

ORDINANCE NO. 127-148

ORDINANCE NO. 125 N. S.

AND 13  
AN ORDINANCE AMENDING SECTION 12/AND ADDING SECTION 14½ TO  
ORDINANCE NO. 105 N. S. ENTITLED, "AN ORDINANCE DIVIDING THE  
CITY OF EL PASO DE ROBLES INTO DISTRICTS OR ZONES FOR THE  
PURPOSE OF REGULATING THE USE OF LANDS IN SAID DISTRICTS OR  
ZONES, THE USE, SIZE AND LOCATION OF BUILDINGS OR OTHER IM-  
PROVEMENTS THEREIN; THE LOCATION OF TRADE, BUSINESS, AND  
INDUSTRIES THEREIN; AND SPECIFYING AND DESCRIBING THE AREAS  
INCLUDED WITHIN THE VARIOUS ZONES AND DISTRICTS AND PRE-  
SCRIBING AND LIMITING THE USE OF LANDS AND THE USE, SIZE  
AND LOCATION OF BUILDINGS AND IMPROVEMENTS IN THE VARIOUS  
ZONES AND DISTRICTS AND ESTABLISHING CERTAIN SET-BACK LINES  
IN THE CITY OF EL PASO DE ROBLES AND PRESCRIBING CERTAIN  
GENERAL PROVISIONS AND EXCEPTIONS GOVERNING THE ENFORCEMENT  
AND APPLICATION OF THE ORDINANCE, AND SPECIFYING PENALTIES  
FOR THE VIOLATION OF THIS ORDINANCE AND ESTABLISHING A  
PROCEDURE FOR THE AMENDMENT AND MODIFICATION THEREOF."

The City Council of the City of El Paso de Robles  
does ordain as follows:

SECTION 1: That Section 12, Ordinance No. 105 N. S.  
be amended to read as follows:

SECTION 12:

REGULATIONS FOR C-1 DISTRICTS: The following regu-  
lations shall apply in all C-1 Districts.

(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 City boundary, a use permit shall be  
required for the establishment of any use for which a use permit  
is required in R-3 Districts.

2. Stores and shops for the conduct of any retail  
sales business (except the sale of used or second-hand goods,  
wares or merchandise) automobile service stations; banks; barber  
shops; beauty parlors; conservatories; dressmaking; millinery,  
shoe and tailor shops; messenger offices; professional offices;  
theatres; bakeries; studios (except motion picture studios);  
telegraph offices; tea rooms, restaurants or cafes; and other  
business uses which, in the opinion of the Planning Commission,  
are of the same general character as those enumerated in this  
subsection and will not be obnoxious or detrimental to the  
district in which located.

3. The sale or display of used or second-hand automobiles, either in an enclosed building or open lot, subject to the securing of a use permit in each case, or as specified otherwise by ordinance, provided that in no case shall a use permit be granted unless, in addition to the other requirements of a use permit, as specified herein, said automobiles shall be displayed and sold only under the following conditions:

AA. In any enclosed building or any lot made entirely free of dust by paving with black top or similar substance.

BB. No automobile or truck shall be displayed or sold on a lot at a distance of less than Fifteen feet from the front of the lot on Spring Street in the City of El Paso de Robles.

CC. All such lots shall be enclosed by a substantial fence of either metal or wood construction and not less than four feet in height.

DD. No automobile or truck shall be displayed that is incapable of being operated or that is not in a good or usable condition.

4. The provision of parking space for automobiles is prohibited on any lot in a C-1 District in connection with stores, shops or businesses operated or conducted in a building on the lot, unless the parking area is maintained in a dust free manner. In every instance where such a parking space adjoins a lot in an "R" District, parking shall be prohibited within Five (5) feet of the line of the residence lot and there shall be maintained in this Five foot strip an evergreen hedge or an approved fence with a height of Six (6) feet.

(b) BUILDING HEIGHT LIMIT: Three (3) stories but not exceeding Forty-five (45) 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" Districts

or for any other residential or dwelling purposes shall comply with the provisions of this ordinance as to rear yards and side yards which are required in "R" Districts; provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required on the first floor, except as hereinafter in this Section provided.

