-3O, IO-4H, IO-4I, IO-4N, IO-4R, IO-54, IO-5I,
 IO-5P, IO-5PS, IO-6I, IO-6G, IO-7I, IO-7R, IO-8I, IO-8R, IO-8S,
 IO-9F, IO-9H, IO-9S, IO-10G, IO-10H, IO-10T, IO-10U, IO-1U,
 IO-1V, IO-1V10, IO-13V, IO-13W, IO-14W, IO-14K, IO-16K, IO-2B,
 IO-5Z, IO-16K, IO-16Z, IO-16C, IO-17C, IO-18Z, IO-22O, IO-24Z

OF THE ZONING PLAN ORDINANCE
(ORD. NO. 568) OF SAID COUNTY.

THE PORTIONS OF THIS MAP CORRESPONDING TO THE RESPECTIVE PORTIONS OF THE INDEX MAP CONSTITUTING SECTION 9 OF SAID ORDINANCE SHALL EACH BE CONSTRUED TO BE A SECTIONAL DISTRICT MAP AS INDICATED ON SAID INDEX MAP.

LEGEND:
 ————— INDICATES DIVISION BETWEEN SECTIONS & LIMITS OF FOLLOWING PAGES
 - - - - - INDICATES DIVISION BETWEEN ZONING DISTRICTS.
 ~~~~~ INDICATES LIMITS OF ZONED DISTRICTS

*We Hereby Certify that these Zoning Maps were adopted in this form by a resolution of the Planning Commission of the County of Monterey, State of California at a regular meeting thereof held on the 8th day of JUNE, 1945, by roll call vote of six members of said commission.*

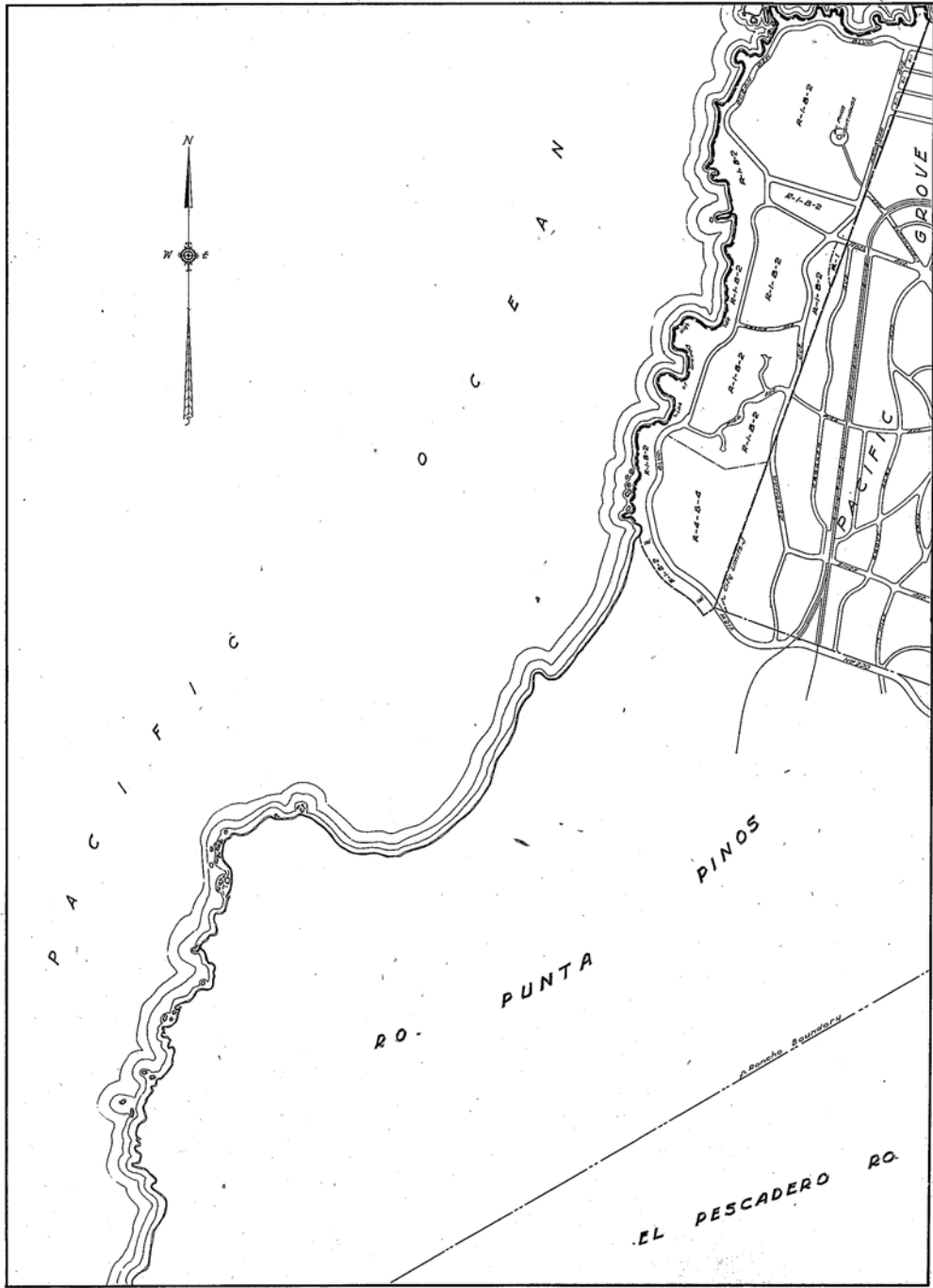
*Carmel Martin*  
 Chairman

*Leo Vogel*  
 Secretary

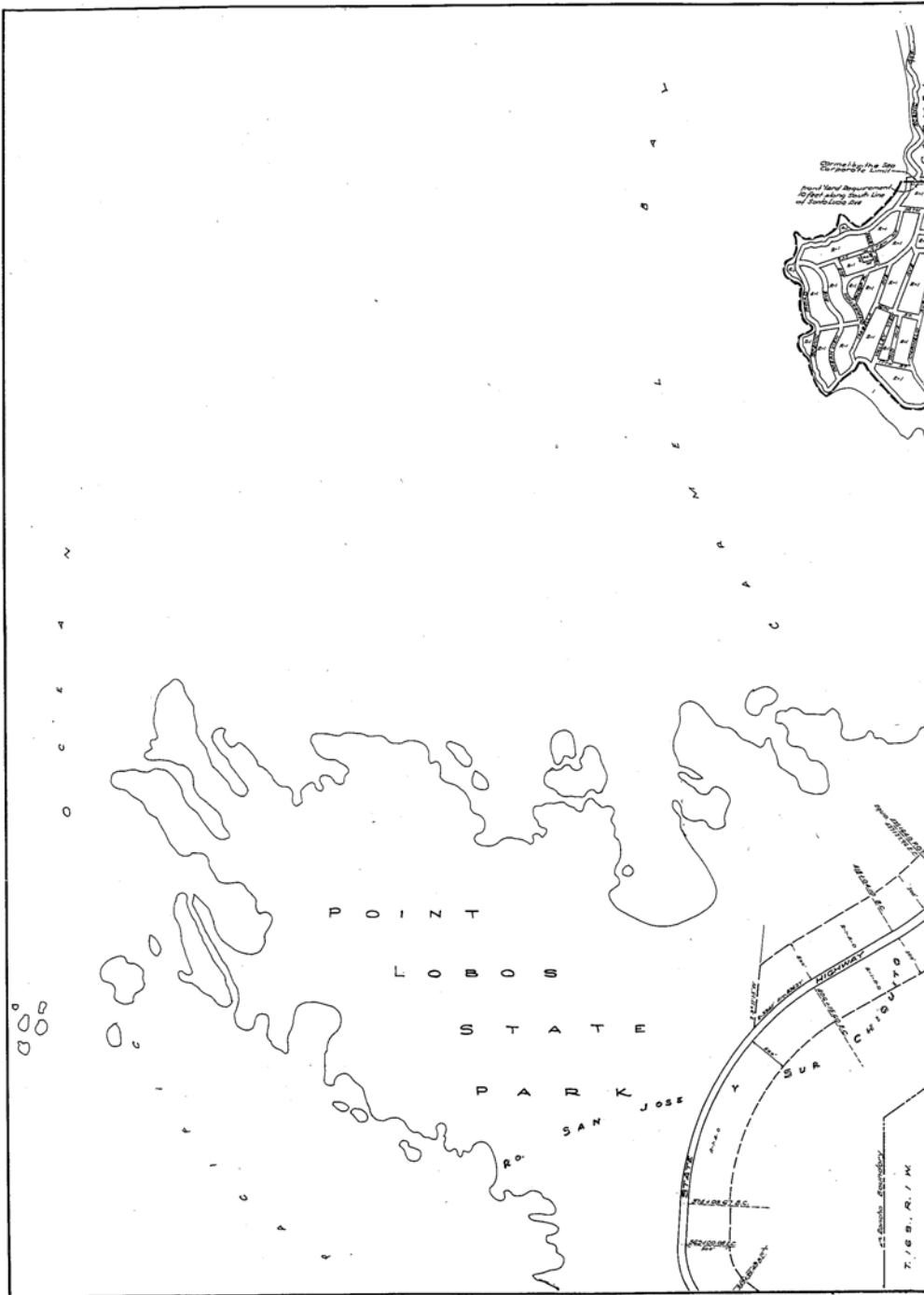
*We Hereby Certify that this zoning map was adopted by the Board of Supervisors of the County of Monterey, State of California at a regular meeting thereof held on the 8th day of October, 1945, by a resolution passed by five members of said Board of Supervisors.*

*Ed Johnston*  
 Chairman.

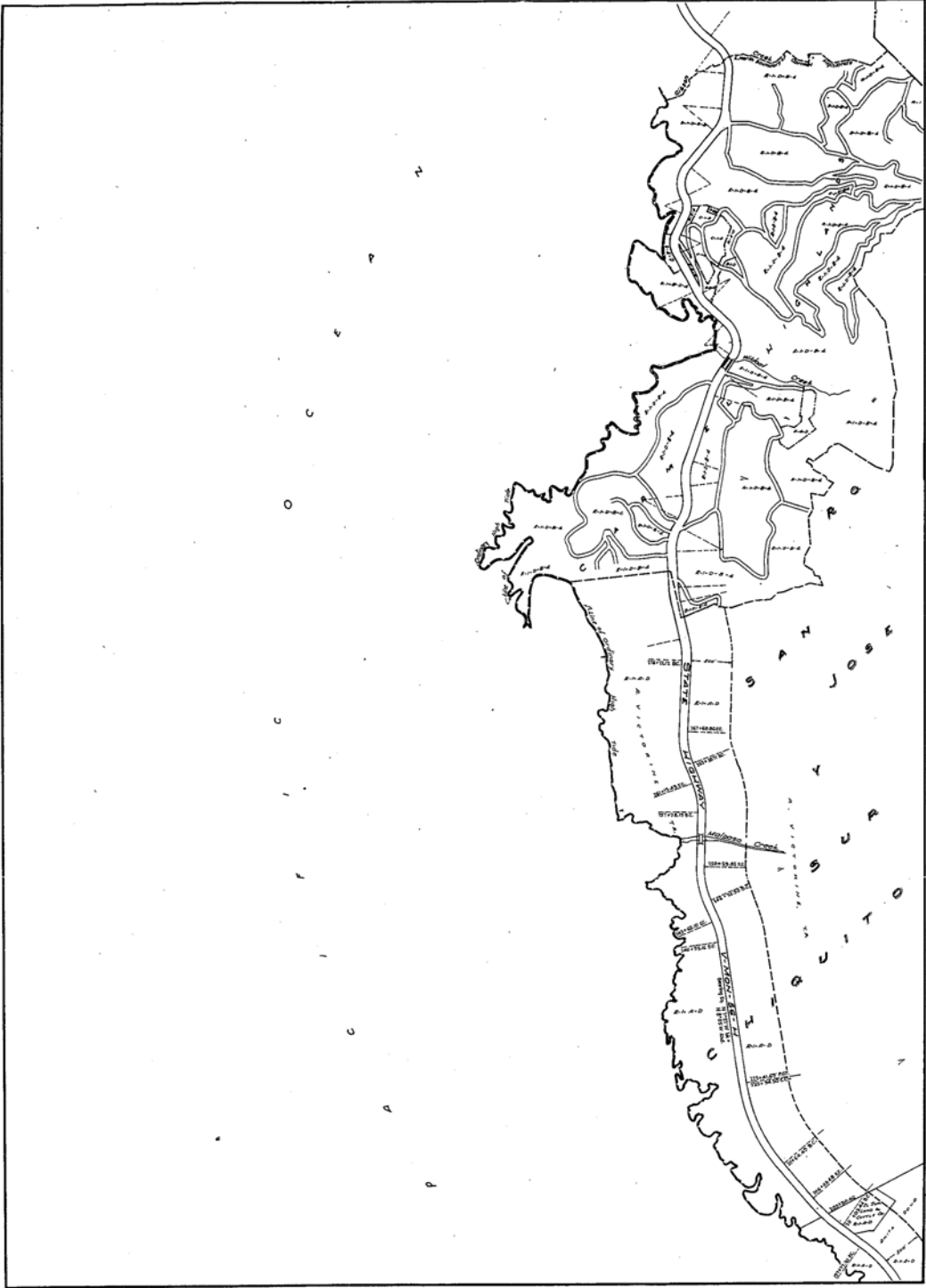
*Emmet A. Neumann*  
 Clerk.



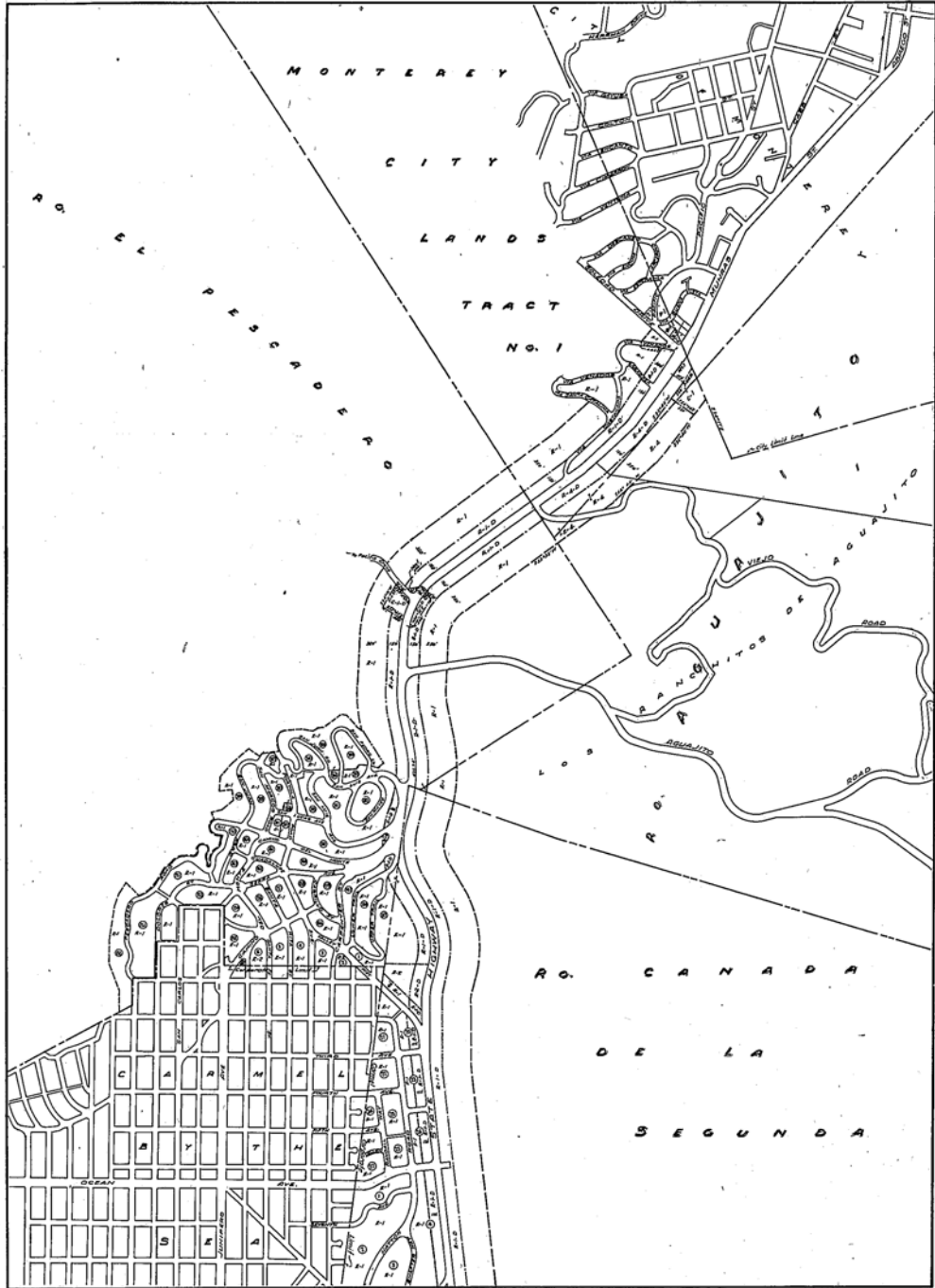
SECTION 10-2H



SECTION 10-2J

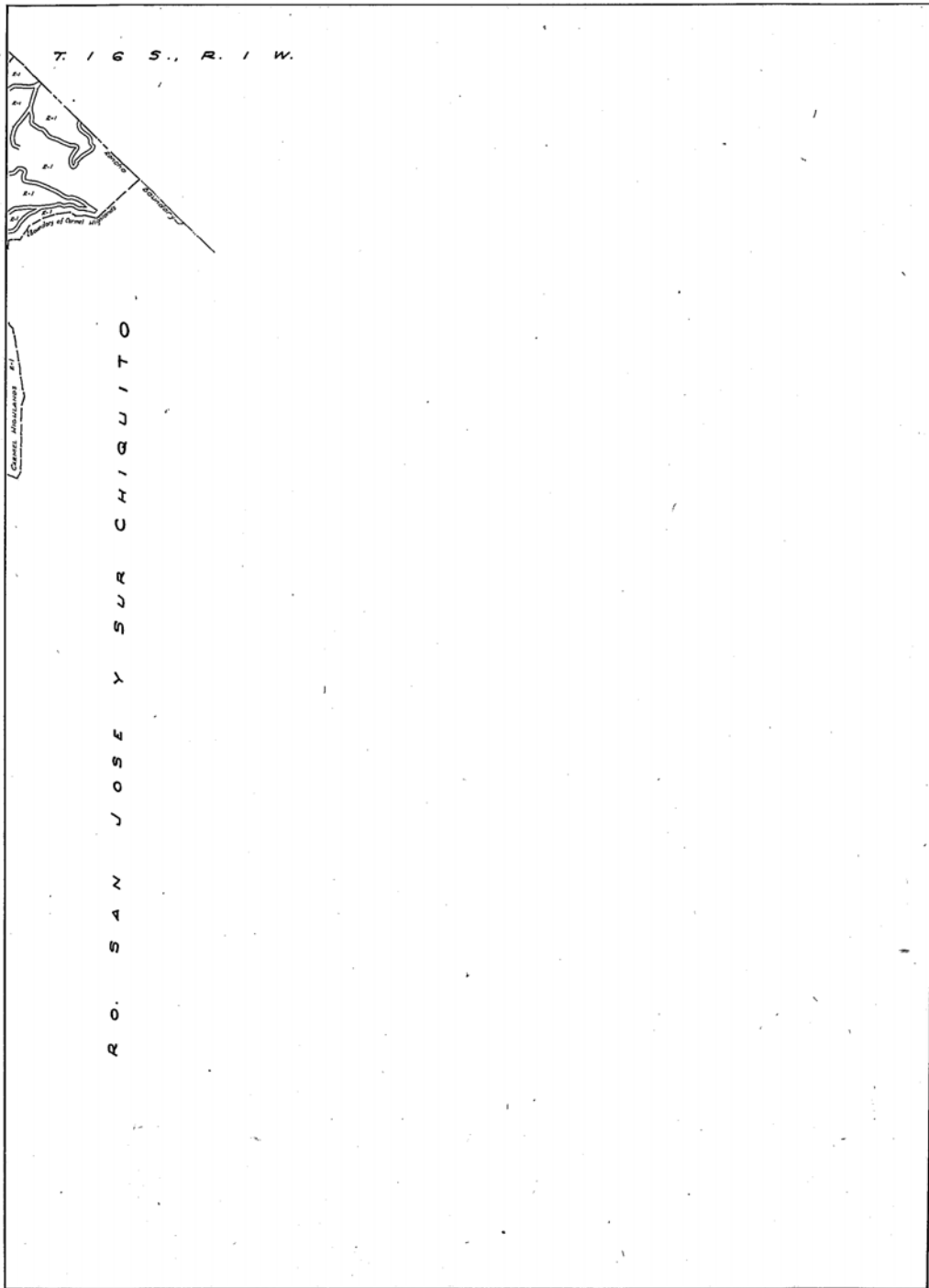


SECTION 10-2K



SECTION 10-31

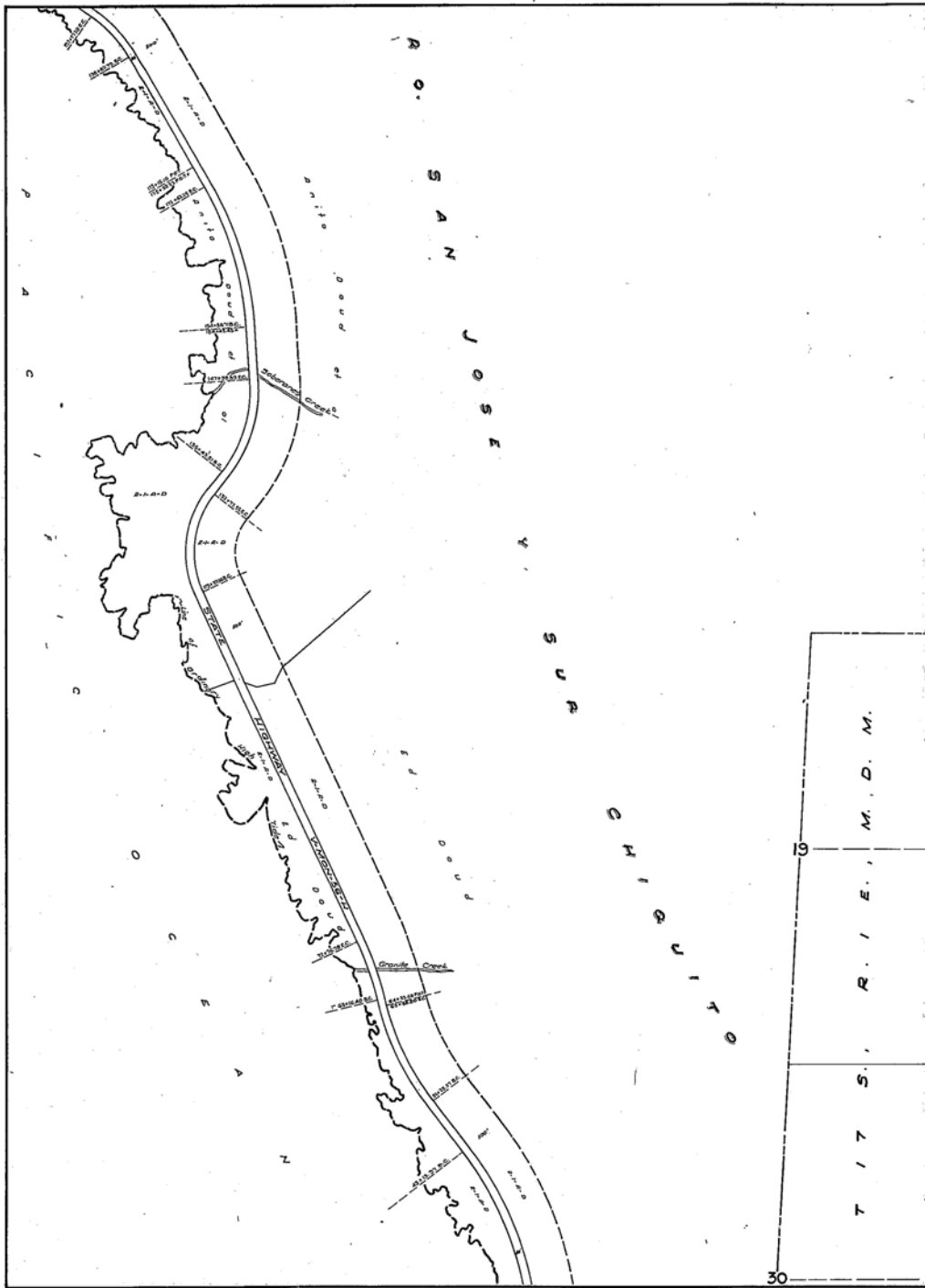




