

CITY OF SAND CITY

ORDINANCE NO. 16-05, 2016

**ORDINANCE OF THE CITY OF SAND CITY AMENDING  
CHAPTERS 18.04, 18.06, 18.08, 18.10, 18.12, 18.13, 18.21, AND 18.59 OF THE  
SAND CITY MUNICIPAL CODE TITLE 18 (ZONING ORDINANCE) AND THE  
OFFICIAL CITY ZONING MAP TO IMPLEMENT POLICIES OF THE 2015-2023  
(5<sup>TH</sup> CYCLE) HOUSING ELEMENT AS CONDITIONALLY CERTIFIED BY  
THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**WHEREAS**, in 2016, the City of Sand City (the “City”) received conditional certification from the State Department of Housing and Community Development (the “HCD”) regarding the 2015-2023 (5<sup>th</sup> Cycle) Housing Element update, which includes certain programs mandated by State statutory requirements; and

**WHEREAS**, the 2015-2023 (5<sup>th</sup> Cycle) Housing Element meets the statutory requirements of State housing element law (Gov. Code Article 10.6); however, certification of this 5<sup>th</sup> Cycle document by the HCD was conditioned upon the City taking specific action to address the un-accommodated housing needs from the prior 4<sup>th</sup> cycle (2009-2014 Housing Element Edition) planning period and to ensure the availability of appropriate sites for emergency shelters; and

**WHEREAS**, pursuant to Government Code Section 65584.09, any jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle’s housing needs (Cycle 4 - 2009-2014 Housing Element) must zone or re-zone adequate sites to accommodate all of the Housing Element’s previous cycle’s unmet housing needs within the first year of the following housing element’s cycle (Cycle 5 - 2015-2023 Housing Element); and

**WHEREAS**, pursuant to Senate Bill 2, the City must allow both supportive and transitional housing types where residential housing is allowed as “permitted uses”, subject to the same restrictions that apply to other residential uses of those applicable zoning districts; and

**WHEREAS**, the addition of specific definitions into the zoning code for “Employee Housing”, “Supportive Housing”, and “Transitional Housing”, consistent with California Health and Safety Codes, is necessary for both statutory and HCD compliance; and

**WHEREAS**, Assembly Bill 2222 (2014) requires the City to increase the dwelling unit density bonus, as specified in Municipal Code Chapter 18.59, from twenty-five percent (25%) to thirty-five percent (35%); and

**WHEREAS**, the amendments to the City’s official Zoning Map, as specified by this Ordinance and illustrated on Ordinance Exhibits A and B, attached hereto and incorporated herein by this reference, are necessary for implementing Program 4.1.1.A and Program 4.1.1.C of the 2015-2023 Sand City Housing Element (5<sup>th</sup> Cycle) in compliance with the conditional HCD certification of the 2015-2023 Housing Element; and

**WHEREAS**, other minor amendments to the zoning code are necessitated and being enacted along with these other Housing Element mandated amendments for clarification and grammatical corrections; and

**WHEREAS**, the zoning amendments of this Ordinance are consistent with the programs stated in the 2015-2023 Housing Element for which an environmental initial study was prepared and a mitigated negative declaration was adopted by the City Council in early 2016, and are also found to be exempt from CEQA (California Environmental Quality Act) per CEQA Guidelines, Section 15060(c)(2) as these amendments shall have no direct or foreseeable indirect physical change to the environment, wherefore no further CEQA review and/or environmental action is necessary; and

**WHEREAS**, a notice of public hearing regarding the proposed amendments to Title 18 of the Sand City Municipal Code (the "SCMC") and Zoning Map was published in the Monterey Herald, a newspaper publication of general circulation within the local agency ten days prior to public hearing, posted for public viewing at Sand City's three designated posting locations specified by SCMC Chapter 1.12, and mailed to all property owners within a 300 foot radius of the proposed re-zoning areas.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Sand City to amend specific chapters and sections of the Sand City Municipal Code Title 18 (Zoning Ordinance) and the official City zoning map as follows:

**SECTION 1: Section 18.04.279 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**"18.04.279 Homeless Shelter Use.** "Homeless Shelter Use" means an emergency shelter with a capacity as determined by the Sand City Housing Element, as may be amended from time to time, consistent with the provisions of Section 50801(c) of the California Health and Safety Code. The use provides housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

**SECTION 2: Chapter 18.04 of the Sand City Municipal Code is hereby amended to add Section 18.04.232 to read as follows:**

**"18.04.232 Employee Housing.** "Employee Housing" shall have the same meaning as defined by California Health and Safety Code Section 17008."

