

ORDINANCE NO. 437 N.S.

AN ORDINANCE AMENDING SECTION 21.16 OF THE MUNICIPAL  
CODE OF THE CITY OF EL PASO DE ROBLES

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

SECTION I. Section 21.16.030 R-2a District. Eliminate the word  
"a" and the word "restricted".

Item 2, Duplexes, under minimum building site required, interior  
lot to be amended to read 7000.

Item 3, Triplexes, under minimum building site required, interior  
lot to be amended to read 9000.

Item 5, Dwelling Groups, eliminate phrase "not to exceed 3 units"  
and under minimum building site required, corner and interior lots be  
amended to read 9000.

SECTION II. Section 21.16.040 R-2. This section to be eliminated  
from the Zoning Ordinance.

SECTION III. Section 21.16.050 R-3.

Item 1, All uses listed in the R-2 district, under minimum  
building area required, corner lot and interior lot to read 2175 and  
eliminate the expression " + 1 unit".

Item 2, Multi-family dwellings, apartments, under minimum building  
area required, corner lot and interior lot be amended to read 2175,  
and eliminate the expression " + 1 unit".

SECTION IV. Section 21.16.060 R-3-0.

Item 1, Alluses listed on R-2 and R-3 districts, under minimum  
building area required, corner lot and interior lot be amended to read  
2175 and eliminate the expression " + 1 unit".

Item 2, Multi-family dwellings, apartments, under minimum building  
area required, corner lot and interior lot be amended to read 2175,  
and eliminate the expression " + 1 unit".

Item 6, change existing Item 6 to new Item 8. Insert new Item 6  
to read as follows:

Item 6. Commercial Uses

a) Which are historically shown to be compatible with residential  
neighborhoods

b) and which are characterized by the rehabilitation or preservation

of an existing residential structure; such as "Art Galleries, Craft Studios, or Nurseries".

Use Permit required.

SECTION V. Section 21.16.070 R-4.

Item 1, Triplexes, multiple dwellings, apartment houses, dwelling groups and professional offices, under minimum building area required, corner lot and interior lots be amended to read 1450, and eliminate the expression " + 1 unit".

Item 5, change the existing Item 5 to new Item 6. Insert new Item 5 to read as follows:

Item 5. Commercial Uses:

- a) Which are historically shown to be compatible with residential neighborhoods
- b) and which are characterized by the rehabilitation or preservation of an existing residential structure; such as "Art Galleries, Craft Studios, or Nurseries".

Use Permit required.

SECTION VI. Zoning Map. Eliminate the "a" from the expression R-2a on the map and in the legend, and also in the legend eliminate the word "restricted".

PASSED AND ADOPTED this 18th day of September, 1979,

by the following roll call vote:

AYES: Hanson, Hurst, Minshull, Stemper and Schwartz

NOES: None

ABSENT: None

  
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BARNEY SCHWARTZ, MAYOR

ATTEST:

  
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DONALD B. KEEFER, CITY CLERK