T. 16 S., R. 1 W.

R. O. SAN JOSE Y SUR CHIGUITO

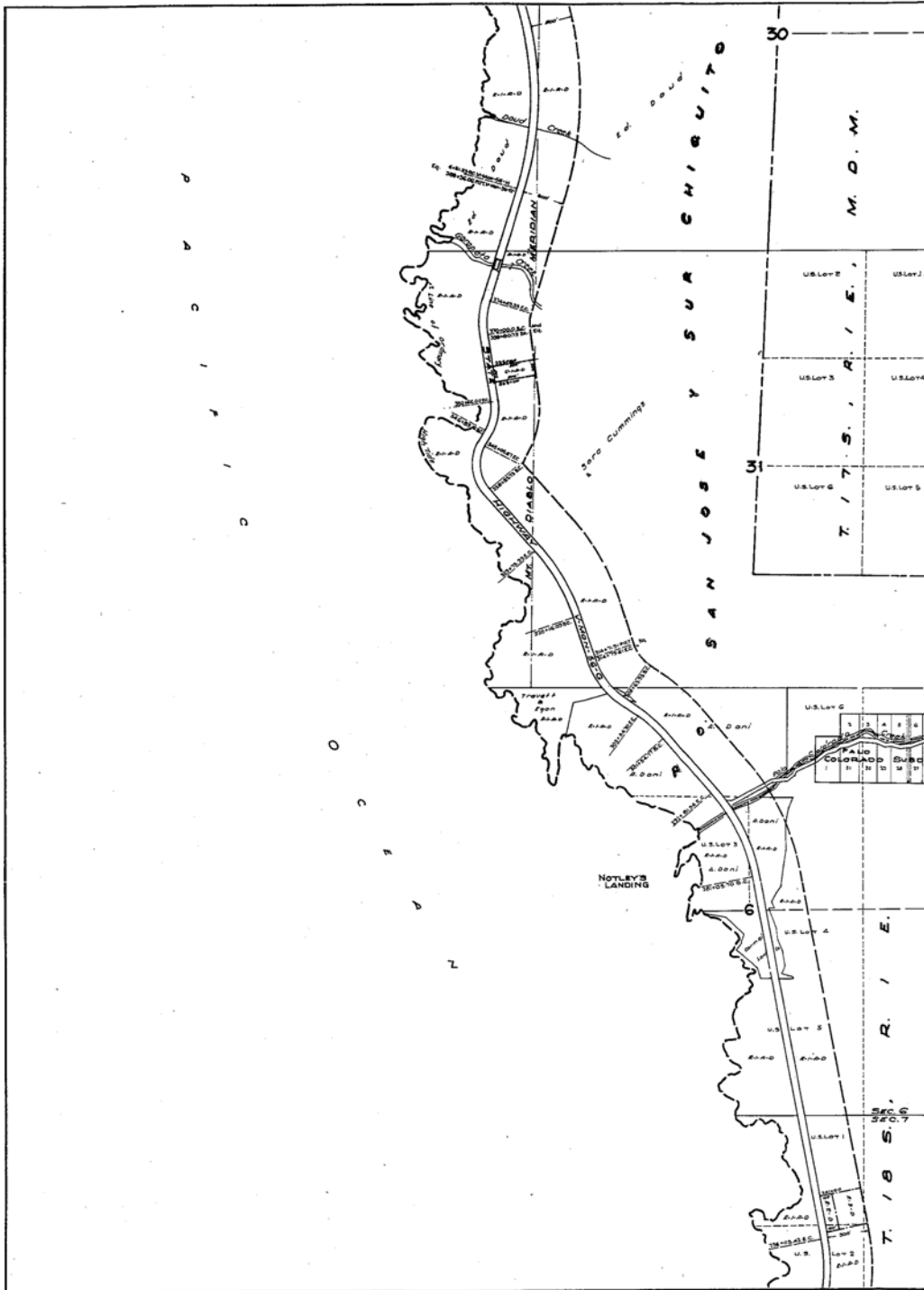
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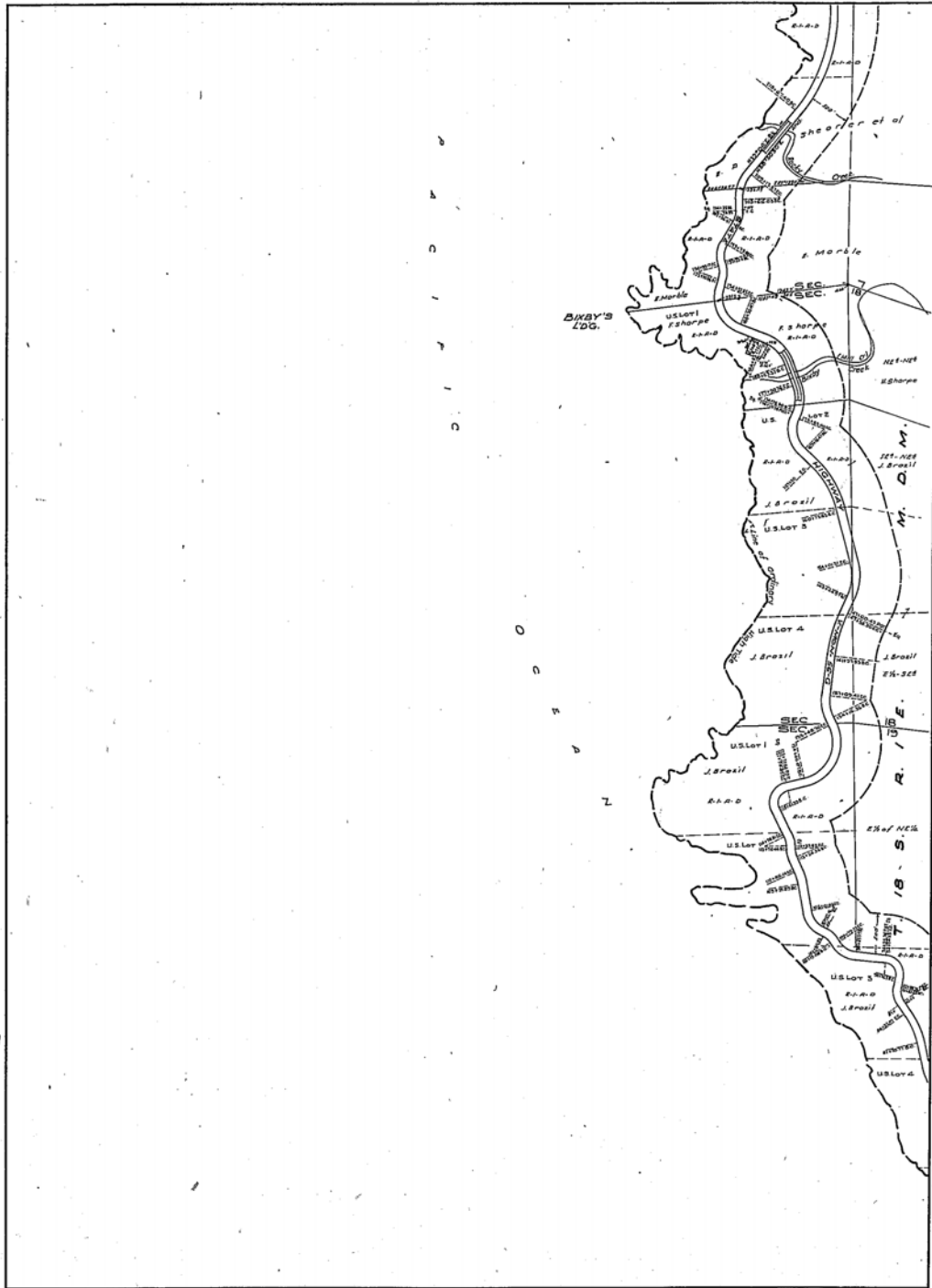
SECTION 10-3L

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| 30        |           |          |

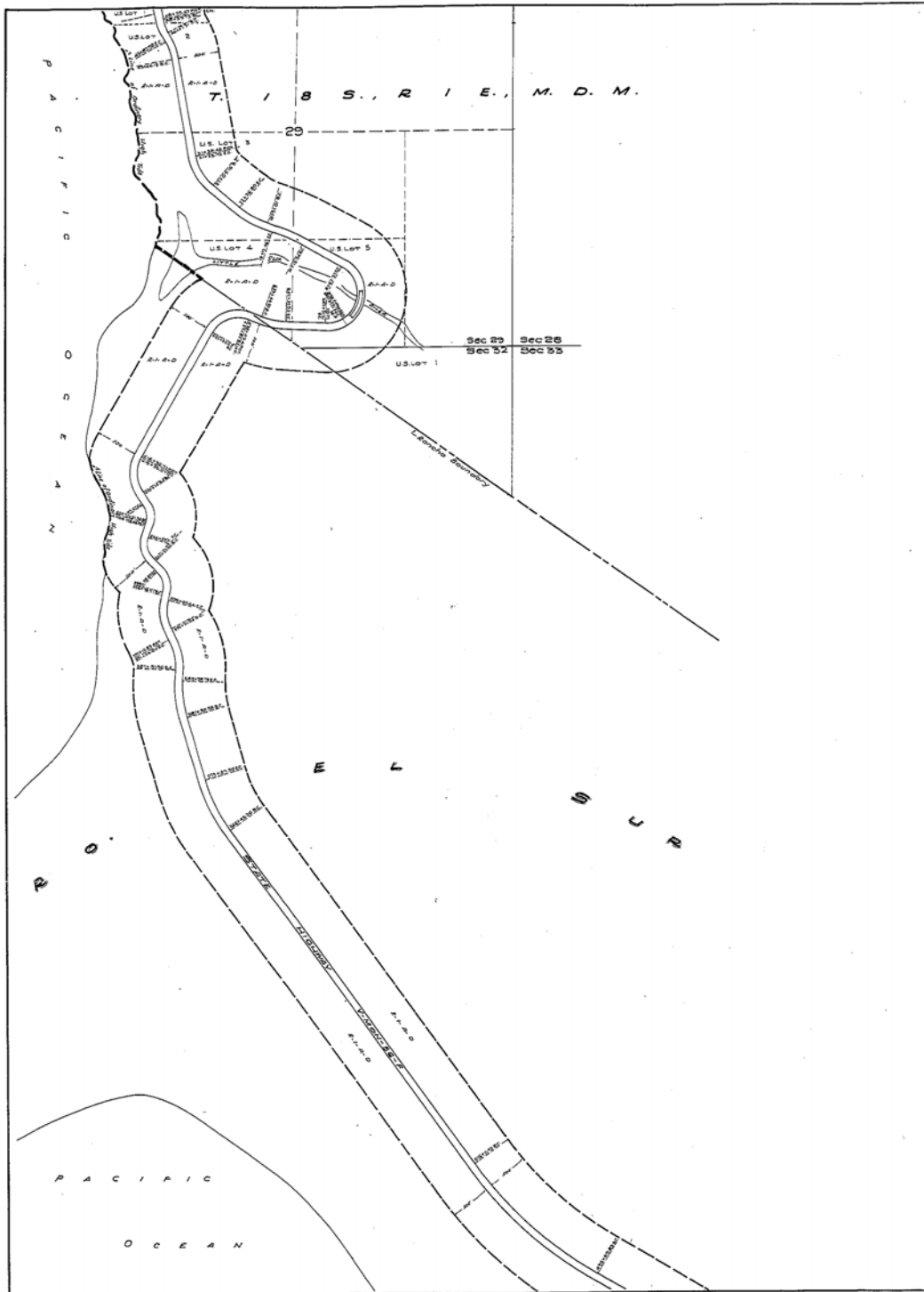




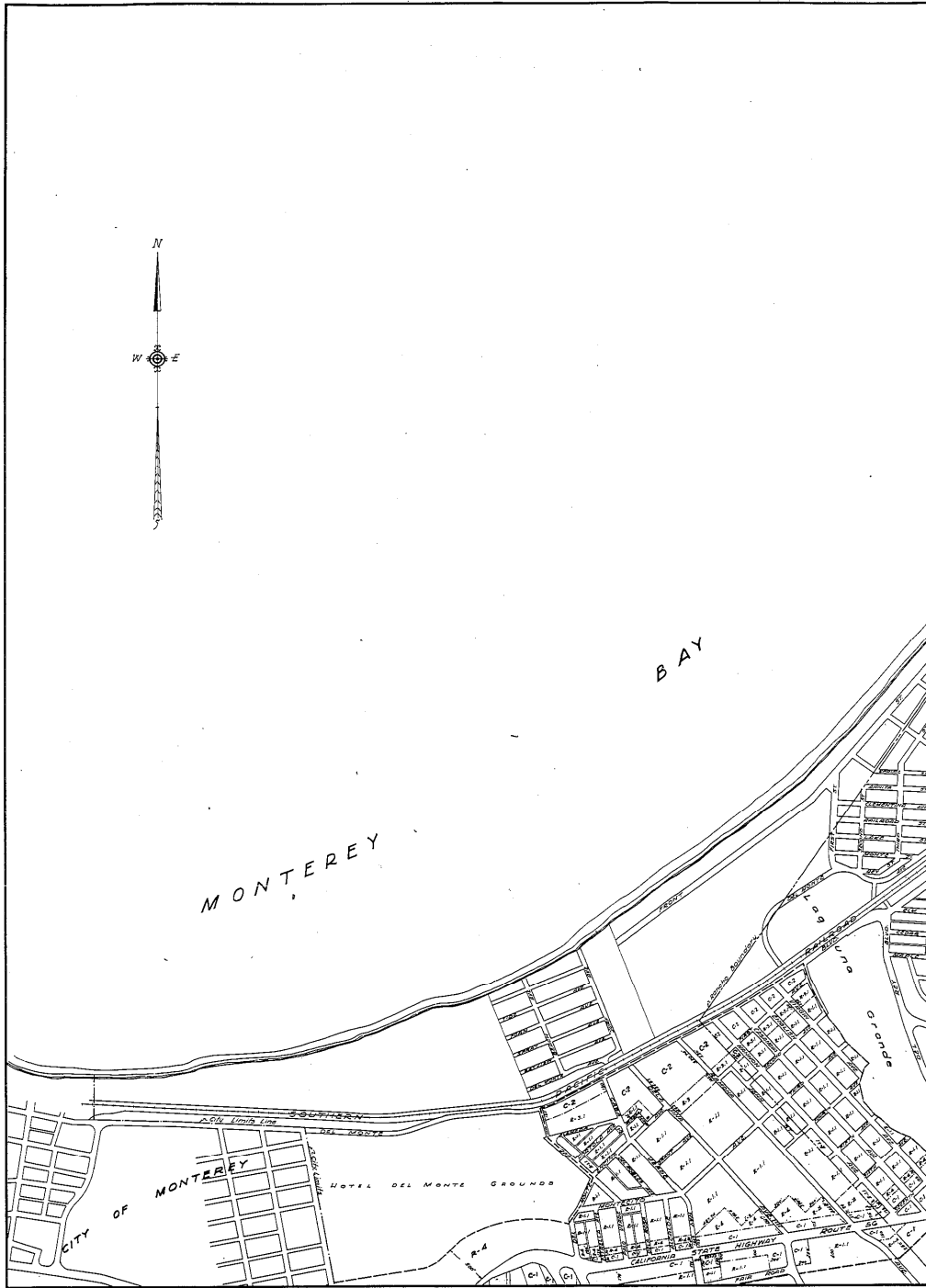
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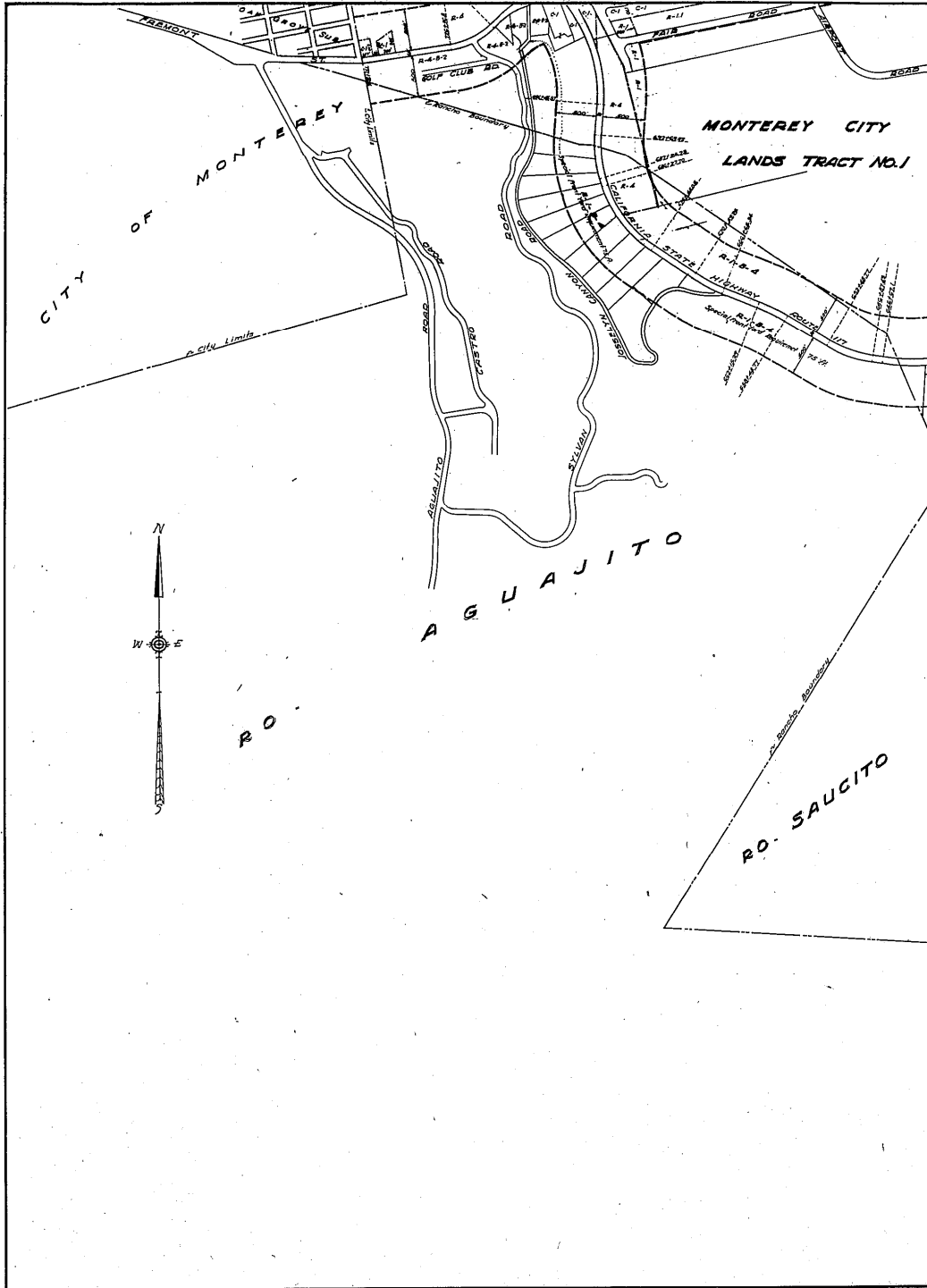