**SECTION 3: Chapter 18.04 of the Sand City Municipal Code is hereby further amended to add Section 18.04.517 to read as follows:**

**"18.04.517 Supportive Housing.** "Supportive Housing" means housing with no limit on length of stay, that is occupied by the target population,

that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; consistent with Health and Safety Code 50675.14.”

**SECTION 4: Chapter 18.04 of the Sand City Municipal Code is hereby further amended to add Section 18.04.527 to read as follows:**

**“18.04.527 Transitional Housing.** “Transitional Housing” and “Transitional Housing Development” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to other eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.”

**SECTION 5: Chapter 18.08 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.08.010 Purpose.** The purpose of the R-1 district is to stabilize and protect the residential characteristics of the district and to promote and encourage a suitable environment for family life. The R-1 district is intended for single-family homes and the community services appurtenant thereto.

**18.08.020 Principal permitted uses.** Principal permitted uses in the R-1 district are as follows:

- A. Single-family dwellings;
- B. Rooming and boarding of no more than two persons;
- C. Signs not exceeding in the aggregate, six square feet in area, for each building site, may be displayed for the purpose of advertising the sale or lease of property upon which is displayed;
- D. Manufactured homes.
- E. Employee Housing for six (6) or fewer persons.
- F. Supportive Housing, as defined in Chapter 18.04 of this Title
- G. Transitional Housing, as defined in Chapter 18.04 of this Title

**18.08.030 Accessory uses.** Accessory uses permitted in the R-1 district are as follows:

- A. Living quarters for persons regularly employed on the premises, but not rented or otherwise conducted as a business; provided, that no kitchen facilities are provided;
- B. Home occupations, with the issuance of a Home Occupation Permit;
- C. Other accessory uses, and accessory buildings customarily appurtenant to a permitted use.

**18.08.040 Conditional uses.** Conditional uses permitted in the R-1

district are as follows:

- A. Public and quasi-public buildings and uses of a recreational, educational, religious, cultural or public service type; not including corporation yards, storage or repair yards and warehouses;
- B. Licensed foster homes;
- C. Public utility substations and public utility communication equipment buildings;
- D. Group Dwellings.
- E. Single Room Occupancy (SRO) units.

**18.08.050 Height regulations.** Height regulations permitted in the R-1 district are as follows: no principal building shall exceed thirty feet (30') in height and no detached accessory building shall exceed fifteen feet (15') in height.

**18.08.060 Minimum requirements.** The following minimum requirements shall be observed in the R-1 district, except where increased for conditional uses or modified herein:

- A. Minimum building site area required, three thousand seven hundred fifty (3,750) square feet;\*
- B. Minimum building site width required, fifty feet;
- C. Percentage of building site coverage permitted, sixty percent;
- D. Minimum front yard setback required, five feet;
- E. Minimum side yard setback required, five feet;\*
- F. Minimum rear yard setback required, ten feet;
- G. Parking spaces required, two per dwelling unit (one covered);

\* Those holding single twenty-five-foot lots, with separate owners on each side of them at the time the ordinance codified in this title is adopted, can develop them as they exist with design review. A minimum zero side yard setback will be allowed.

Applicants for development on a twenty-five-foot lot will be required to show proof of ownership by producing a recorded deed or notarized contract of sale dated prior to ordinance adoption. Change of ownership will not affect the status of a twenty-five-foot lot if, in fact, it was a twenty-five-foot lot prior to ordinance adoption. However, proof of such will still be necessary as described above.

H. Maximum driveway width, twelve and one-half feet (to allow curb room for off-site parking).

**18.08.070 Other required conditions.** Other required conditions in the R-1 district are as follows:

- A. Site plan approval required of all conditional uses set out in Section 18.08.040;

- B. Off-street parking required for all uses as set out in this Chapter, two spaces per unit to be within a two-car, enclosed garage;
- C. Design control regulations apply within the R-1 district.”

**SECTION 6: Chapter 18.10 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.10.010 Purpose.** The purpose of the R-2 district is to stabilize and protect the residential characteristics of the district and to promote and encourage a suitable environment for family life. The R-2 district is intended for one-family and two-family residences and community services appurtenant thereto.

