

ORDINANCE NO. 890

AN ORDINANCE AMENDING CHAPTER 27 (ZONING
ORDINANCE) OF THE LODI CITY CODE AND THEREBY
ELIMINATING ALL REFERENCES TO THE R-3 AND R-4
MULTIPLE-FAMILY ZONING DISTRICTS

The City Council of the City of Lodi does ordain as follows:

Section 1. Section 27-4 (a) of the Code of the City of Lodi is hereby amended to read in full as follows:

(a) Districts. The City is hereby divided into districts to be known as follows:

R-1 Residence District - One Family

R-2 Residence District - One Family (Smaller lots).

R-GA Garden Apartment Residential District

R-MD Medium Density Multiple-Family Residential District

R-HD High Density Multiple-Family Residential District

C-P Commercial-Professional Office District

C-S Commercial Shopping District

P-D Planned Development District

C-1 Neighborhood Commercial District

C-2 General Commercial District

M Industrial District

Section 2. Section 27-9 (a) 1. of the Code of the City of Lodi is hereby amended to read in full as follows:

1. All uses permitted in the R-GA district with the same regulations applicable thereto.

Section 3. Section 29-7 (c) of the Code of the City of Lodi is hereby amended to read in full as follows:

(c) Minimum yards.

1. For dwellings, the provisions shall be the same as in the R-1 District as provided in subsection (c) of Section 27-5.

2. For other permitted buildings, the following minimum yards shall govern:

(i) Front yard: Same as in the R-1 District as provided in subsection (c) of Section 27-5.

(ii) Side yard: No side yard is required except that on lots adjacent to a residential zone, a five foot yard shall be observed. On corner lots, a minimum yard of ten feet is required on the street side of the lot.

(iii) Rear yard: Same as in the R-1 District as provided in subsection (c) of Section 27-5.

(iv) Land coverage: The above minimum yards shall be increased where necessary so that in no case shall the maximum coverage of the land by the main buildings and any accessory buildings exceed fifty per cent of the total area of the lot.

Section 4. Section 27-10 (a) 1. of the Code of the City of Lodi is hereby amended to read in full as follows:

1. All uses permitted in the R-HD District with the same regulations applicable thereto except as herein provided.

Section 5. Section 27-10 (b) 2. of the Code of the City of Lodi is hereby amended to read in full as follows:

2. Building site area required: For dwellings the provisions shall be the same as in the R-MD District; for other permitted types of buildings the minimum lot size shall be sufficient to provide the yard areas and parking

spaces hereinafter specified for the several types of buildings.

Section 6. Section 27-10 (c) of the Code of the City of Lodi is hereby amended to read in full as follows:

(c) Minimum Yards.

For dwellings the provisions for the C-1 District shall be the same as in the R-1 Residence District as provided in subsection (c) of Section 27-5. For all other permitted types of buildings the yard provisions of subsection (c) of Section 27-11 shall apply. Such minimum yards shall be increased where necessary to provide for the off-street parking space as required by the provisions of Section 27-13.

Section 7. Section 27-10 of the Code of the City of Lodi is hereby amended so as to add as follows:

(d) Screening.

Lots adjacent to a residential zone, upon development for nonresidential purposes, shall be screened with a solid fence of wood, masonry, or such other material as approved by the Director of Public Works, six feet in height for the length of the boundary line between the ~~two~~ districts, excluding the required front yard or street side yard where the property shall be landscaped or screened by a three and one-half foot solid fence of the same material. All fencing erected under this section shall be maintained in good condition.

Section 8. Section 27-11 (b) 2. of the Code of the City of Lodi is hereby amended to read in full as follows:

2. Building side area required: For dwellings the provisions shall be the same as in the R-HD , Residence District; for other permitted types of buildings, the minimum lot size shall be sufficient to provide the yard areas and parking spaces hereinafter specified for the several types of buildings.

Section 9. Section 27-11 (c) 1. of the Code of the City of Lodi is hereby amended to read in full as follows:

1. For dwellings the provisions for the C-2 District shall be the same as in the R-1, Residence District. For all other permitted types of buildings the minimum yards shall be as set forth hereinafter, except as required to be increased where necessary for off-street parking space.

Section 10. Section 27-11 (c) 4. of the Code of the City of Lodi is hereby amended to read in full as follows:

4. Rear yard: The rear yard requirements shall be the same as in the R-1, Residence District, except that no rear yard is required when a lot in a C-2 District rears upon a lot in any C or M District, whether across an alley or not,

Section 11. Section 27-11 of the Code of the City of Lodi is hereby amended so as to add as follows:

(d) Screening. Lots adjacent to a residential zone, upon development for non-residential purposes, shall be screened with a solid fence of wood, masonry, or such other material as approved by the Director of Public Works, six feet in height for the length of the boundary line between the two districts, excluding the required front yard or street side yard where the property shall be landscaped or screened by a three and one-half foot solid fence of the same material. All fencing erected under this section shall be maintained in good condition.

Section 12. Section 27-13 (g) of the Code of the City of Lodi is hereby amended to read in full as follows:

2. For detached accessory buildings in the R-1, R-2, and R-GA Districts, certain additional regulations shall apply as follows:

(i.) In the case of interior lots abutting upon one street only, such buildings shall not encroach upon the front half of the lot; in the case of

interior(through lots, such buildings shall not encroach upon the one-quarter of the depth of the lot nearest either street; provided, that these requirements shall not be deemed to require the accessory building to be farther than sixty feet from any street.

(ii) In the case of a corner lot, such buildings shall not be closer to any street than one-half of the lot depth, with a maximum of sixty feet required, nor closer to the side street than the width of any required yard on the street side of the lot. In the case of reversed corner lots such buildings shall not project beyond the front yard line required on the lots to the rear of such lot.

Section 13. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section 14. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

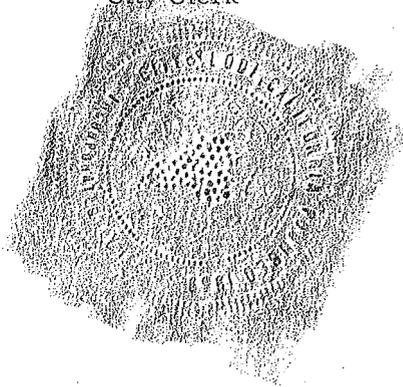
Approved this 5th day of March, 1969.

Robert Hunnell

ROBERT HUNNELL, Mayor

Bessie L. Bennett

Attest: Bessie L. Bennett
City Clerk



State of California,

County of San Joaquin, ss.

I, Bessie L. Bennett, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 890 was introduced at a regular meeting of the City Council of the City of Lodi held February 19, 1969, and was thereafter passed, adopted and ordered to print at a regular meeting held March 5, 1969, by the following vote:

Ayes: Councilmen - Brown, Culbertson, Kirsten, Schaffer
and Hunnell

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 890 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

Bessie L. Bennett
City Clerk