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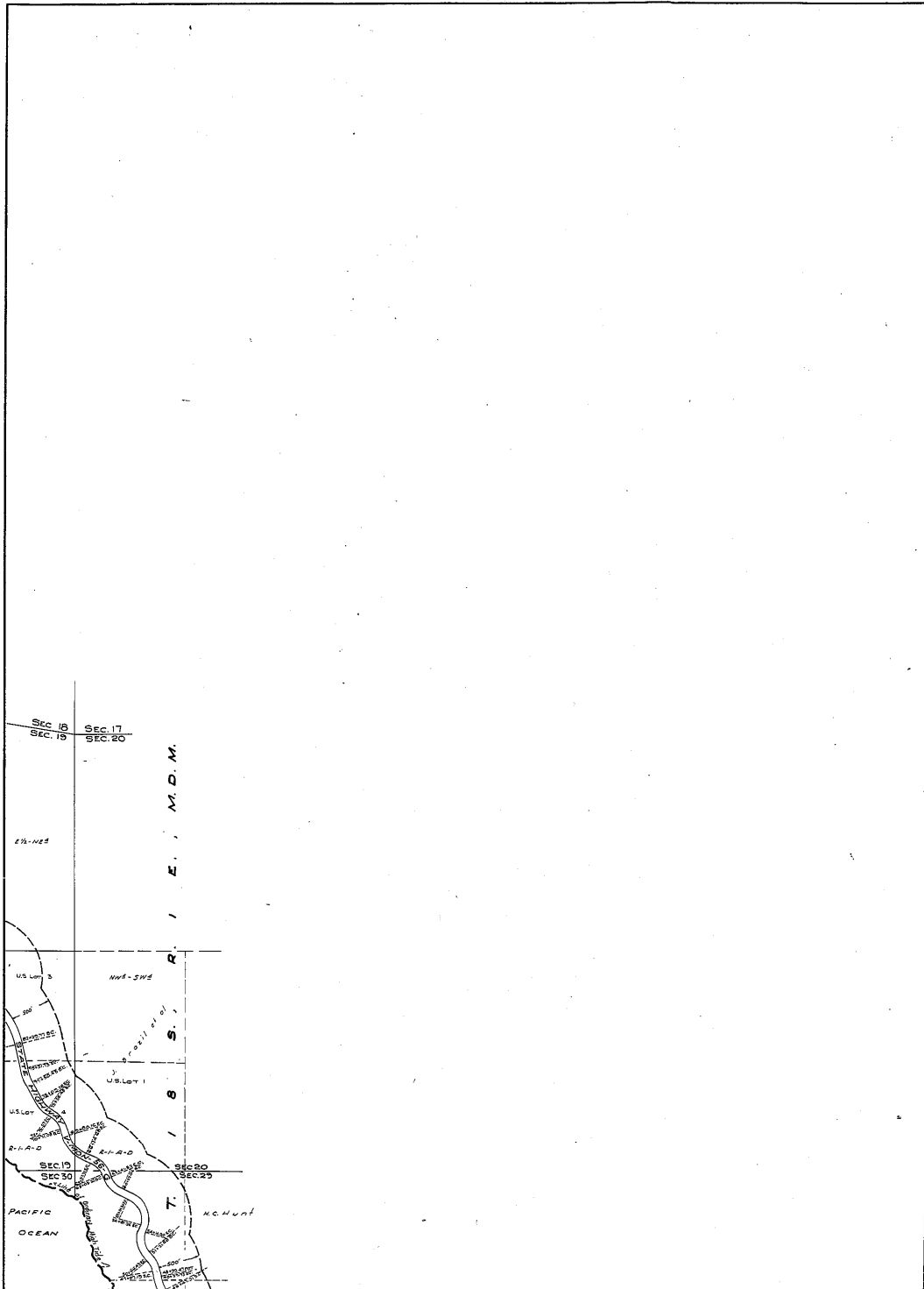
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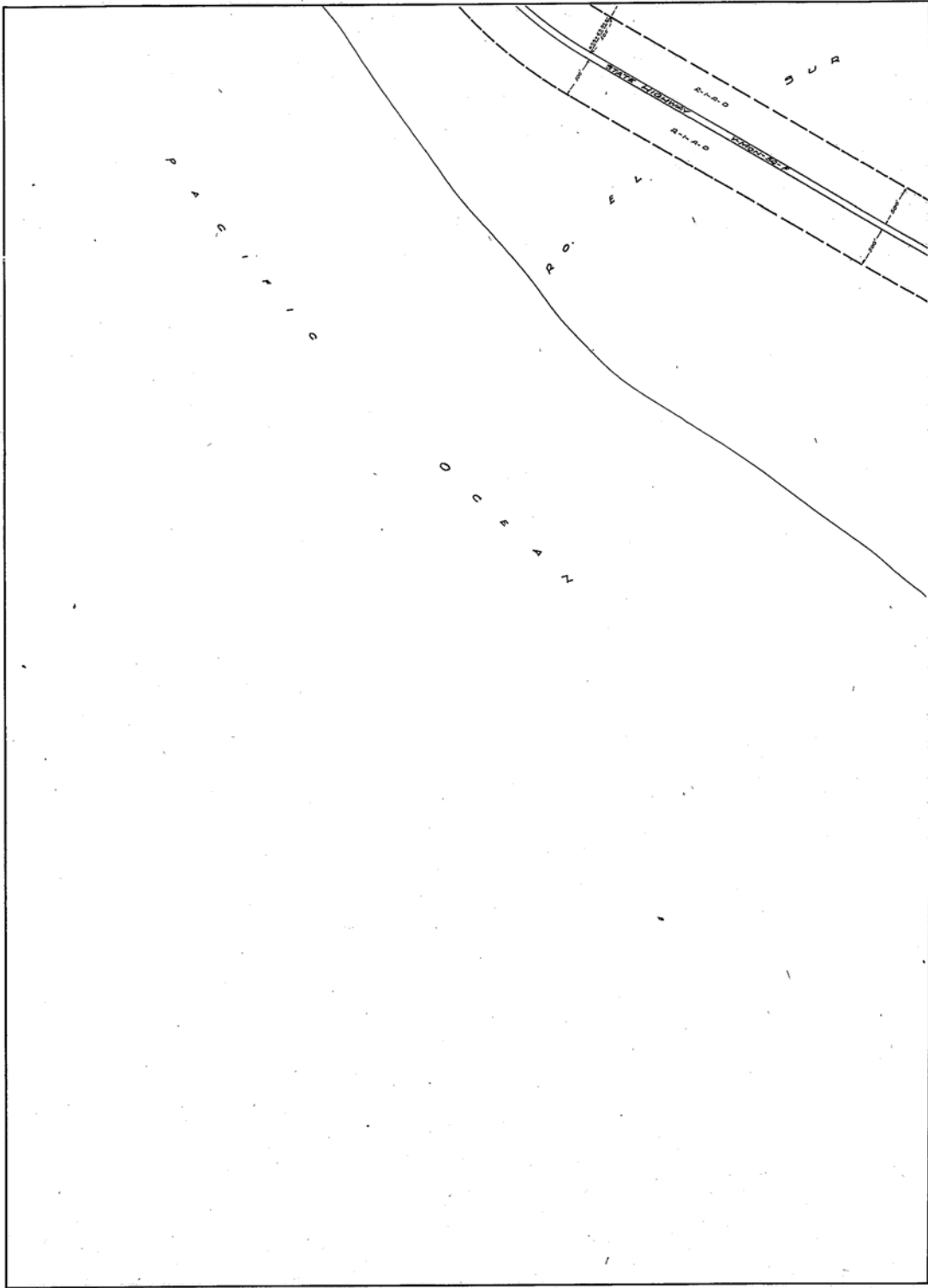
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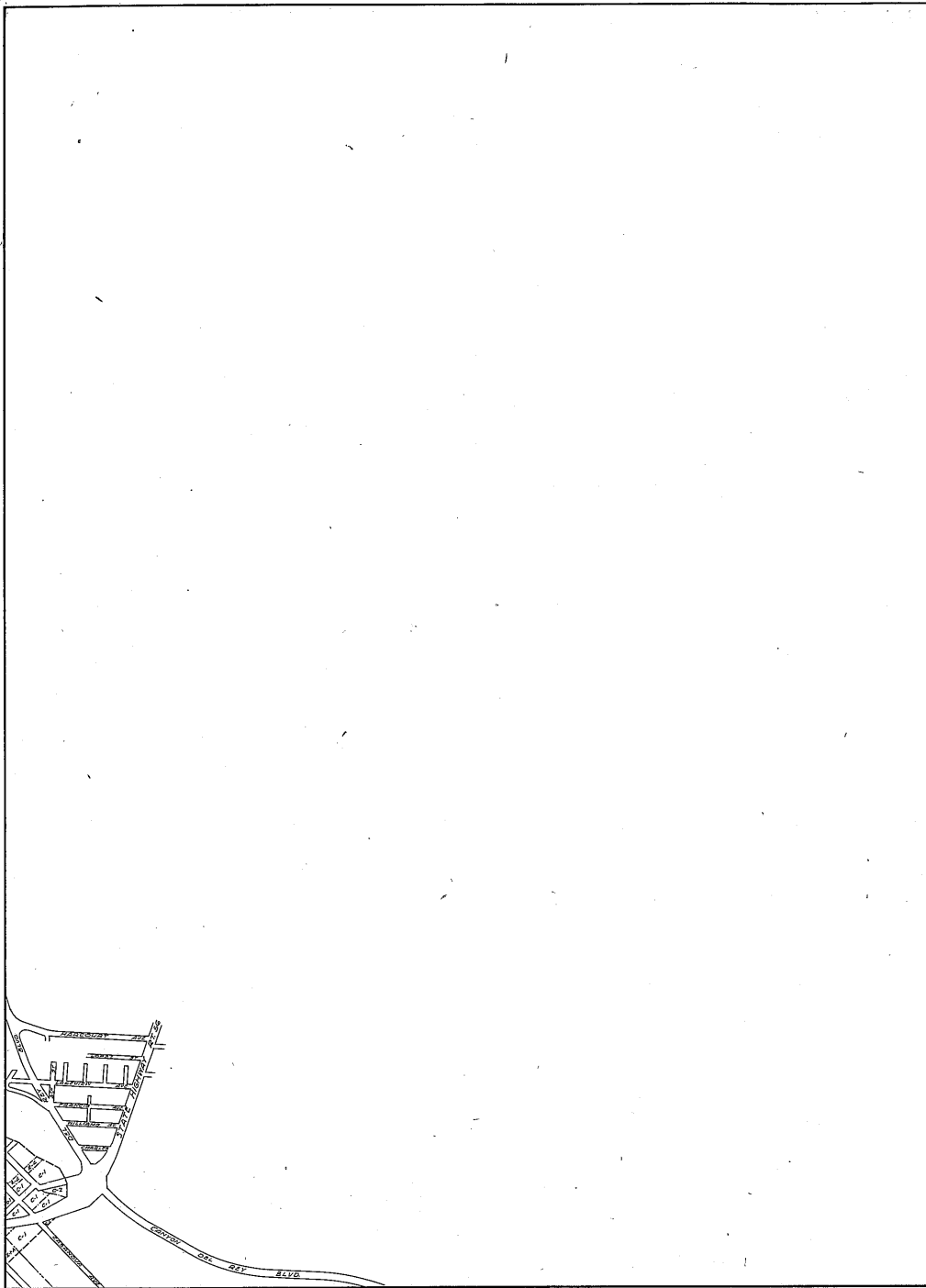
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SECTION 10-4N

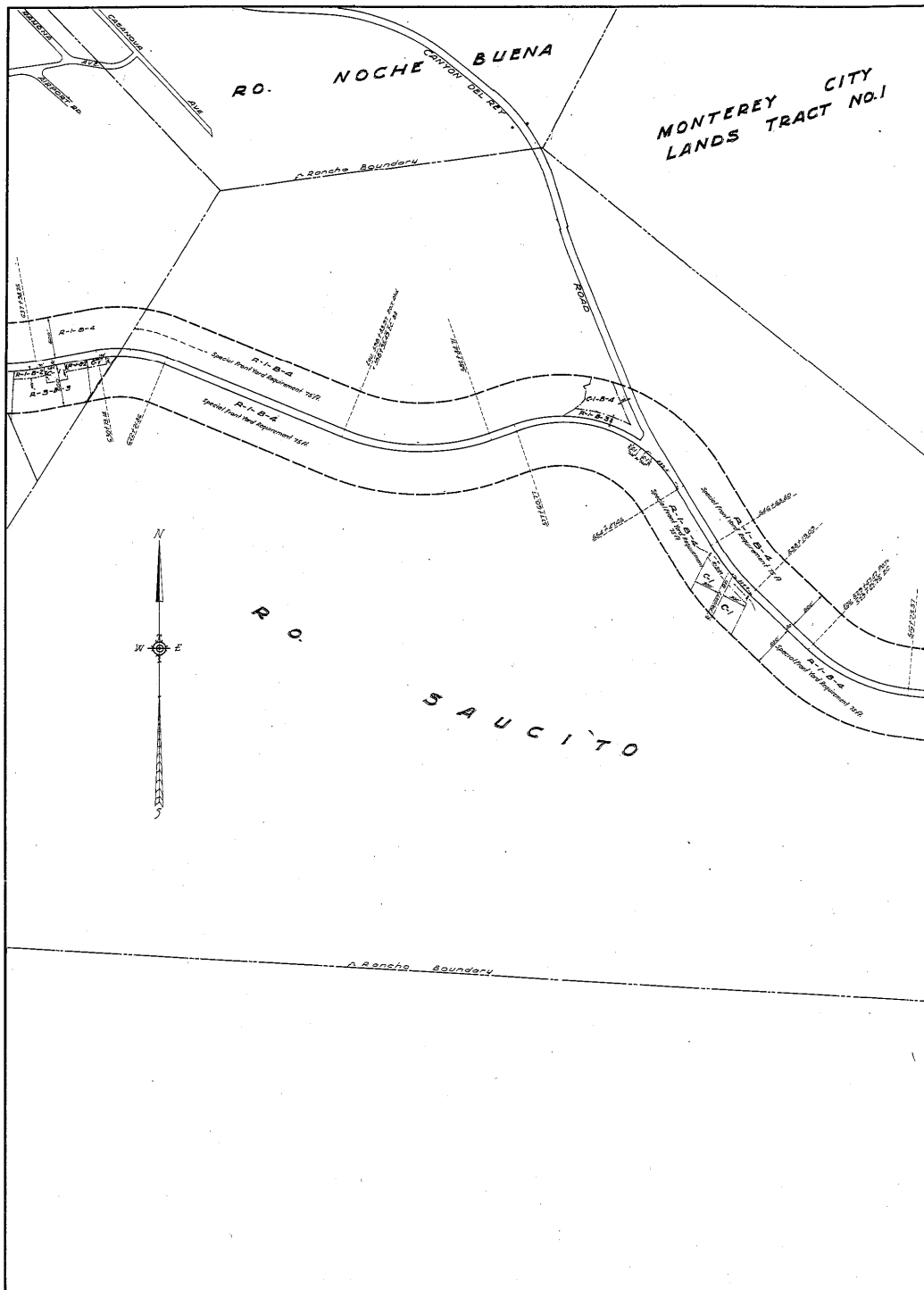


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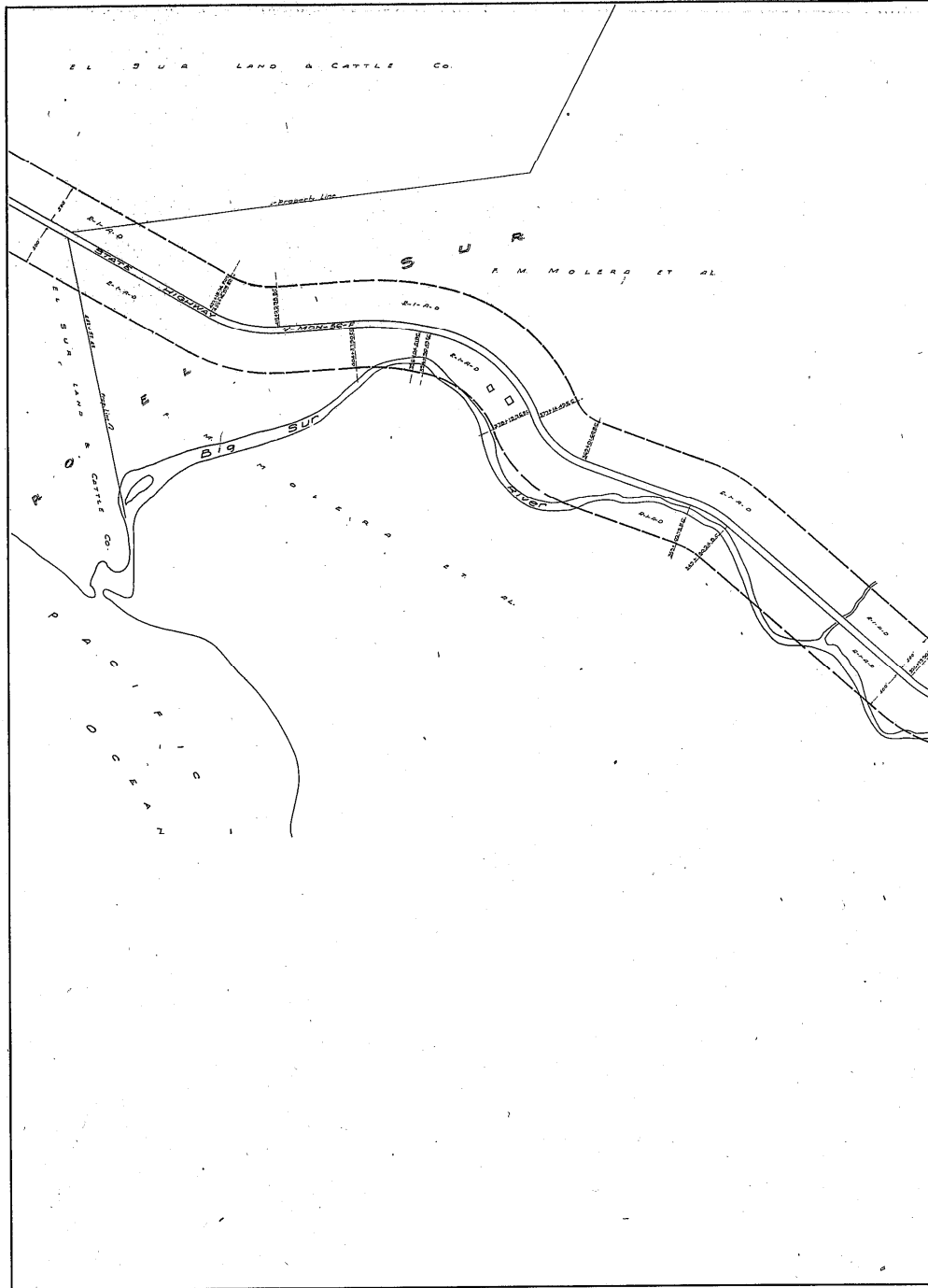