2. In the case of a C-1 District which is entirely surrounded by "R" Districts or by such districts and the City boundary there shall be provided on each lot a front yard and on corner lots a side yard along the street side the same as those required for residences in R-1 Districts.

3. There shall be a three (3) foot side yard along the side of every lot in a C-1 District which side is bordering on property in any "R" District.

4. There shall be a rear yard on the rear of every lot in a C-1 District which rear is bordering on property in any "R" District, which rear yard shall be of a depth equal to not less than Six (6) feet.

5. Each lot fronting on Spring Street shall have a front yard not less than Fifteen (15) feet in depth.

6. 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 a street by the Street and Highway Plan, or section thereof, of the Master Plan of the City or than any future width line or building line which may be specified therefor by the provisions as specified otherwise by City ordinance.

(d) ADDITIONAL REGULATIONS:

1. Nothing in this section shall be construed as permitting billboards or advertising statuary to be erected, constructed or established on lots or premises in C-1 Districts.

2. No exterior signs shall be displayed in connection

with any of the permitted stores, shops or businesses or for any other purpose, upon any portion of any building or premises except on the wall of the building fronting the street along which the C-1 District is established.

3. Any and all of the permitted stores, shops or businesses shall be entirely located and conducted within the buildings, and the principal business entrances to these buildings shall be from the principal street along which the C-1 District is established.

SECTION 2: That Section 13, Ordinance No. 105 N. S. be amended to read as follows:

SECTION 13: REGULATIONS FOR C-2 DISTRICTS: The following regulations shall apply in all C-2 Districts:

(a) USES PERMITTED:

1. All uses permitted in any "R" District.  
 2. All uses permitted in a C-1 District, except that the sale or display of used or second-hand automobiles which said sale shall be regulated and conformed to the same provisions as herein contained for such sale in a C-1 District.

3. Automobile courts, undertaking establishments, stores and shops for the conduct of any wholesale business (except warehouses); auto laundries; dancing academies; carpenter shops; lumber yards; laundries; paint, paper hanging and decorating shops; plumbing shops; tinsmith shops; storage of household goods; 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 located.

4. The use of power-driven machinery incidental to any of the uses permitted in said C-2 Districts.

(b) BUILDING HEIGHT LIMIT: Same as specified for C-1 District.

(c) YARDS REQUIRED: None except:

1. There shall be a three (3) foot side yard 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 six (6) foot rear yard on the rear of every lot in a C-2 District which rear is bordering on property in any "R" District.

2. Each lot fronting on Spring Street shall have a front yard not less than Fifteen (15) feet in depth.

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 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 City, or than any future width line or building line which may be specified therefor by the provisions of any other ordinance of the City of El Paso de Robles.

SECTION 3: That Section 14 $\frac{1}{2}$  shall be added to said Ordinance 105 N. S. as follows:

SECTION 14 $\frac{1}{2}$ :

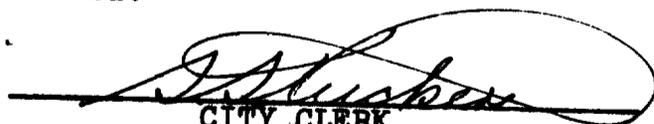
1. No dwelling house or any other building wherein humanbeings dwell, nor any factory or any other building wherein humanbeings work or any other building maintained to be occupied by humanbeings shall be built in any district within a distance of Five Hundred (500) feet from any sewage disposal plant in the City of El Paso de Robles.

PASSED AND ADOPTED this 20th day of October, 1947.

CITY OF EL PASO DE ROBLES

  
MAYOR

ATTEST:

  
CITY CLERK.

STATE OF CALIFORNIA  
COUNTY OF SAN LUIS OBISPO  
CITY OF EL PASO DE ROBLES

} SS.

I, S. S. Tucker, City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing Ordinance No. 125 N.S. was duly and regularly adopted, passed, and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 20th day, of October 19.47, by the following vote:

AYES: Councilmen Bryant, DeChaine, Franscioni, Hirschler and Turner.

NOES: Councilmen None

ABSENT: Councilmen None

Dated this 20th day of October, 1947

  
City Clerk and Ex-Officio Clerk of the City Council,  
City of El Paso de Robles, State of California.