

ORDINANCE NO. 541 N.S.
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 AMENDING SECTIONS 21.16.090 AND 100 AND
 ESTABLISHING SECTION 21.20.205 OF THE ZONING CODE
 TO ESTABLISH MEANS TO REDUCE INTERIOR SIDE AND
 REAR SETBACK REQUIREMENTS FOR BUILDINGS AND
 STRUCTURES ON C-2 AND C-3 ZONED LOTS WHICH
 ARE ADJACENT TO RESIDENTIALLY-ZONED LOTS

The City Council of the City of El Paso De Robles, California, does hereby ordain as follows:

SECTION I: Sections 21.16.090 and 21.16.100 (District Use Tables for the C-2 and C-3 Zones, respectively) of the Zoning Regulations are amended as follows:

a. Under the column entitled: "Interior Lot Line" within the broader column entitled "Minimum Side Yard Required", make the following changes:

(1) Delete the wording: "None, except where side of any lot is adjacent to side of any lot zoned for residential purposes in which case a side set back of 5 ft. shall be required";

(2) Add the wording: "As required by section 21.20.205".

b. Under the column entitled: "Interior Lot Line" within the broader column entitled "Minimum Rear Yard Required", make the following changes:

(1) Delete the wording: "None, except where side of any lot is adjacent to side of any lot zoned for residential purposes in which case a side set back of 5 ft. shall be required";

(2) Add the wording: "As required by section 21.20.205".

SECTION II: Section 21.20.205 is hereby established to read as follows:

"21.20.205 Interior Side and Rear Yard Setbacks in the C-2 and C-3 Districts. In the C-2 and C-3 Districts, when interior side and rear yards are adjacent to other C-2 or C-3 zoned lots, no interior side or rear yard setbacks are required.

If interior side and rear yards are adjacent to residentially zoned lots, the minimum setbacks shall be five (5) feet for the interior side yard and ten (10) feet for the rear yard unless the Planning Commission approves a waiver of such setbacks in the following manner:

a. The Architectural Review Committee shall review the proposed waiver and make a recommendation to the Planning Commission.

b. The owners of adjacent and abutting residentially zoned properties which would be affected by such a waiver shall be notified by mail that the Planning Commission will consider such a waiver. Such notification shall be given at least ten days prior to the Planning Commission meeting at which the waiver will be considered.

c. In its review of the minutes of the Architectural Review Committee meeting, the Planning Commission shall consider the recommendation regarding the proposed waiver and any testimony by owners of affected property.

d. Prior to making a decision to grant a waiver of setbacks, the Planning Commission must find that the waiver of the required interior side and rear yard setbacks will not have a negative impact which would be detrimental to the health, safety, welfare or property of adjacent residentially zoned properties.

PASSED AND ADOPTED THIS 15th day of December, 1987 by the following roll call vote:

AYES: Cousins, Ovitt, Dolan, Martin and Russell

NOES: None

ABSENT: None

Nick Russell
MAYOR NICK RUSSELL

ATTEST:

Dawn Hudson
Dawn Hudson, Deputy City Clerk

AAB257