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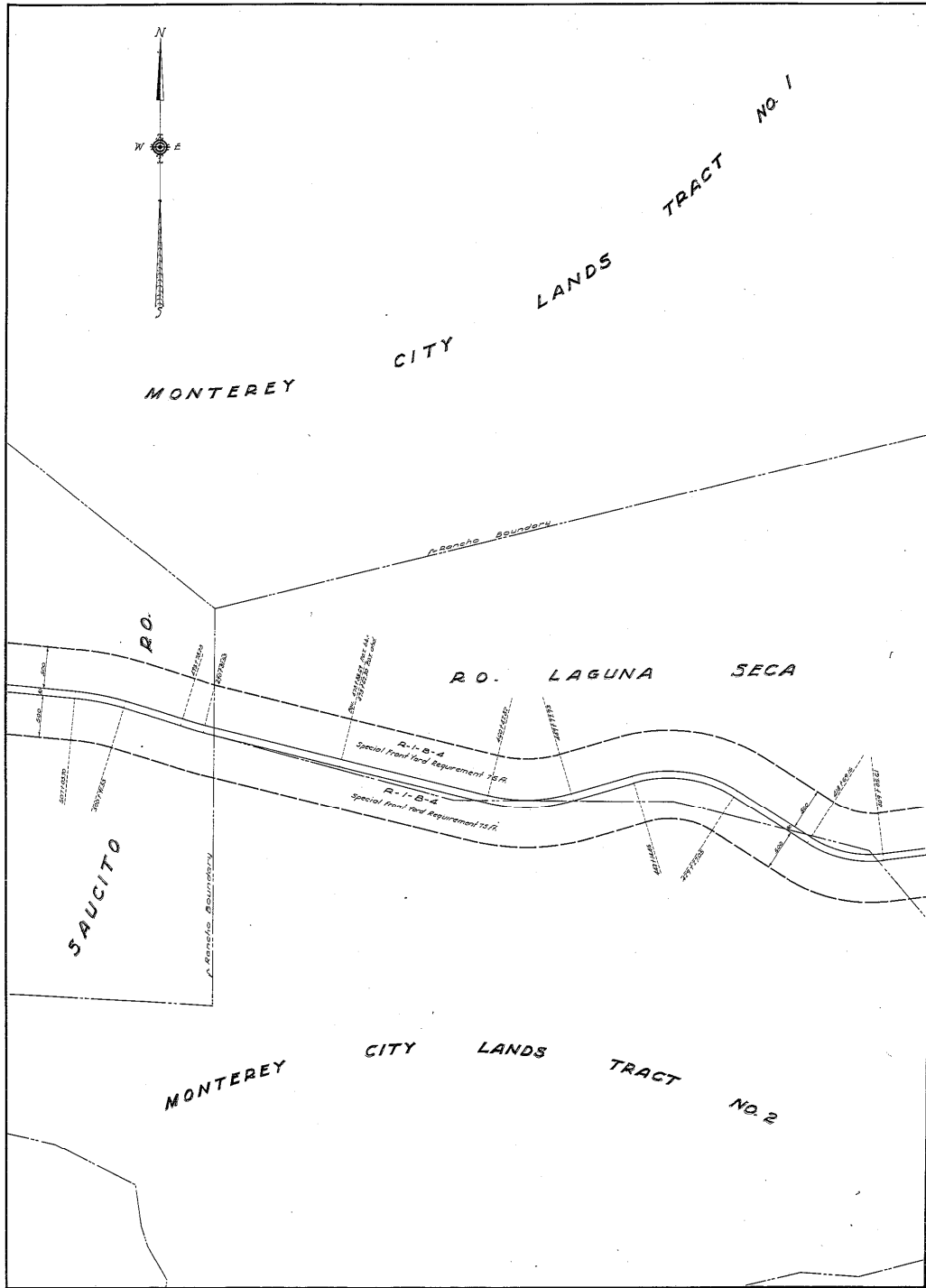


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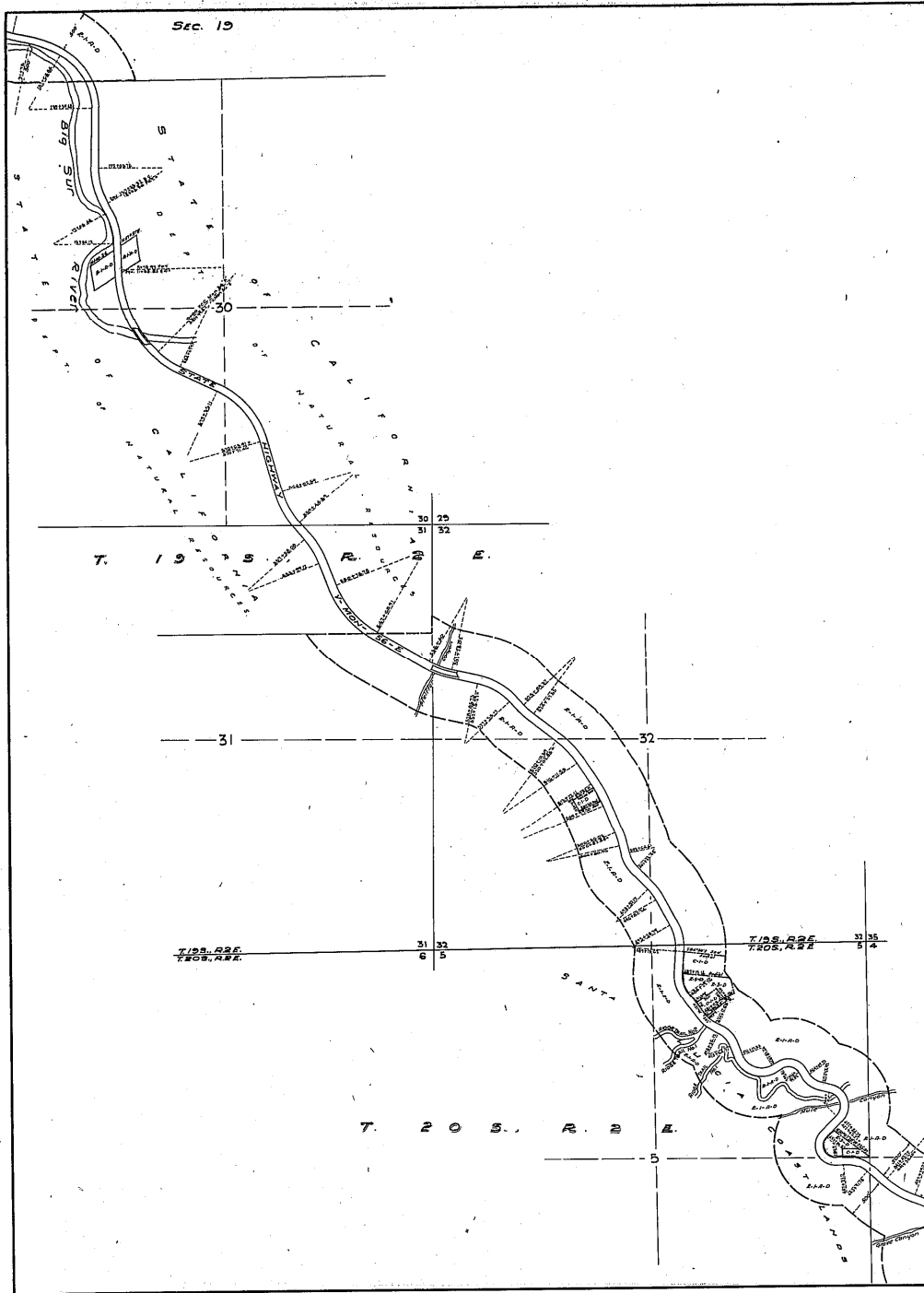


SECTION 10-5P

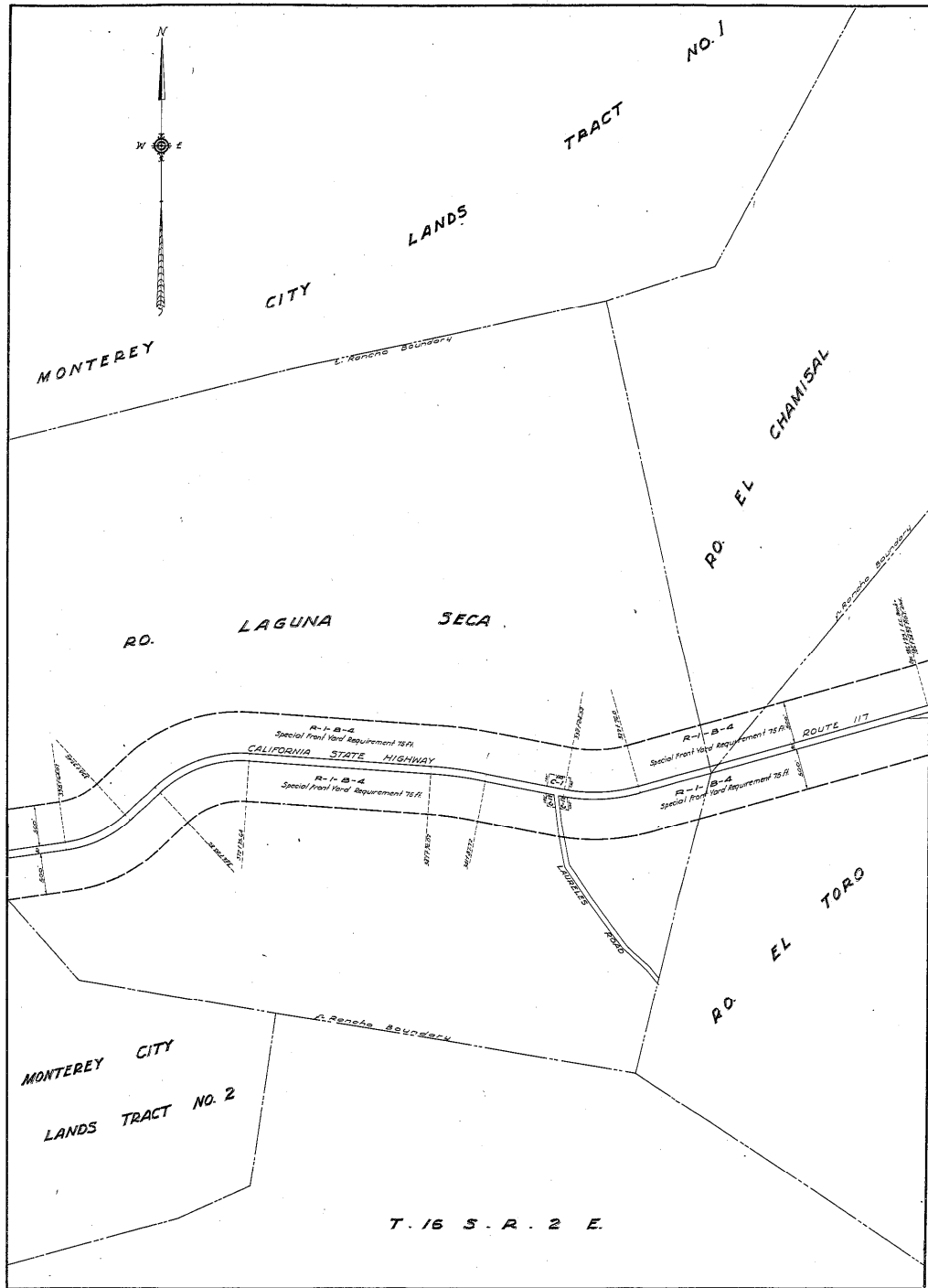




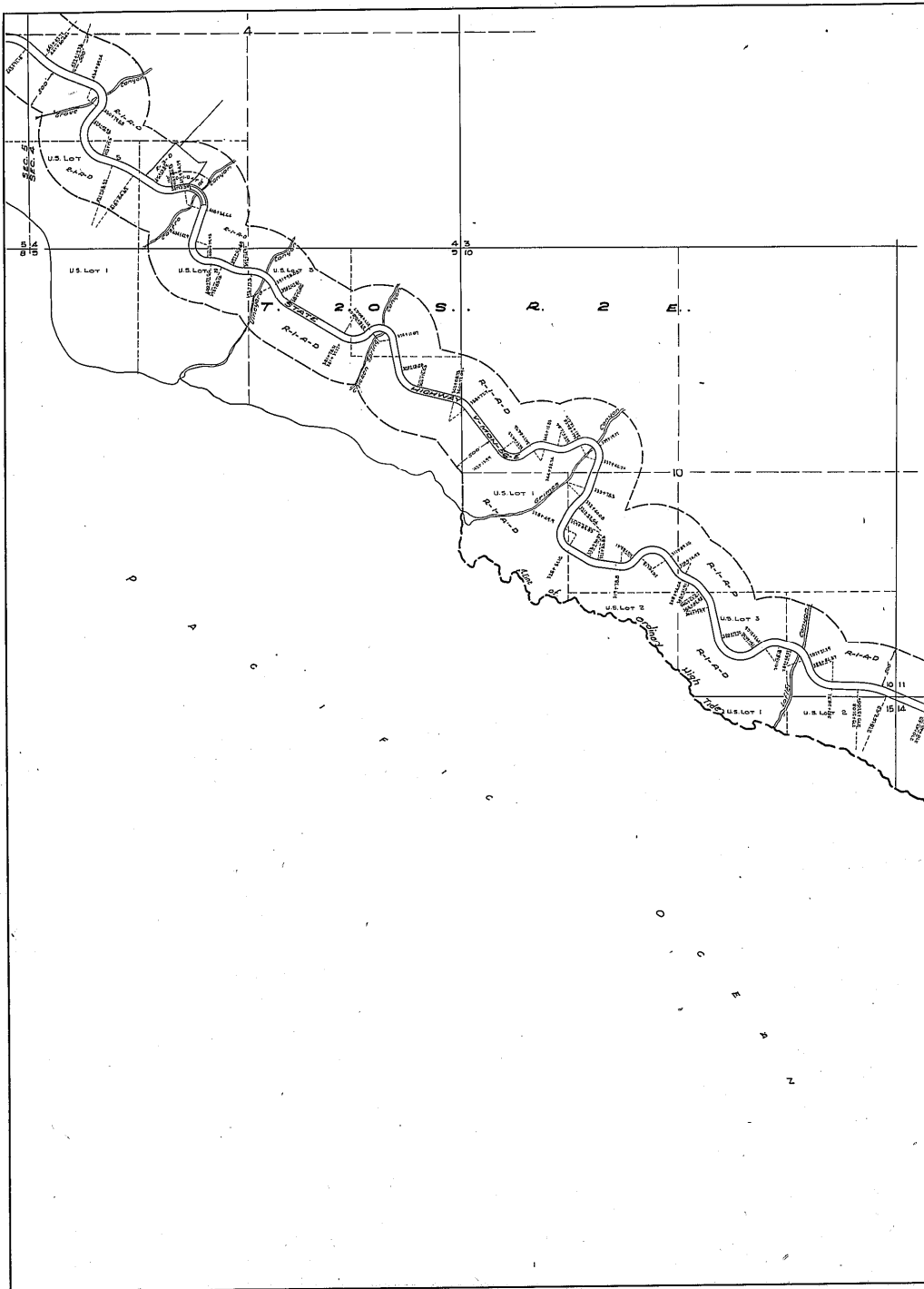
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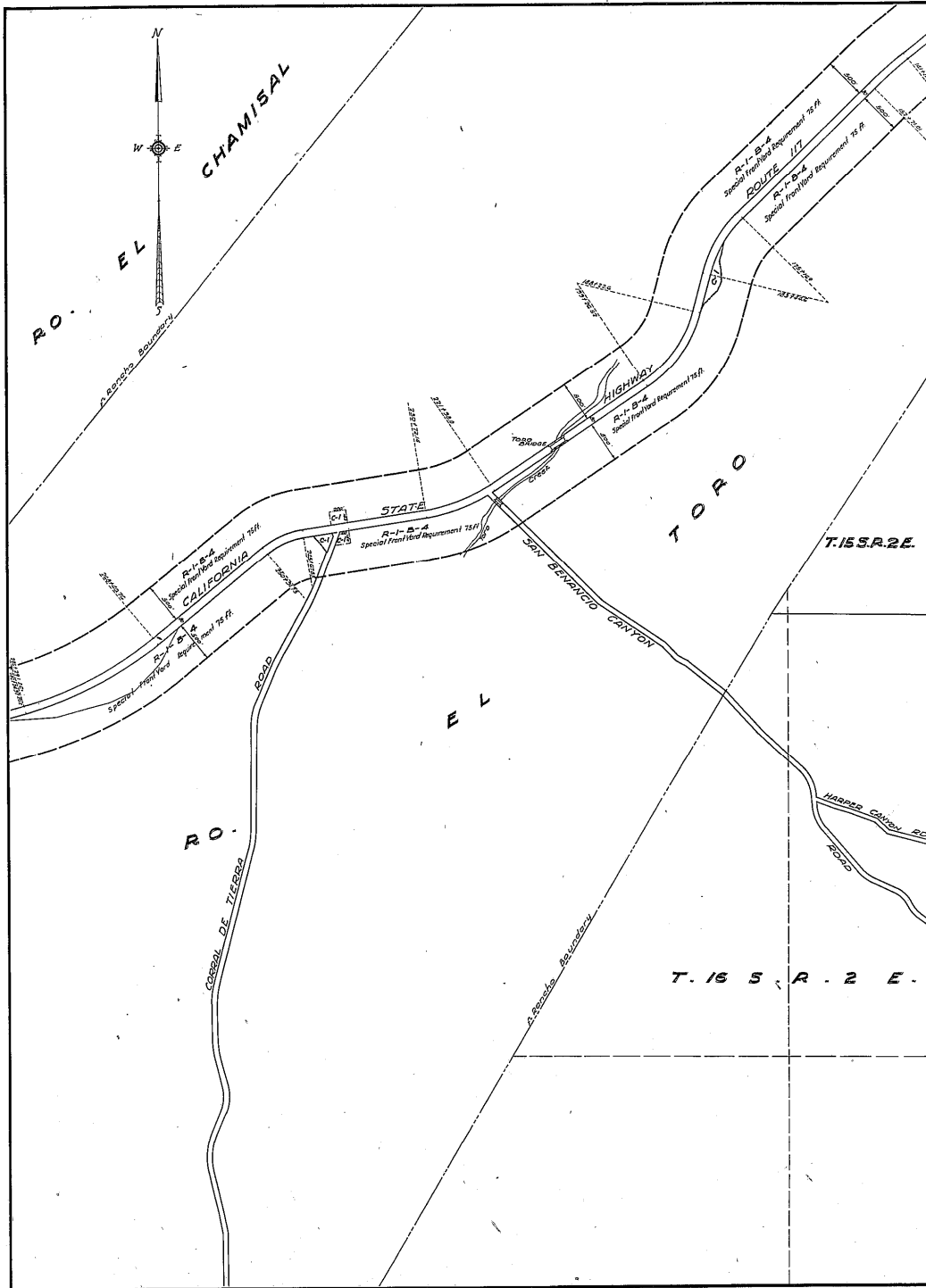
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SECTION 10-71

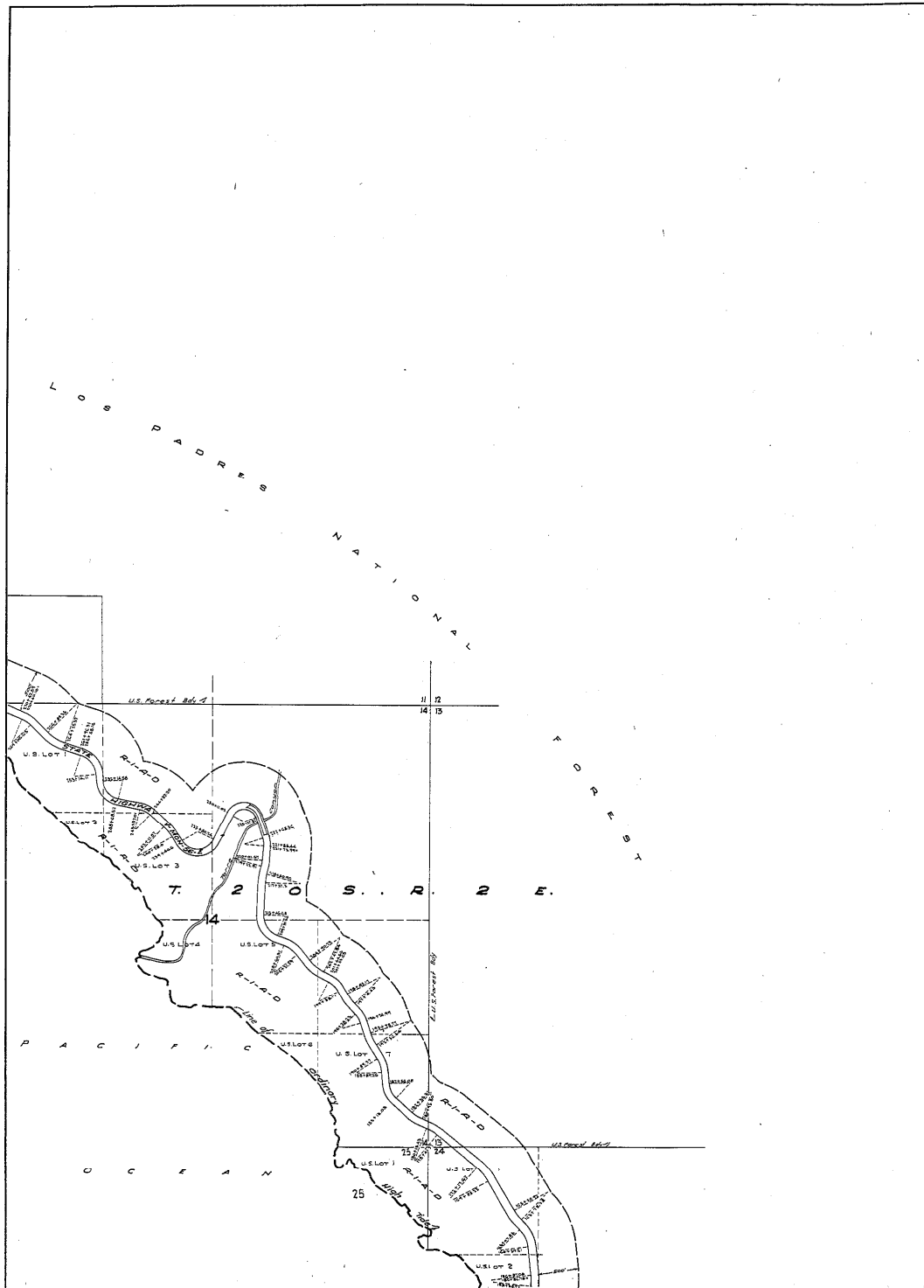


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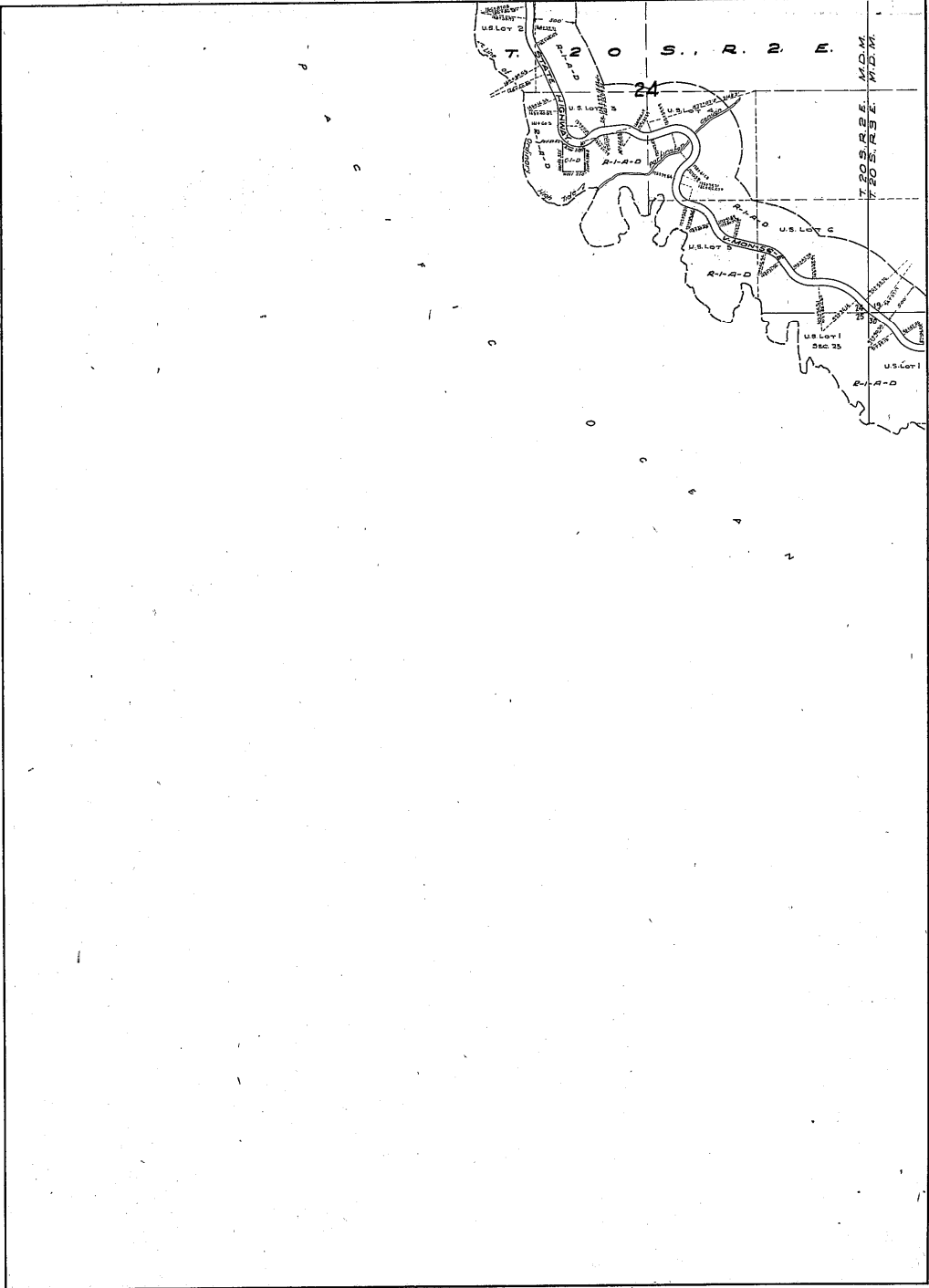


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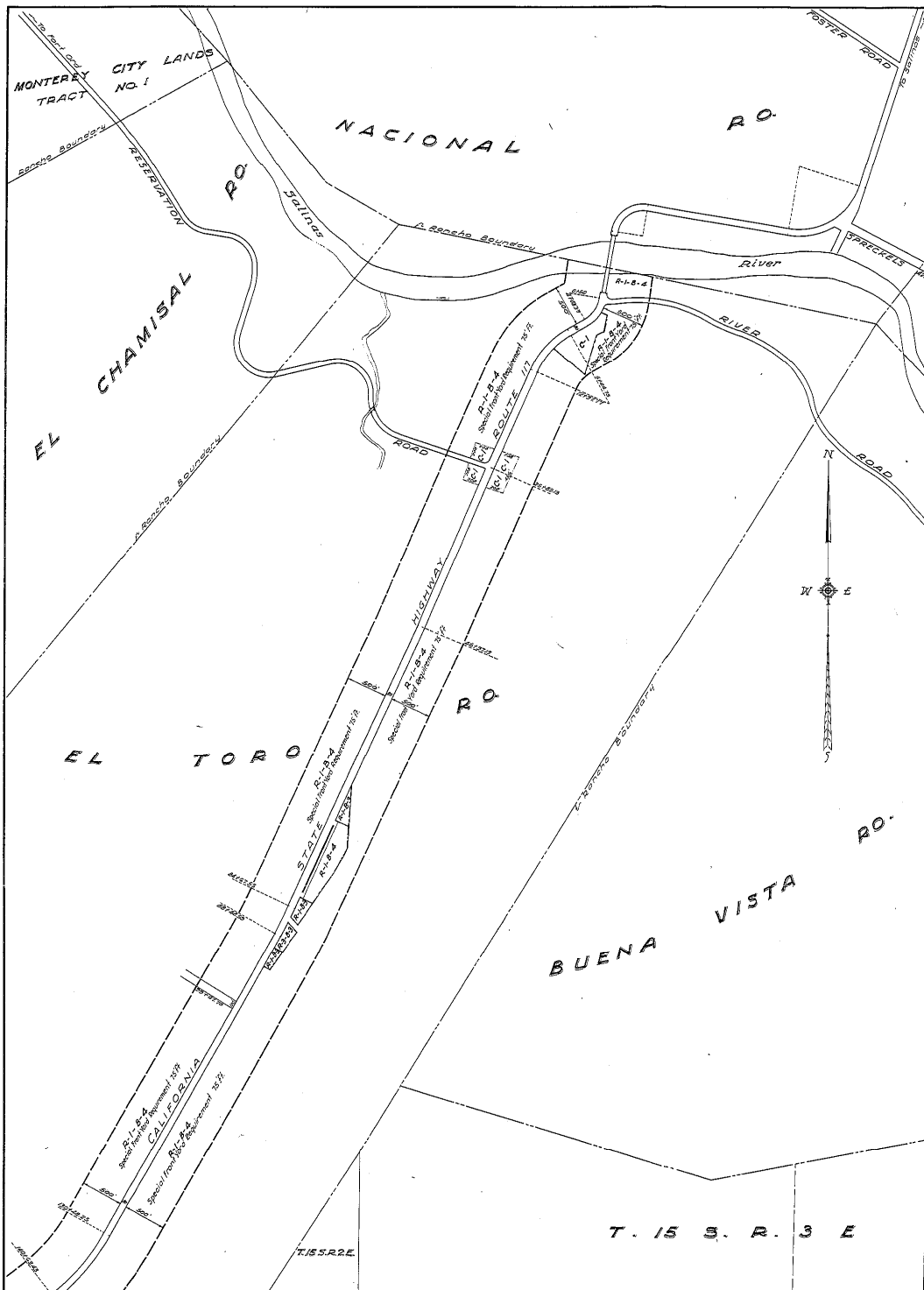
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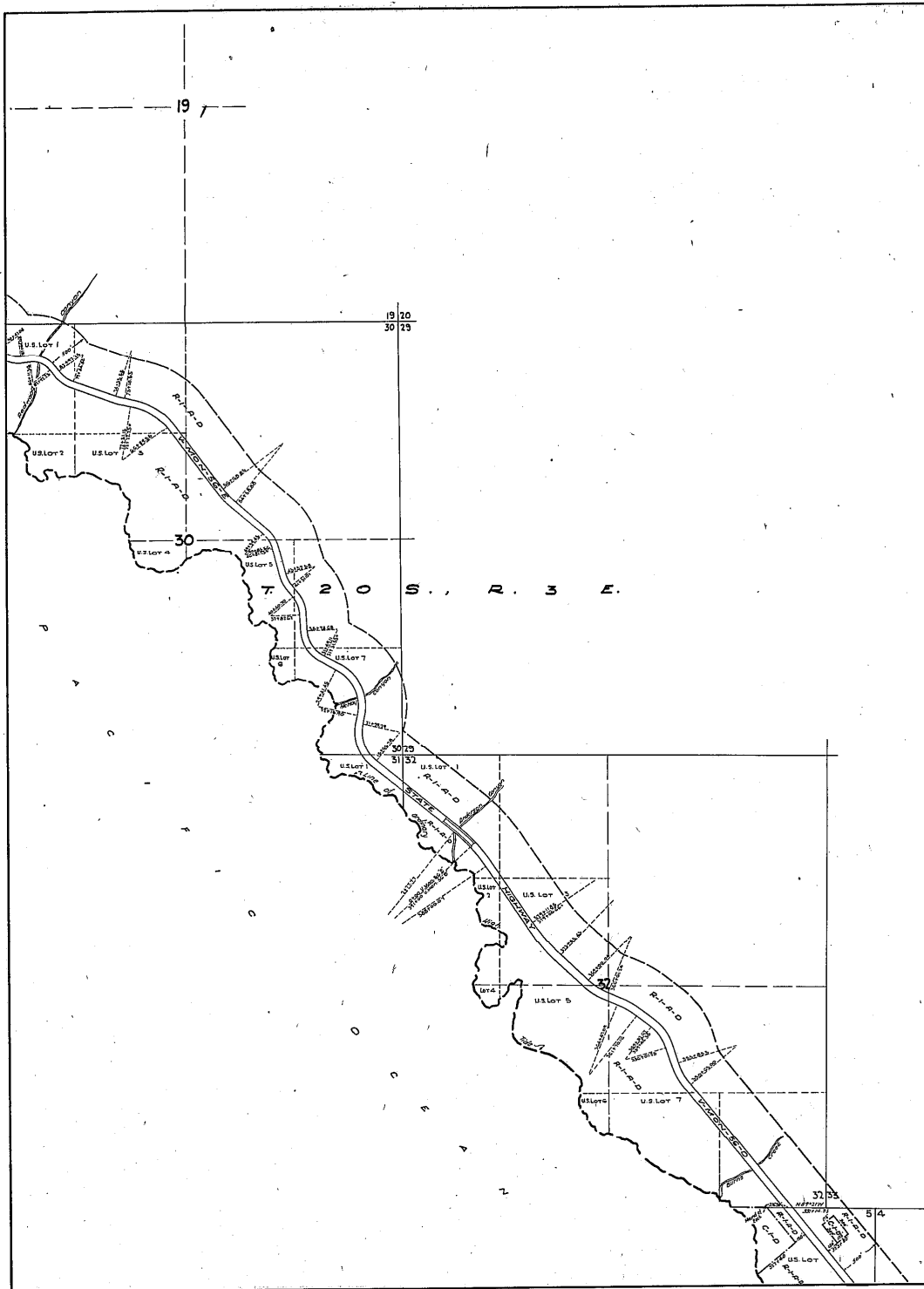


SECTION 10-8S



SECTION 10-9F

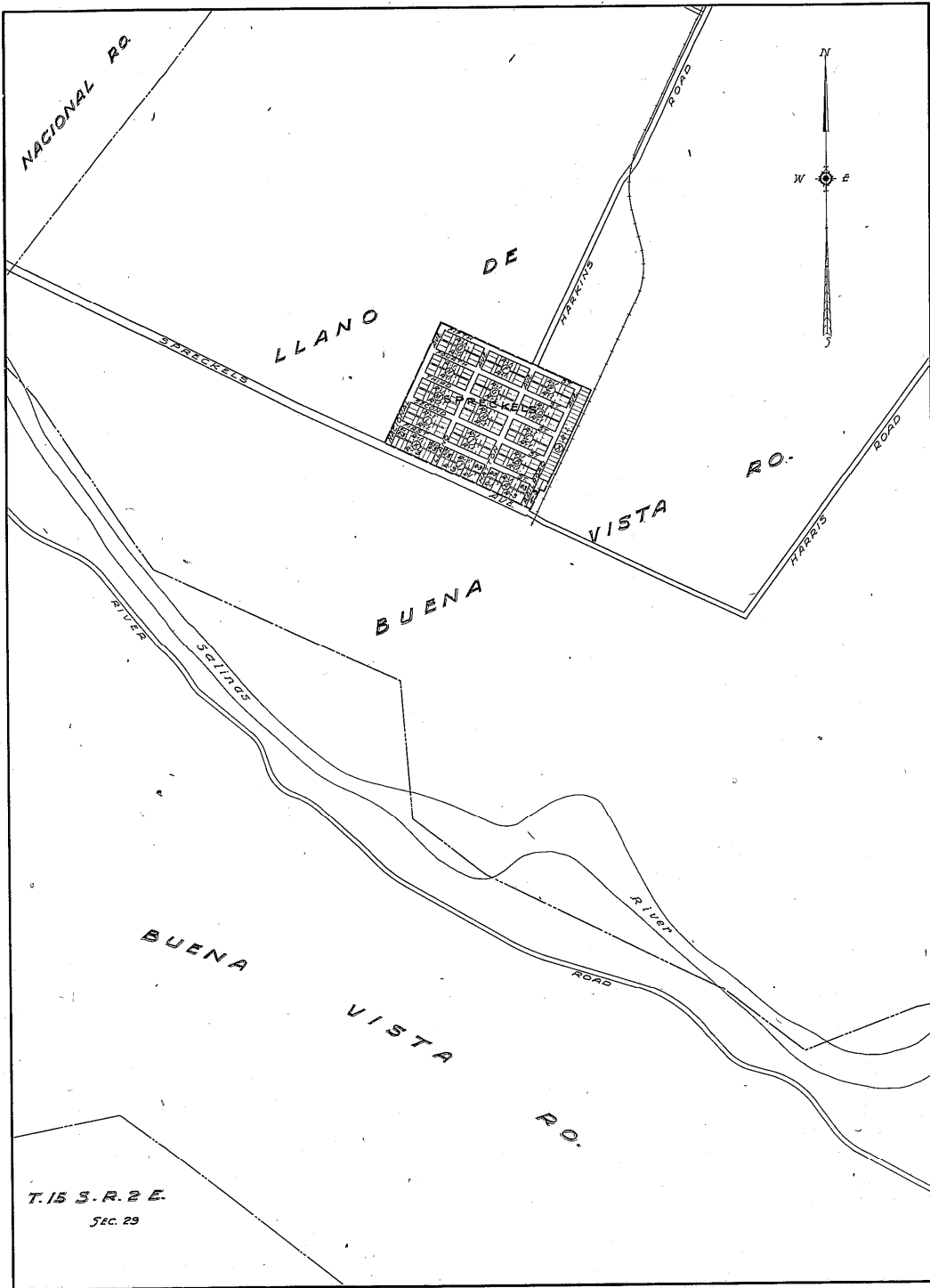




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SECTION 10-10G

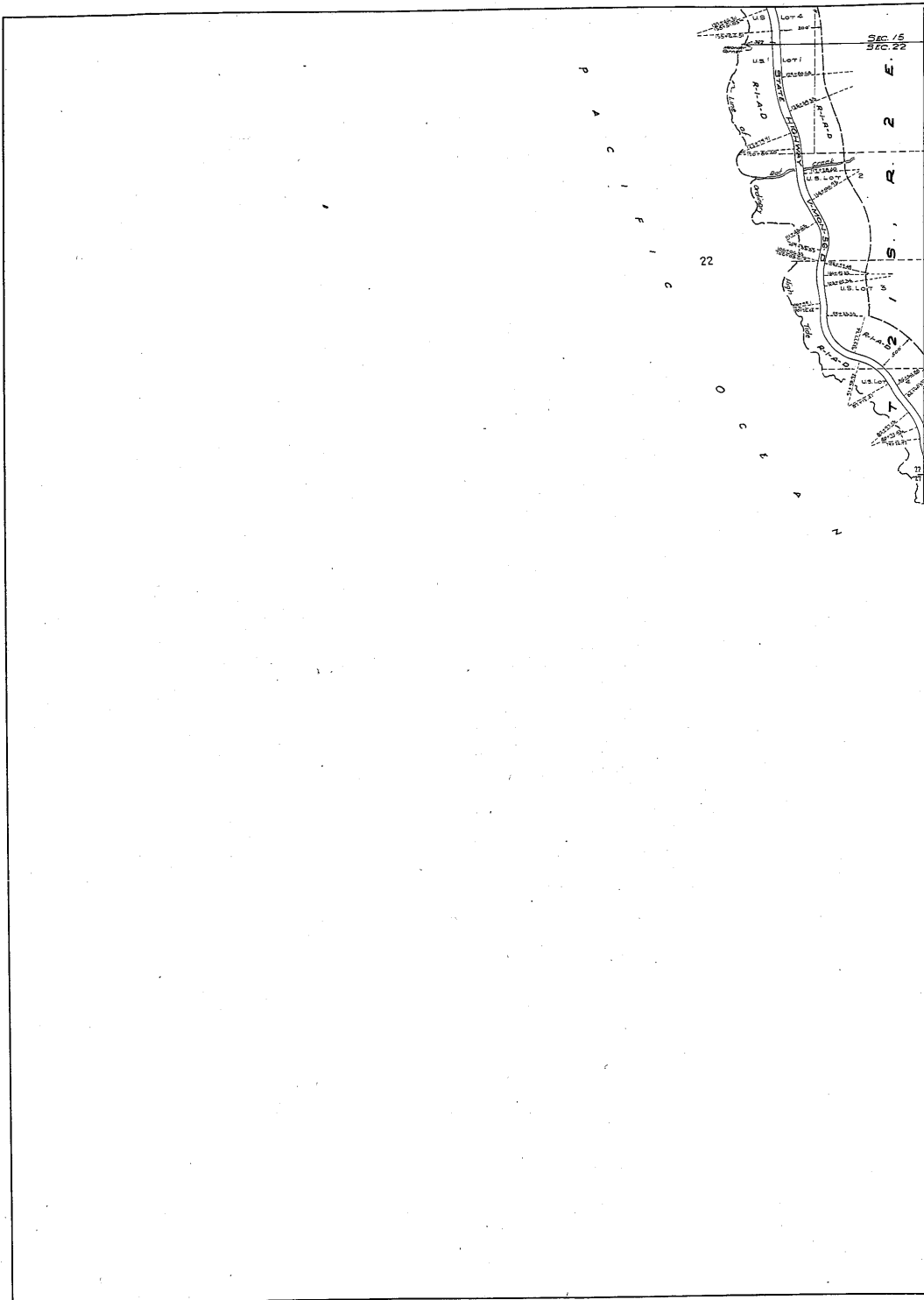


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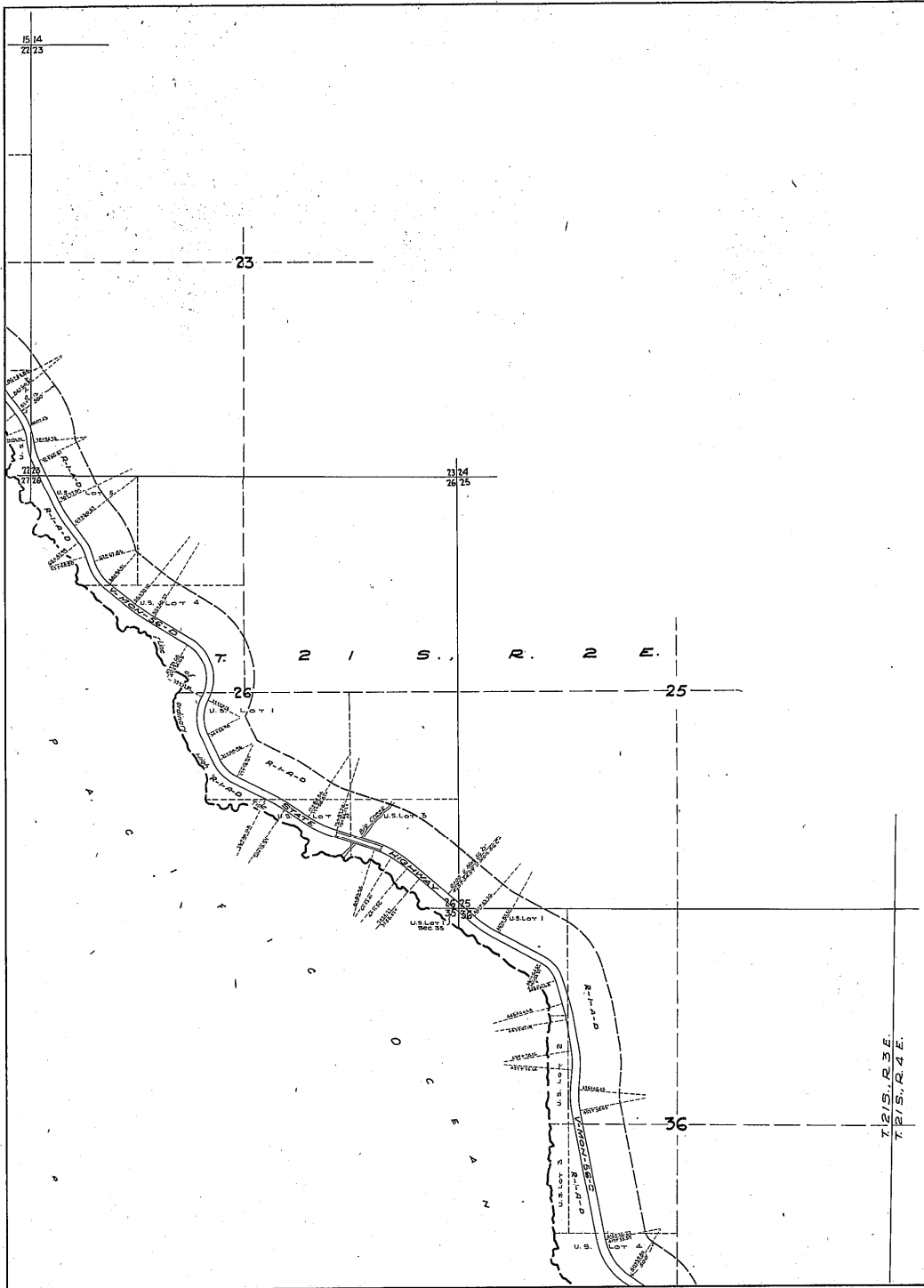


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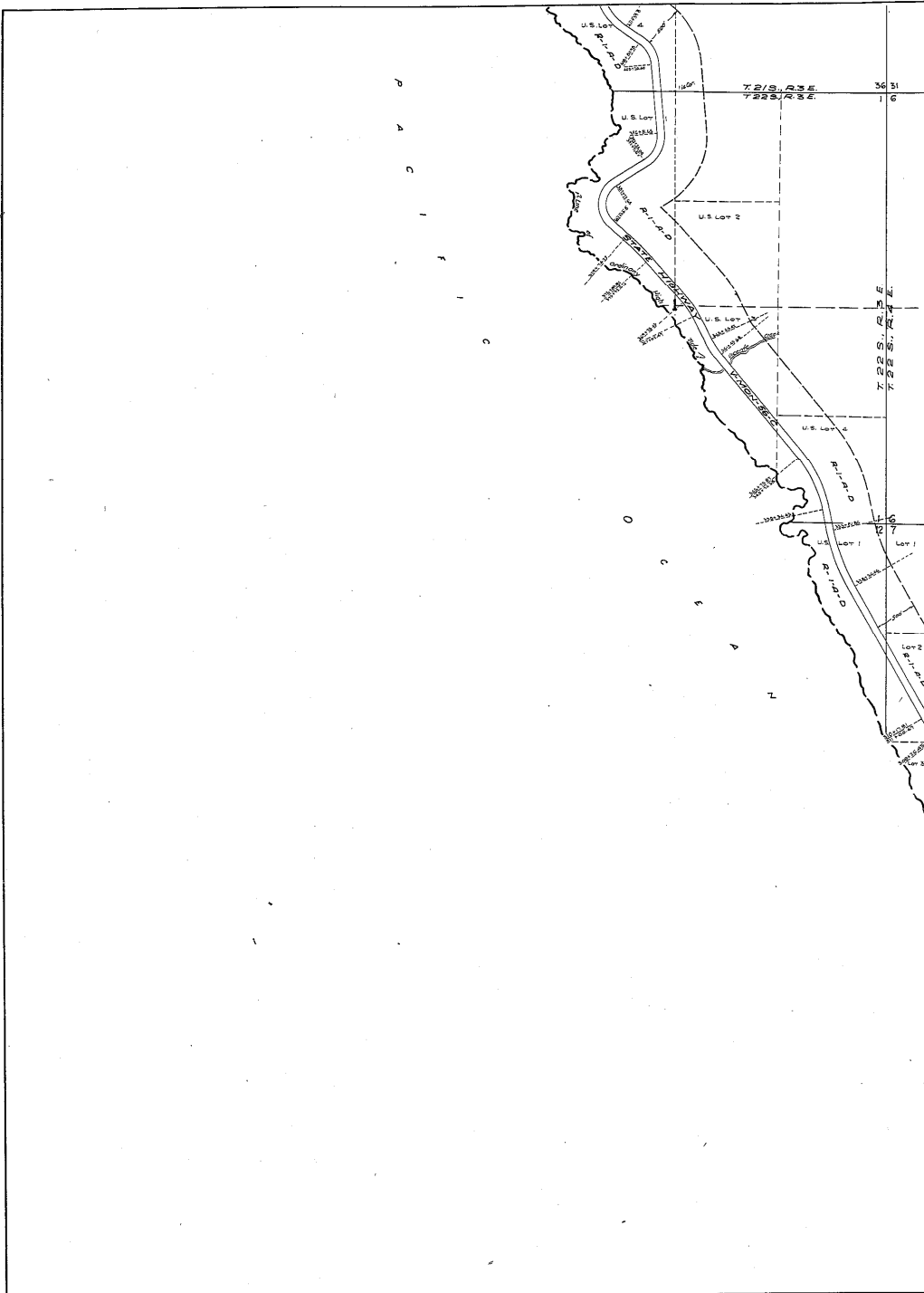


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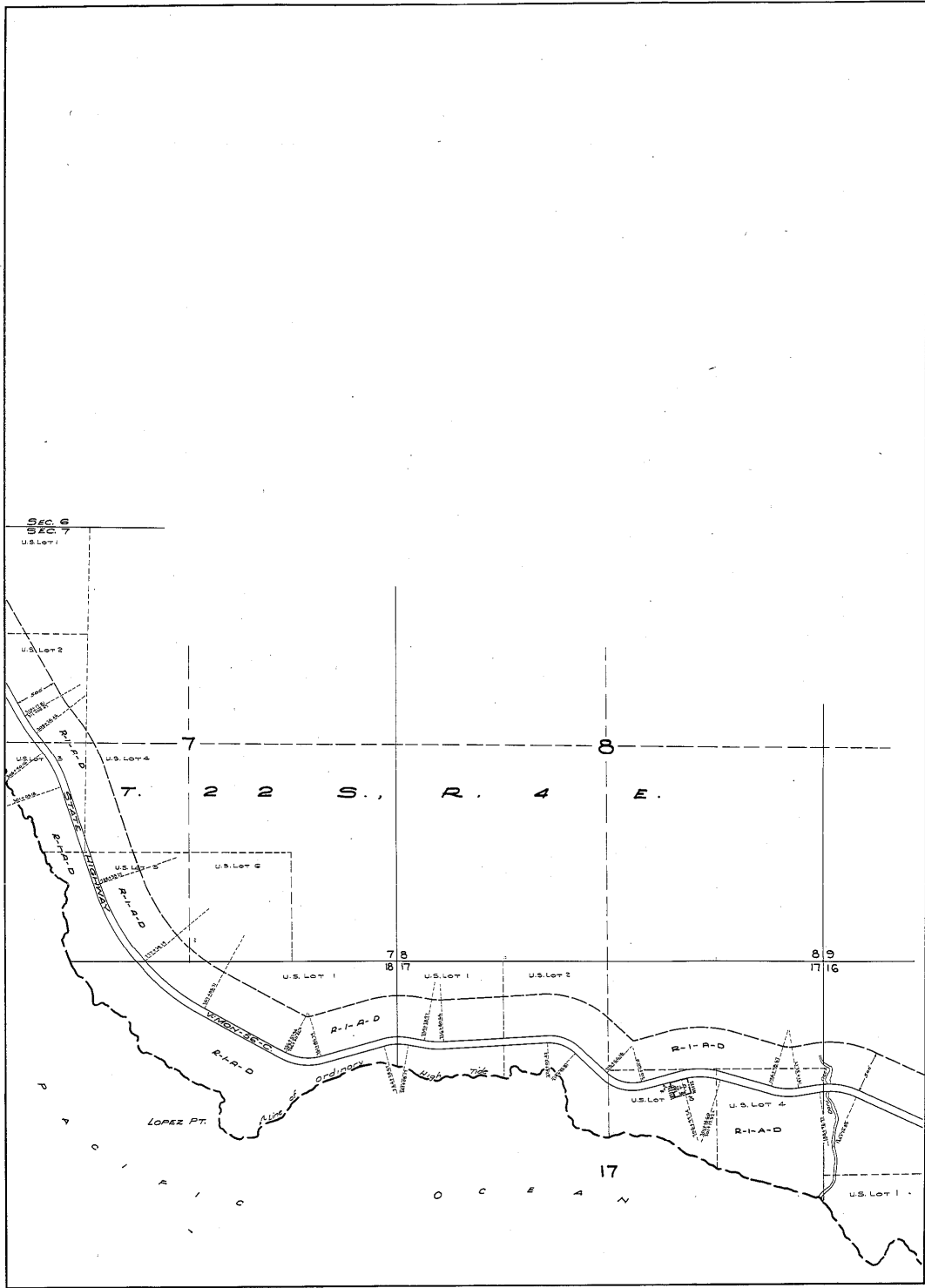


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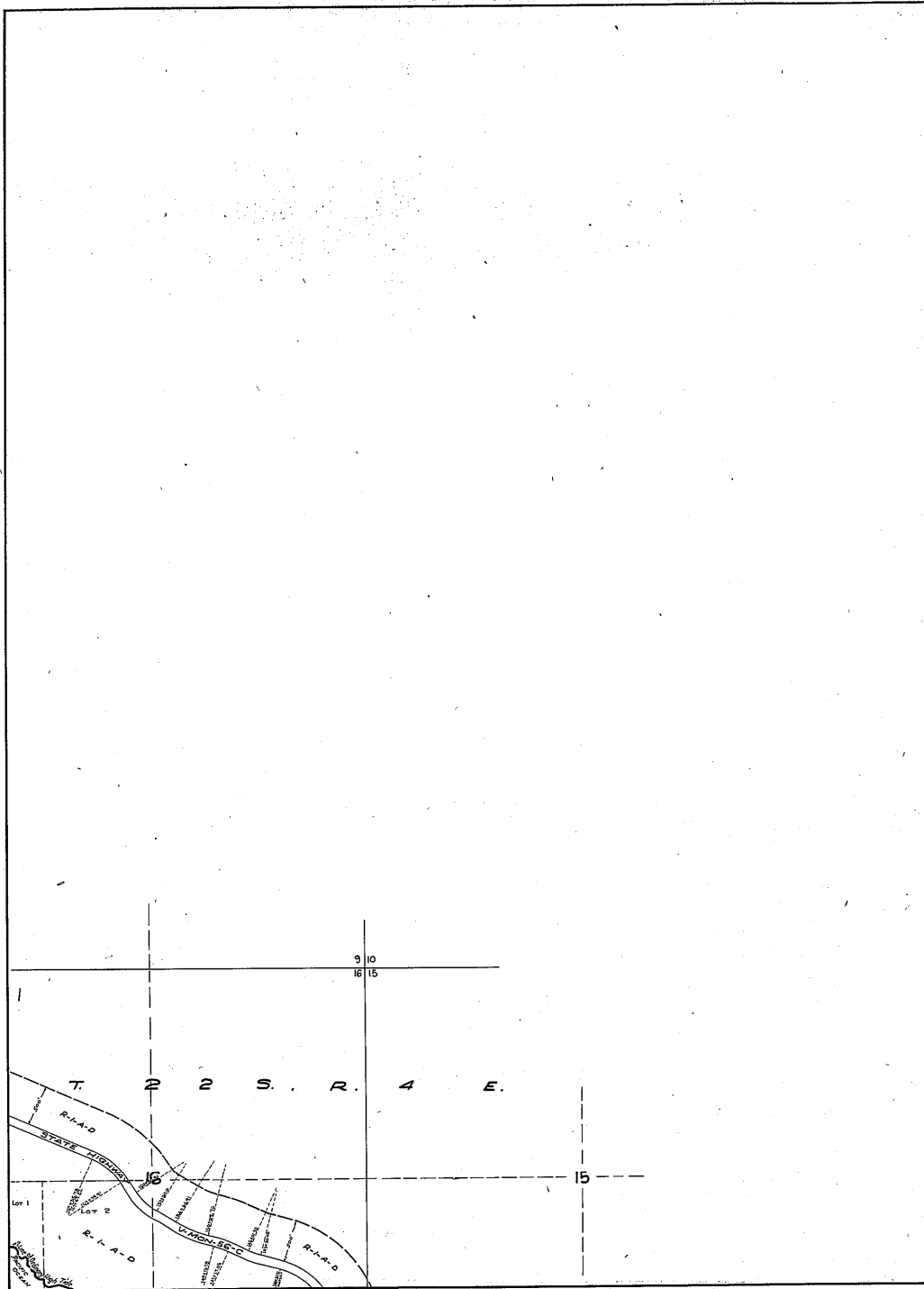
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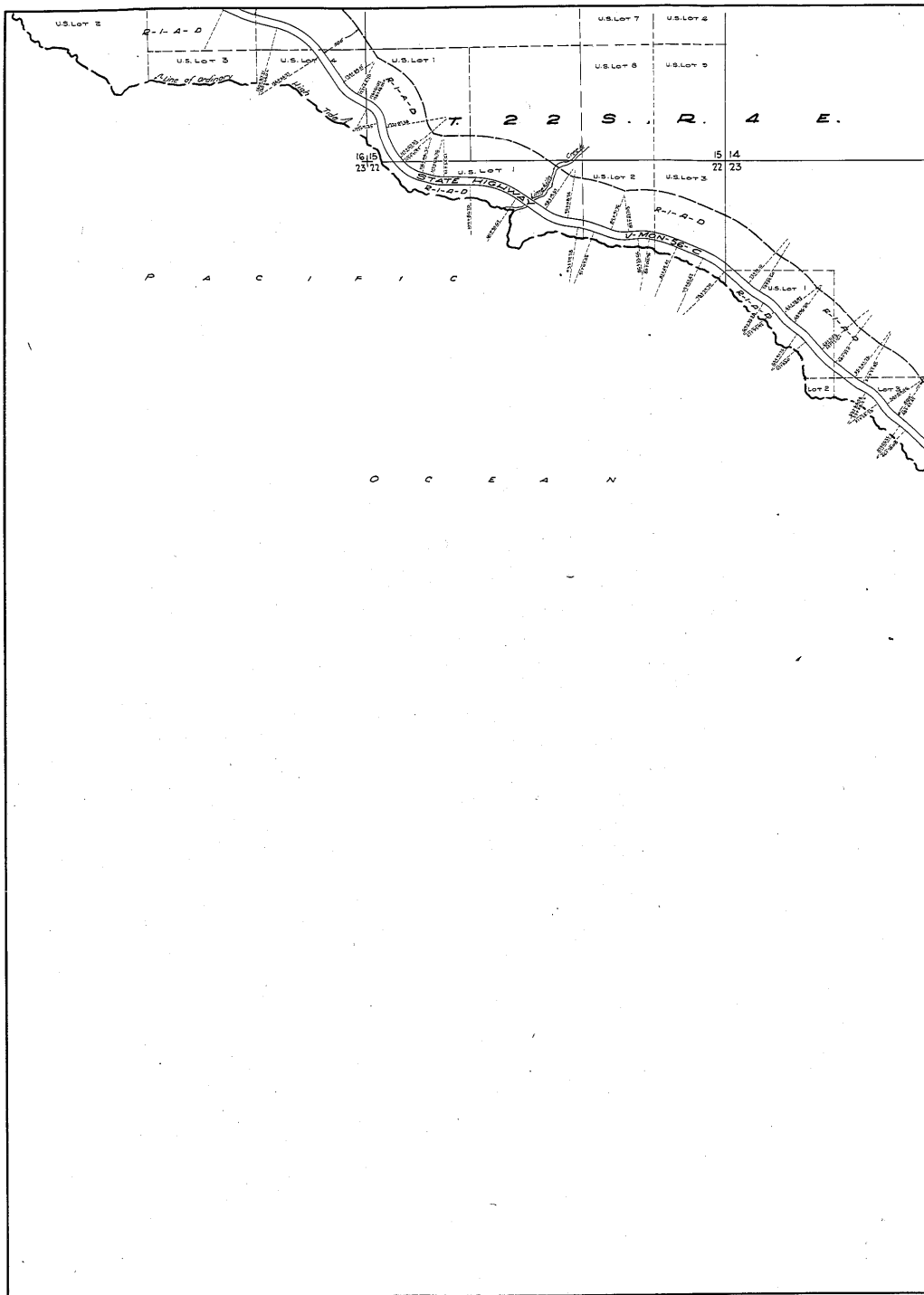
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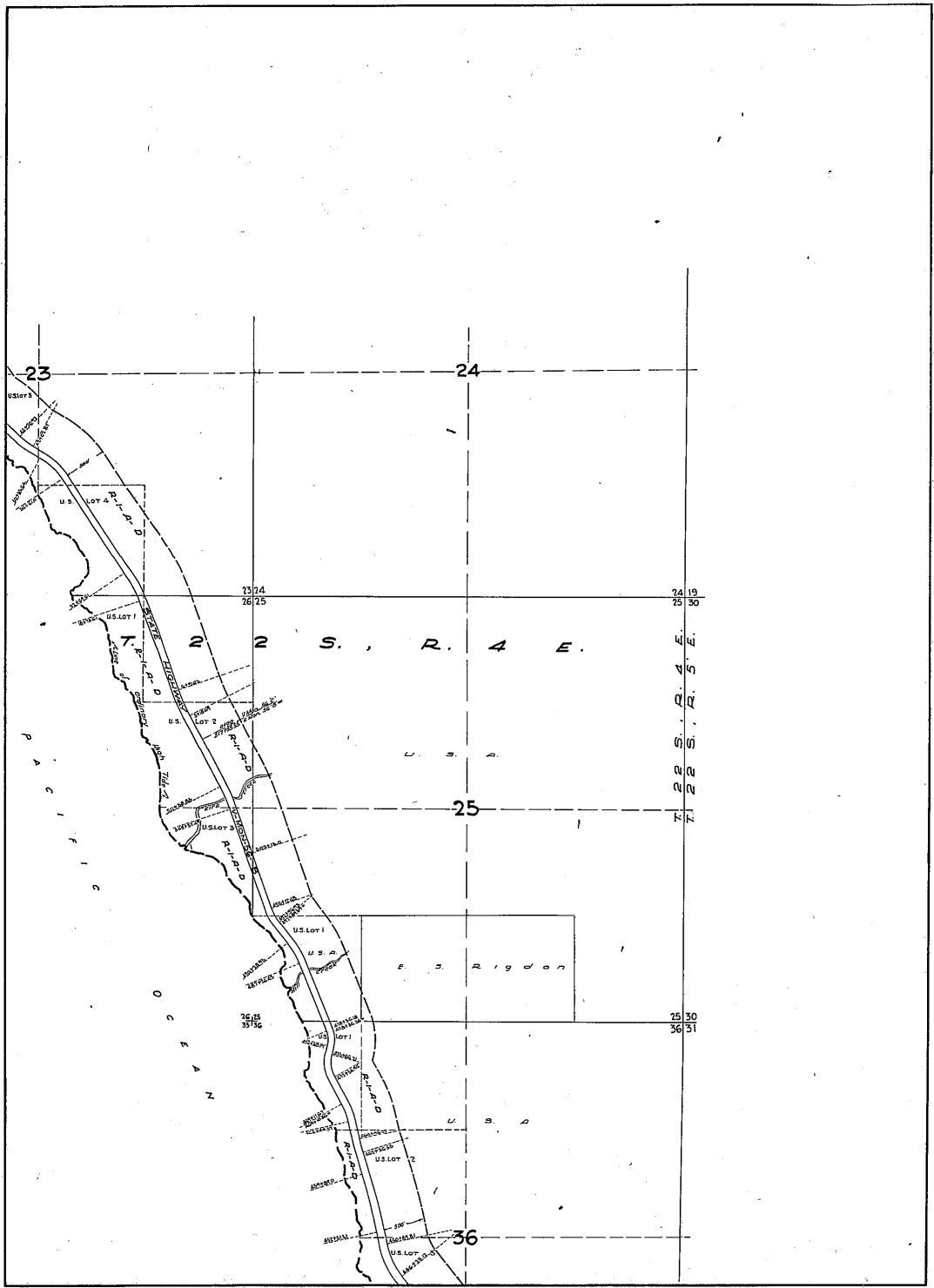
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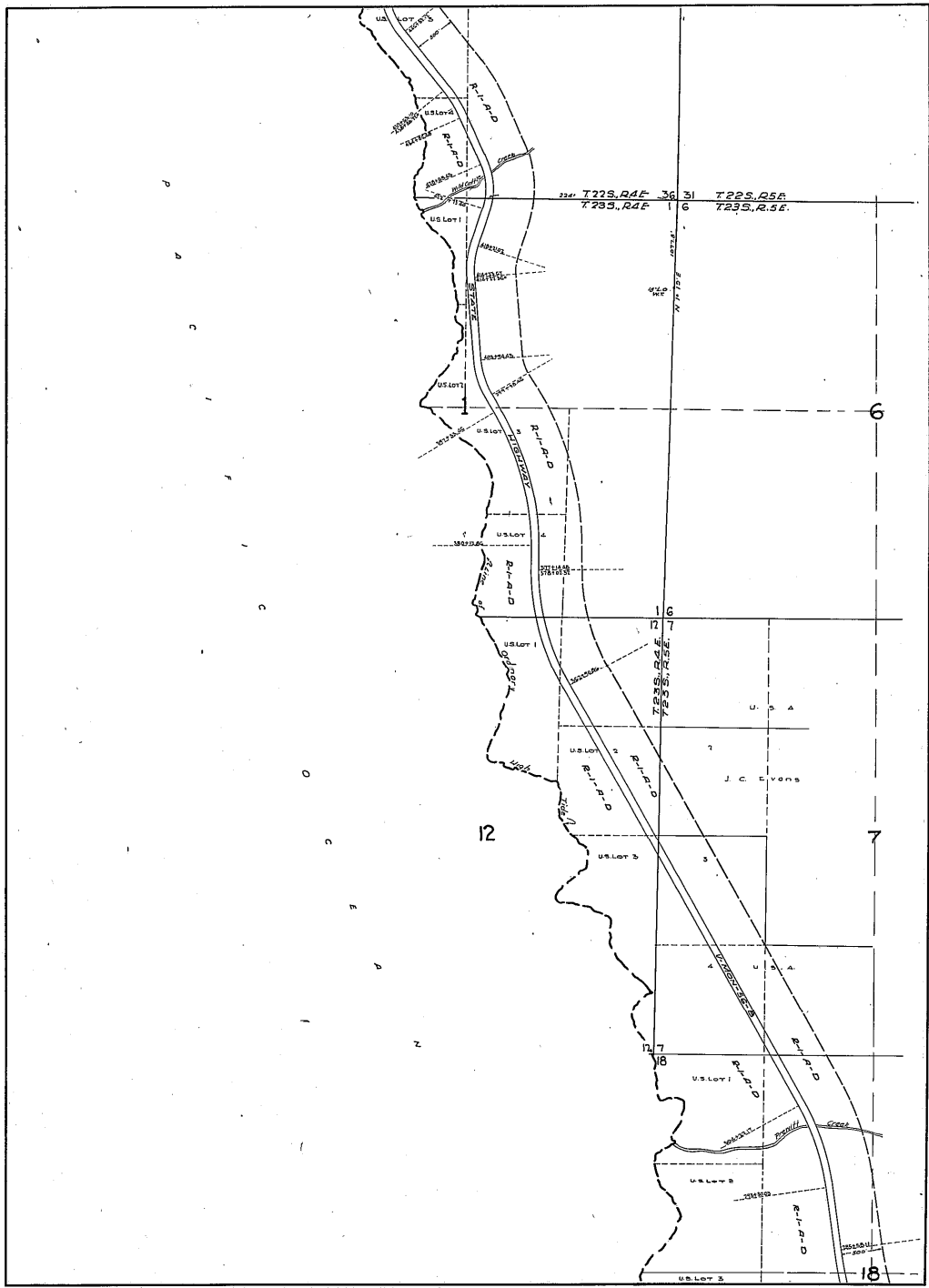
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SECTION 10-13W

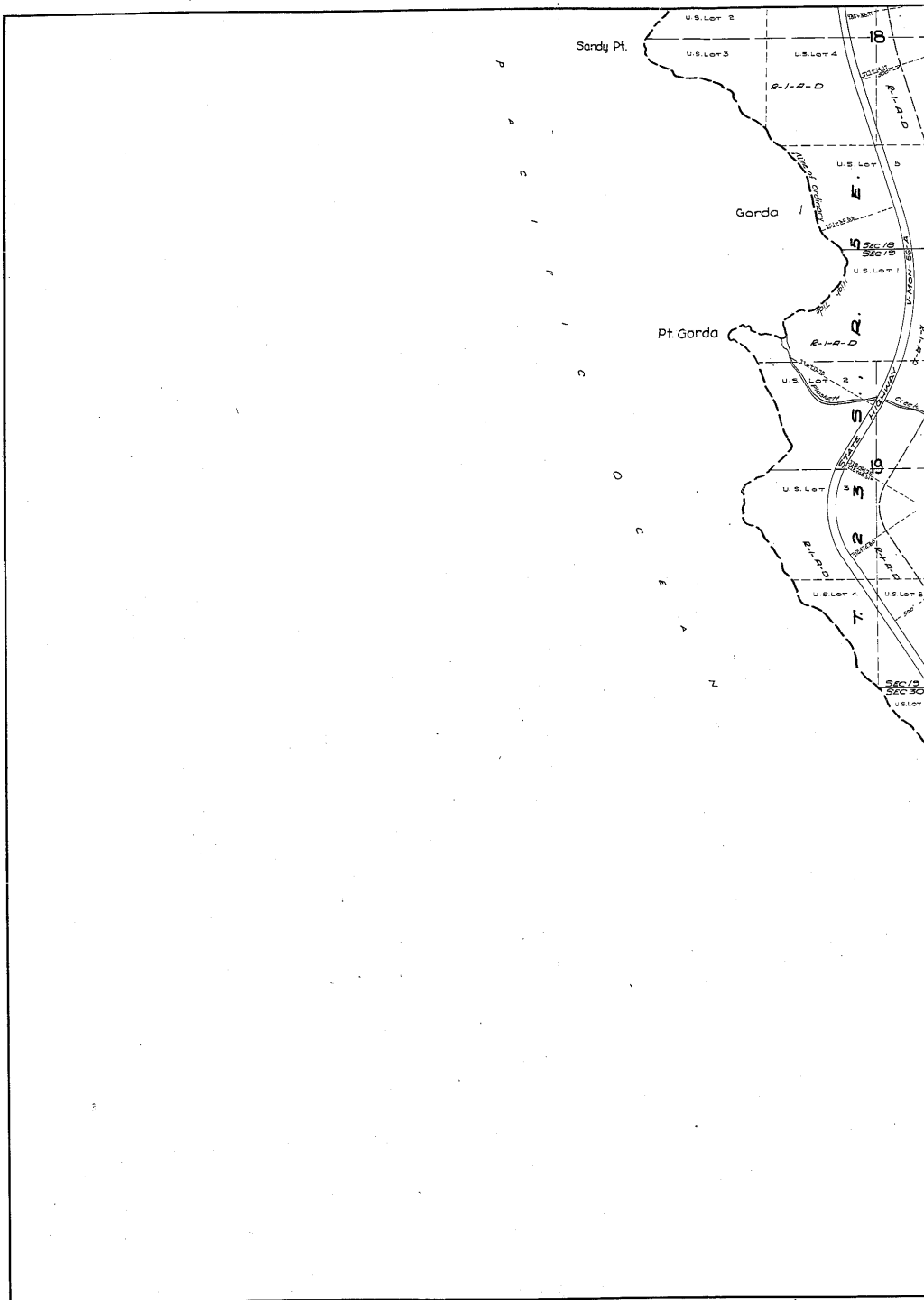


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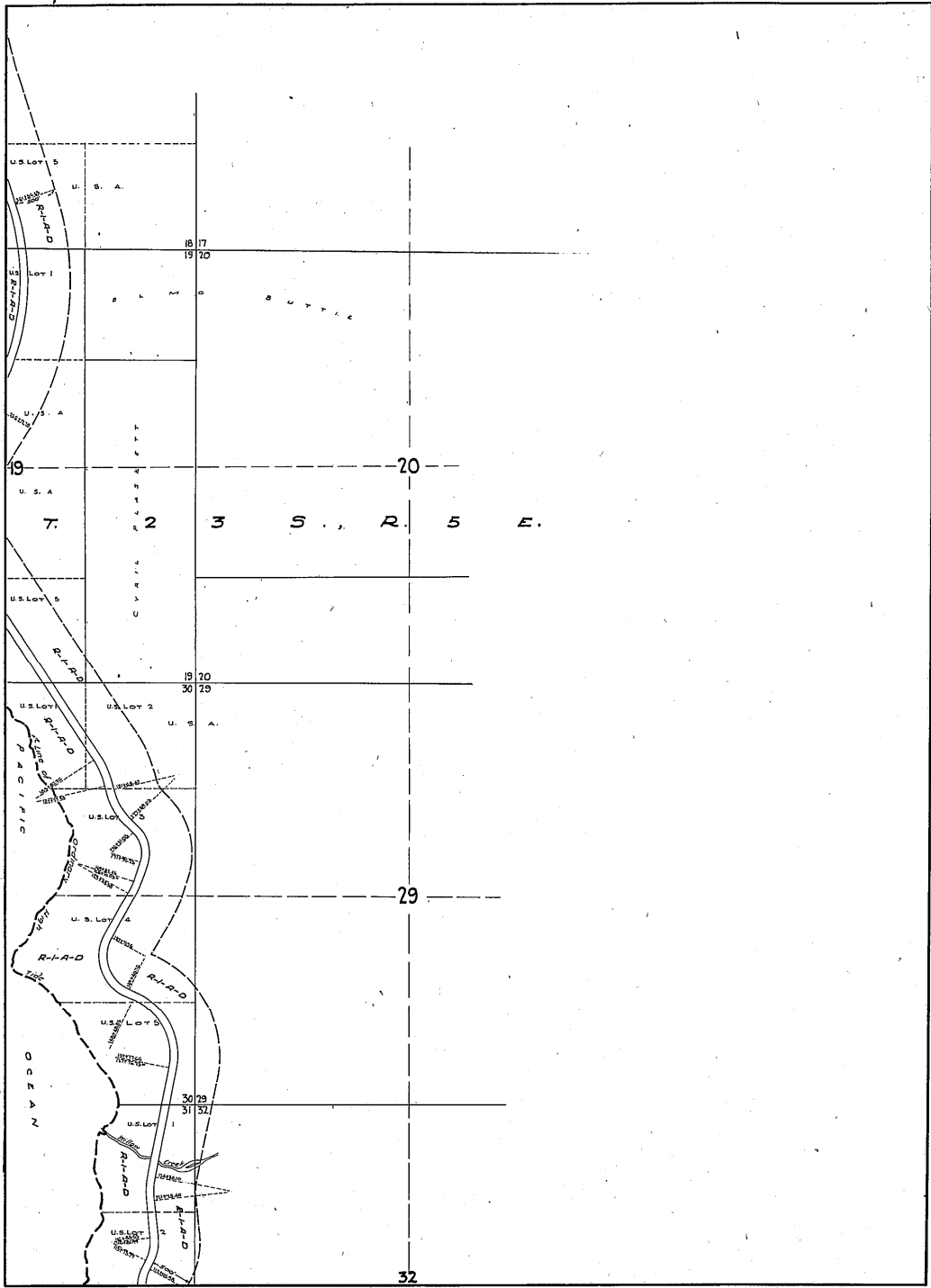


SECTION 10-14X

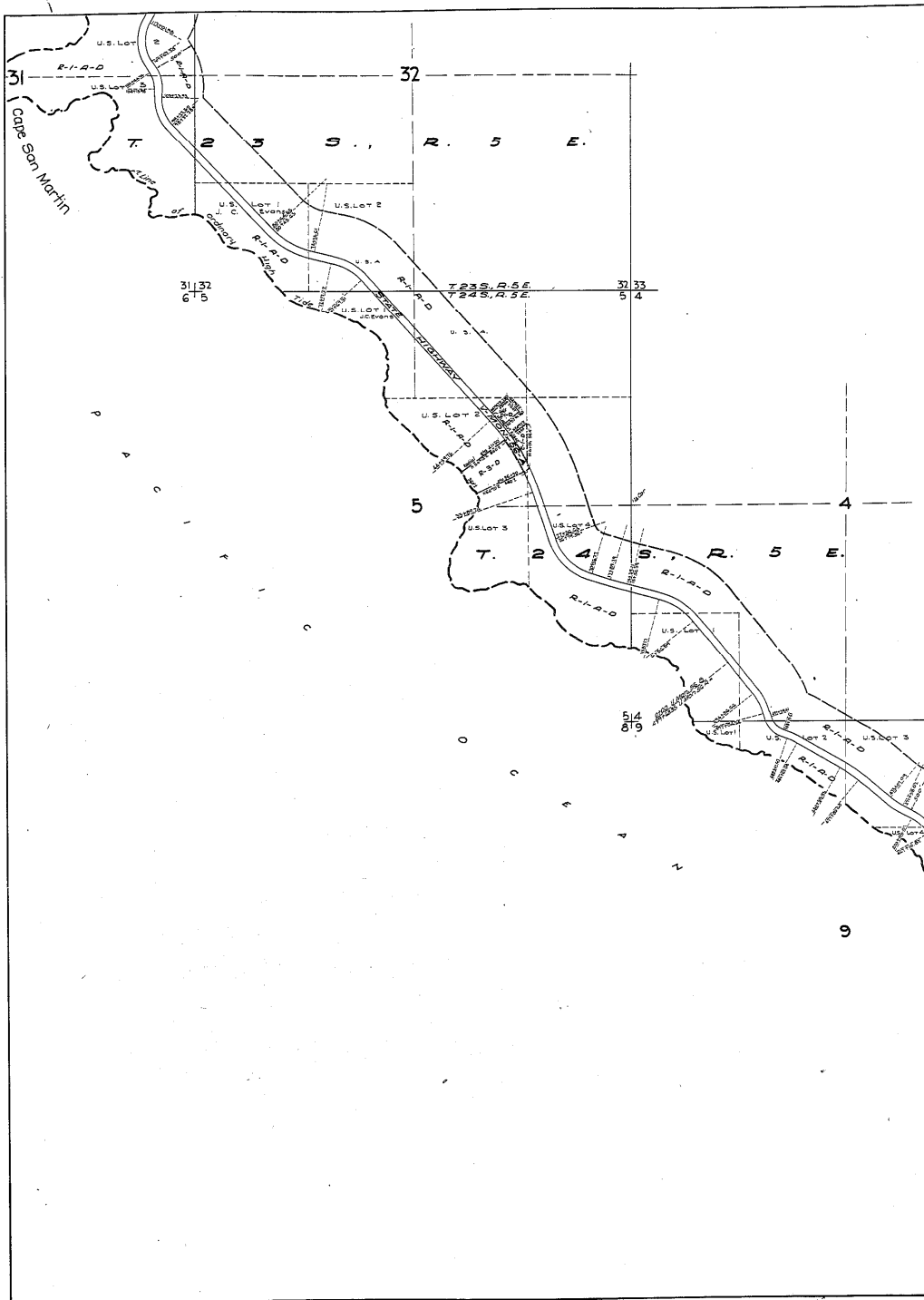




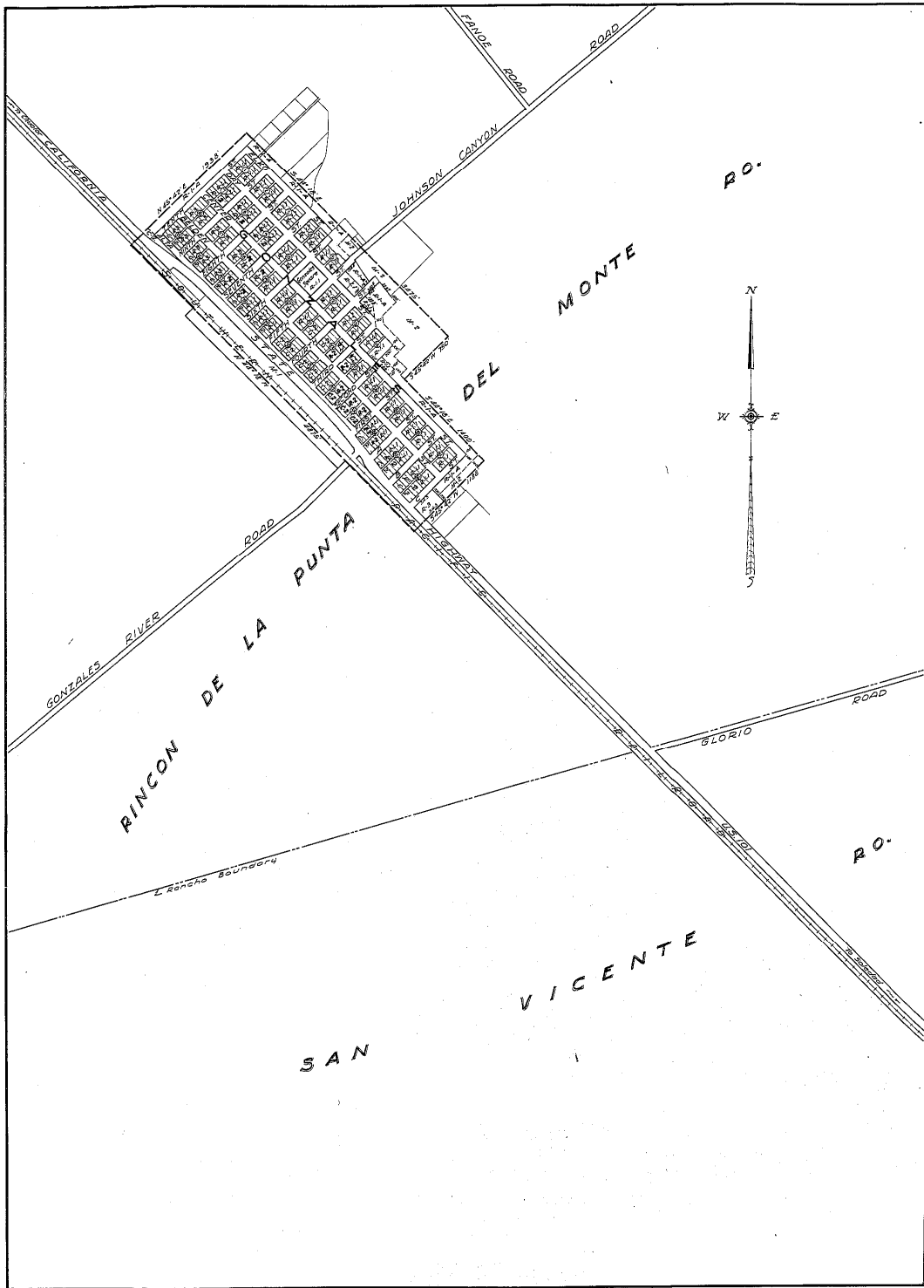
SECTION 10-14Y



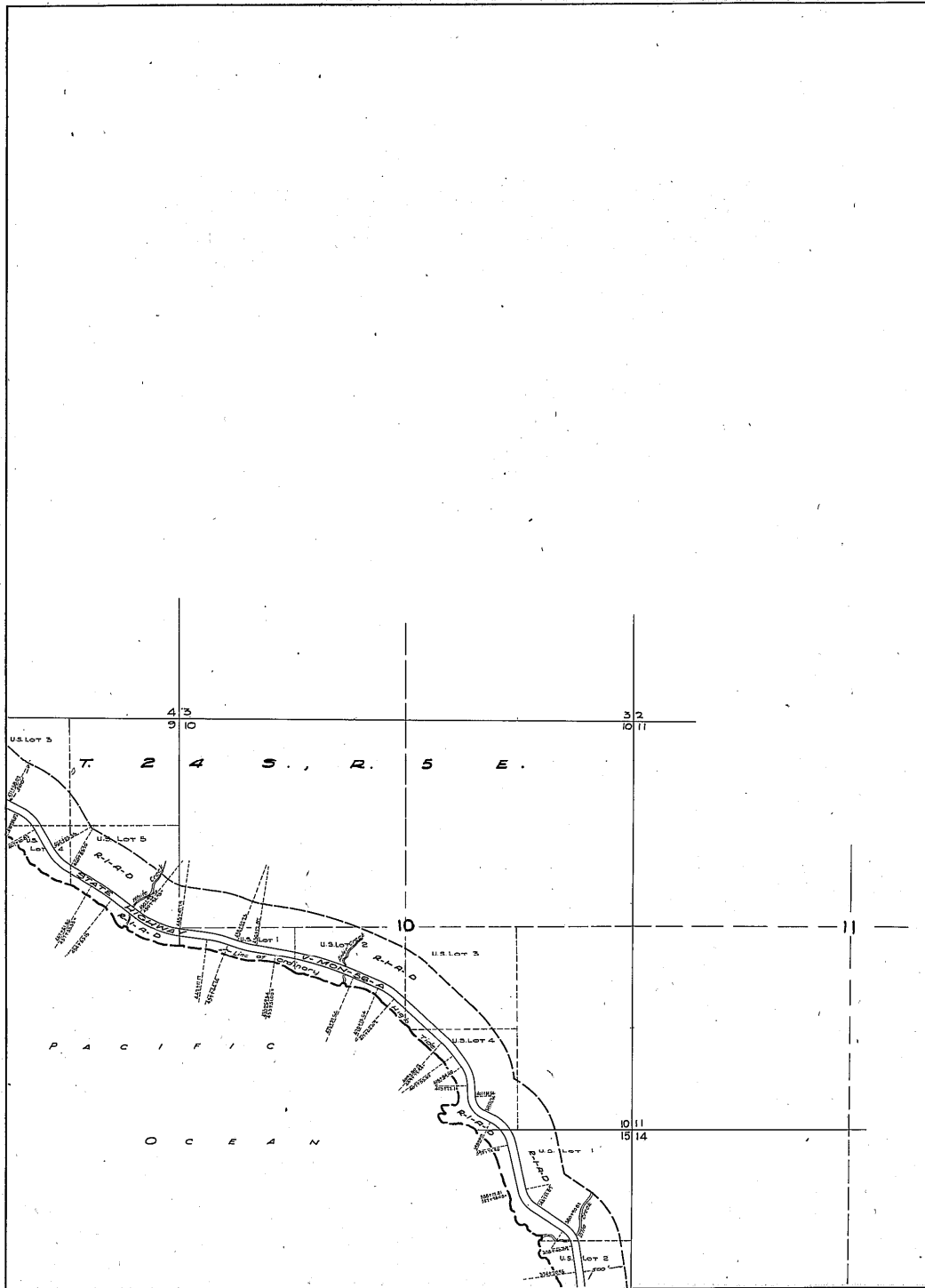
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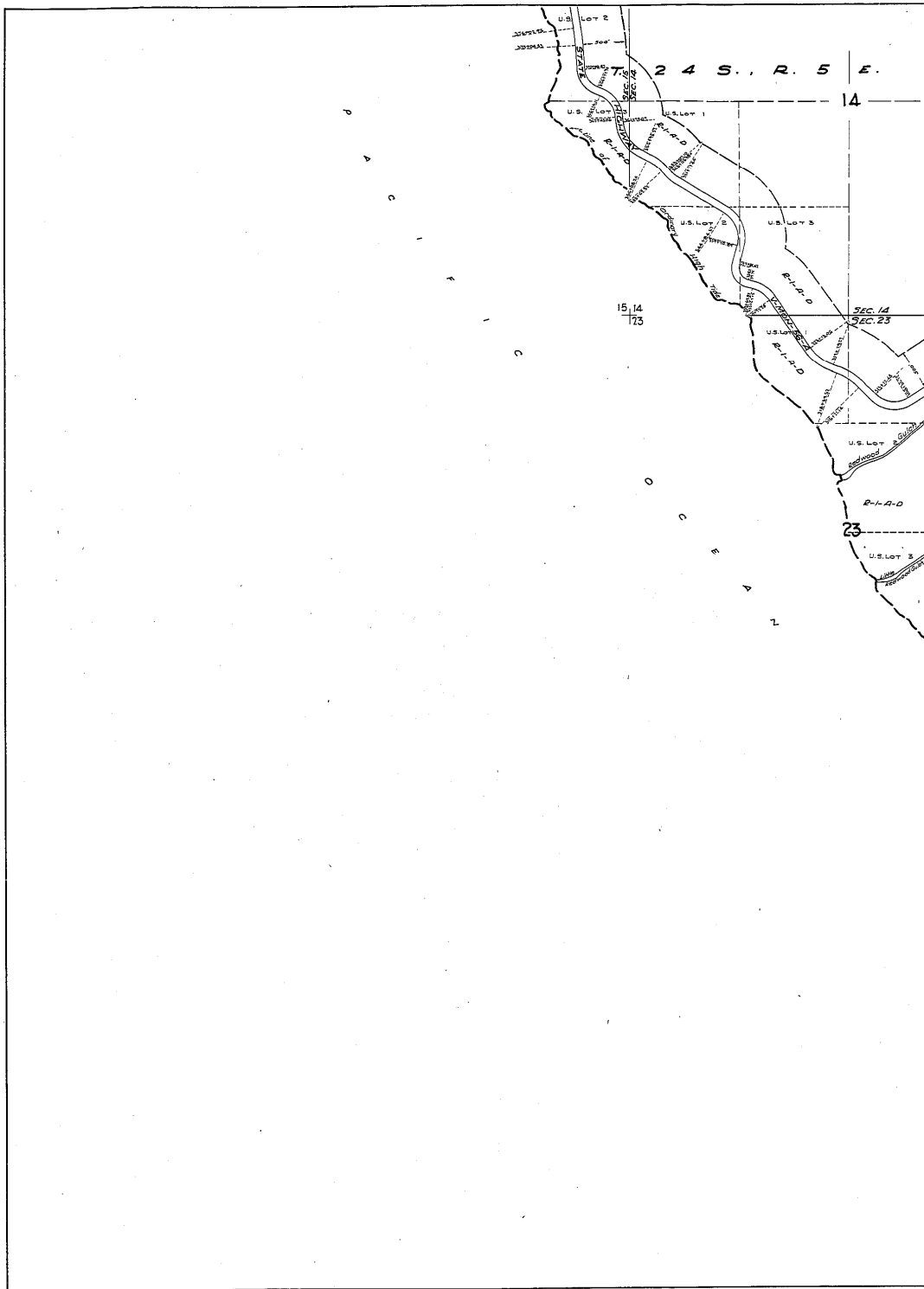
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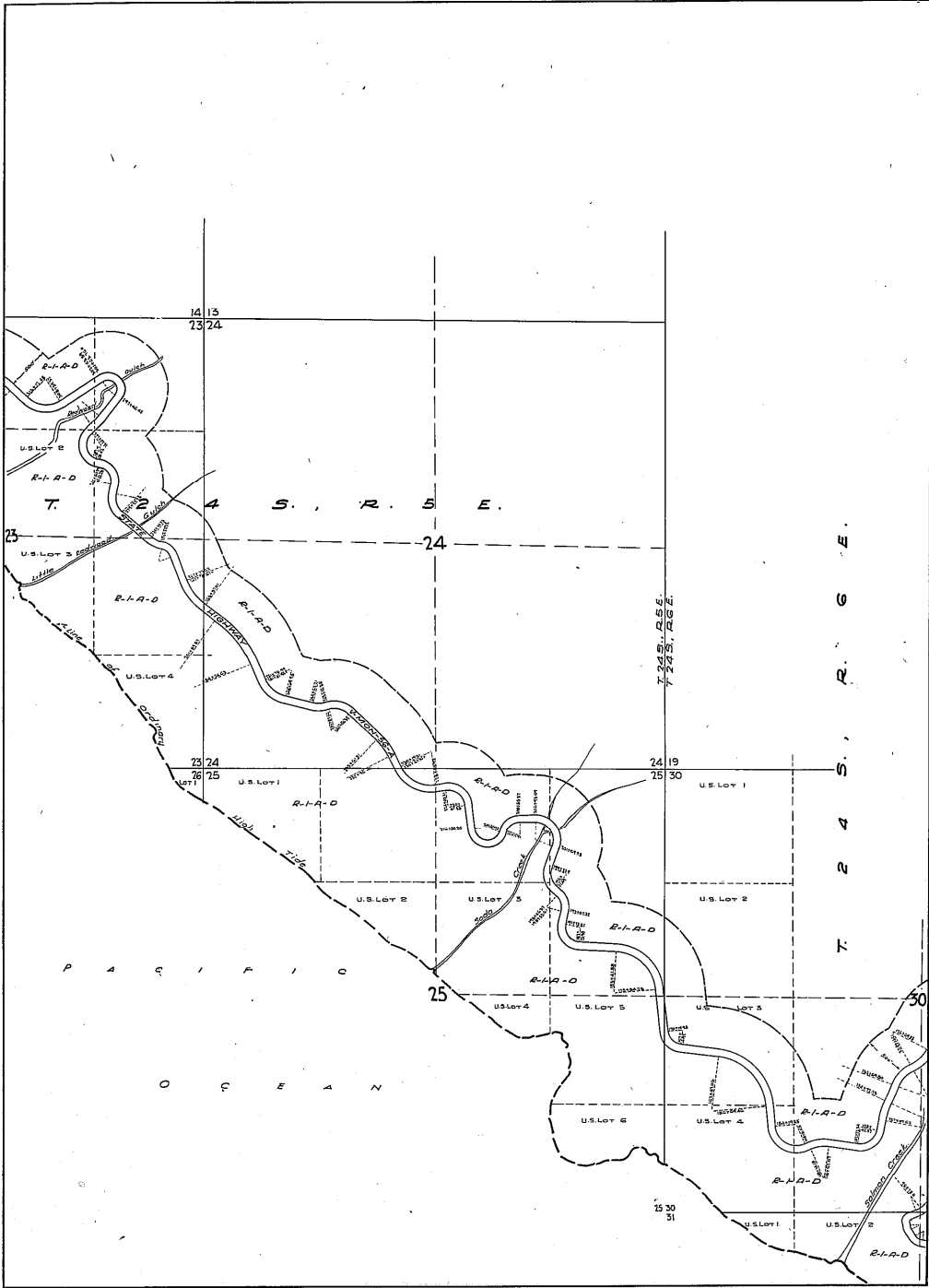
SECTION 10 - 16K.



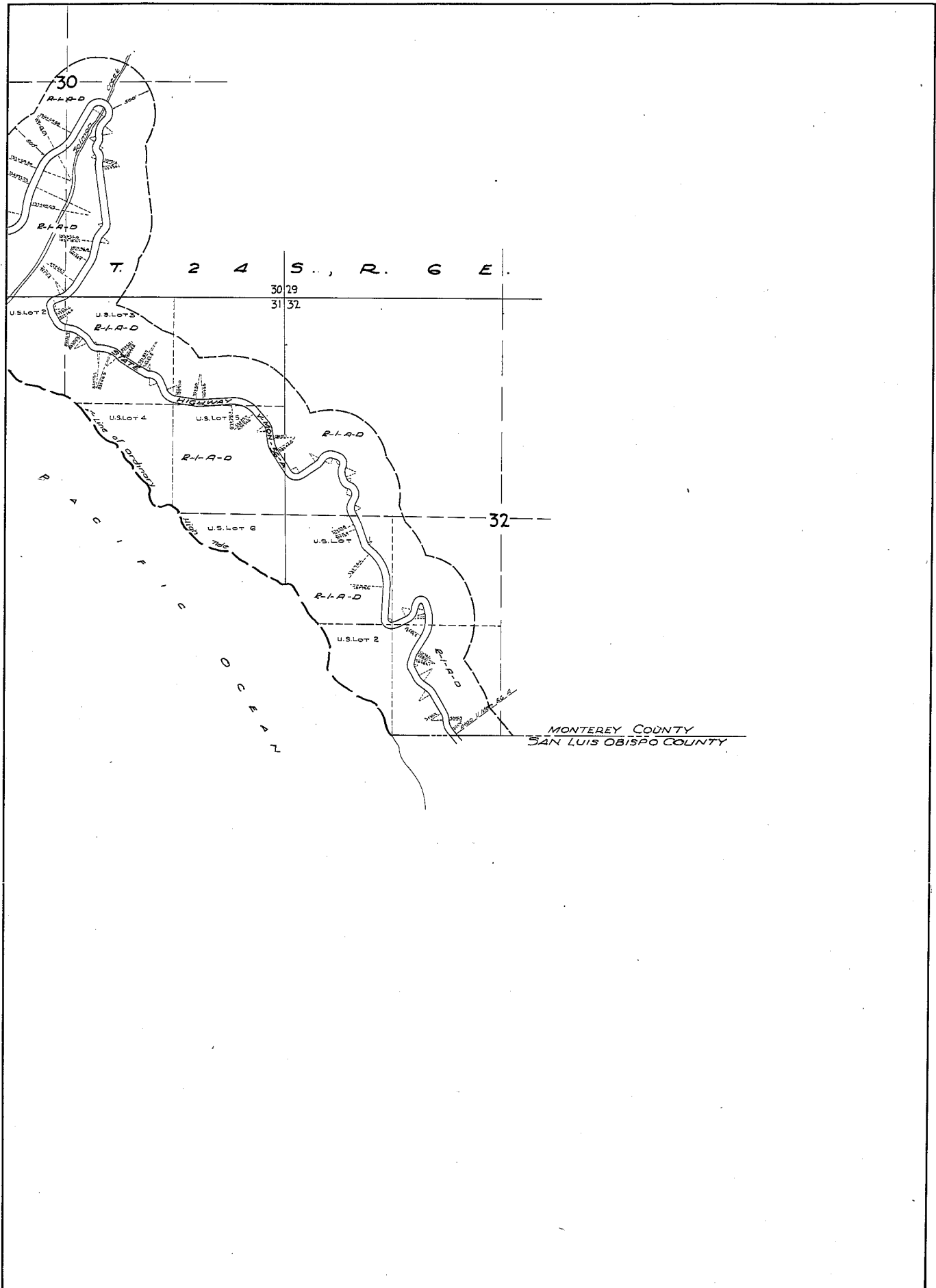
SECTION 10-16Z



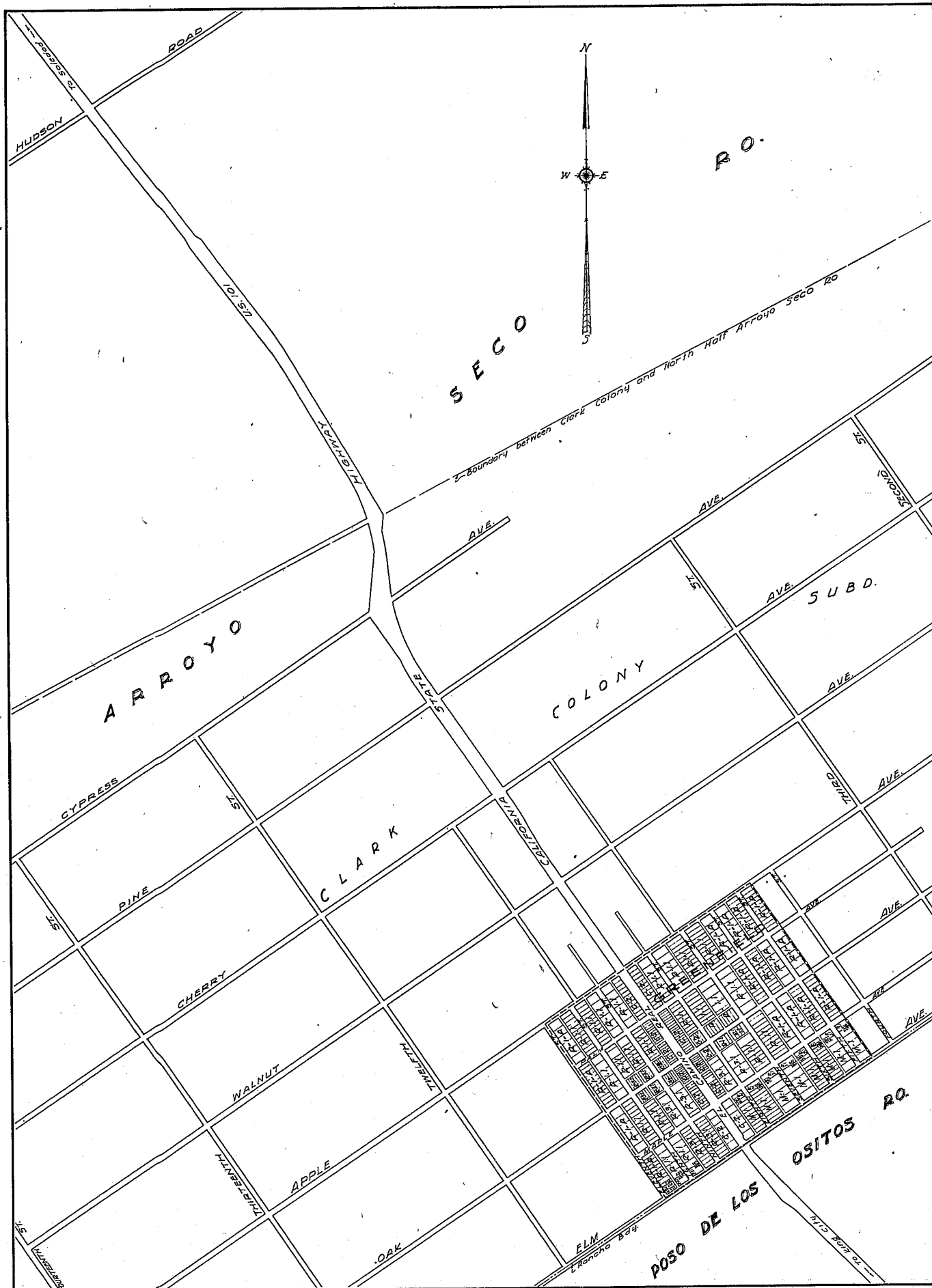
SECTION 10-16c



SECTION 10-176C







SECTION 10-22-0