**18.10.020 Principal permitted uses.** Principal permitted uses in the R-2 district are as follows:

- A. Single-family dwellings;
- B. Duplex or two-family dwellings.
- C. Residential Care Facility for six (6) or fewer persons.
- D. Employee Housing for six (6) or fewer persons.
- E. Supportive Housing, as defined in Chapter 18.04 of this Title.
- F. Transitional Housing, as defined in Chapter 18.04 of this Title.

**18.10.030 Accessory uses.** Accessory uses permitted in the R-2 district are as follows:

- A. Room and boarding of not more than one person per unit;
- B. Home occupations, with the issuance of a Home Occupation Permit;
- C. Private swimming pools;
- D. Temporary tract offices and building yards;
- E. Other accessory uses and accessory buildings customarily appurtenant to a permitted use.

**18.10.040 Conditional uses.** Conditional uses permitted in the R-2 district are as follows:

- A. Public and quasi-public buildings and uses of a recreational, educational, religious, cultural or public service type; not including corporation yards, storage or repair yards and warehouses;
- B. Multi-family dwellings;
- C. Nursery schools, licensed foster homes, homes for ambulatory aged persons, and nursing or convalescent homes;
- D. Commercial parking lots;
- E. Public utility substations and public utility communication equipment buildings;
- F. Group Dwellings;
- G. Mobile homes (renewable annually).
- F. Single Room Occupancy (SRO) units.

**18.10.050 Height regulations.** Height regulations in the R-2 district are

as follows: no principal building shall exceed thirty feet (30') in height; no detached accessory buildings shall exceed fifteen feet (15') in height.

**18.10.060 Area, lot width and yard requirements.** The following minimum requirements shall be observed in the R-2 district, except where increased for conditional uses. The minimum requirements shall be those of the following that correspond with the district classification designated on the zoning map.

- A. Single-family dwellings; same as in R-1 district regulations; and
- B. Two-family dwellings, designated as follows:
  - 1. Minimum lot area, three thousand seven hundred fifty (3,750) square feet,
  - 2. Mean lot width, fifty feet (interior lot),
  - 3. Mean lot depth, fifty feet (corner lot),
  - 4. Percentage of building site coverage permitted, sixty percent (60%),
  - 5. Parking spaces per dwelling unit, two (one and one-half covered),
  - 6. Side yard setbacks, five,\*
  - 7. Exterior yards:
    - a. Front yard setback, five feet,
    - b. Rear yard setback, ten feet,
  - 8. Driveway width, twelve and one-half feet to seventeen feet (to allow off-street parking).

\*Setbacks can be applied to either side yard (total of ten feet minimum), with a zero side yard on the opposite side.

**18.10.070 Other required conditions.** Other required conditions in the R-2 district are as follows:

- A. Site plan approval by the City Council required of all conditional uses;
- B. Off-street parking required for all uses, as above;
- C. On any corner lot, each exterior yard which abuts the front yard of an adjacent lot shall be not less than twenty feet in depth. Any other exterior yard on a corner lot may be reduced to fifteen feet;
- D. Applicable fence height limitations and other regulations relating to fences and hedges;
- E. Design control district regulations apply.”

**SECTION 7: Section 18.12.020 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.12.020 Principal permitted uses.** Principal permitted uses in the R-3 district are as follows:

- A. Multiple dwellings;
- B. Single-family dwellings and duplexes, subject to all restrictions and requirements of the R-1 district; and
- C. Licensed homes for ambulatory aged persons over sixty-five years of age.

- D. Residential Care Facility for six (6) or fewer persons.
- E. Employee Housing for six (6) or fewer persons.
- F. Supportive Housing, as defined in Chapter 18.04 of this Title.
- G. Transitional Housing, as defined in Chapter 18.04 of this Title.”

**SECTION 8      Section 18.12.040 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.12.040 Conditional uses.** Conditional uses permitted in the R-3 district are as follows:

- A. Rooming houses and boarding houses and foster homes for any number of guests;
- B. Mobile homes, renewable annually;
- C. Incidental services, such as: restaurants and retail sales to serve residents only; provided, that there is not exterior display or advertising and such activities are conducted in spaces which are integral parts of a main building;
- D. Social halls, lodges, fraternal organizations and clubs, except those operated for a profit;
- E. Nursery schools, licensed foster homes and homes for ambulatory aged persons;
- F. Public and quasi-public buildings and uses of a recreational, educational, religious, cultural or public service type, but not including corporation yards, storage or repair yards and warehouses;
- G. Commercial parking lots; and
- H. Public utility substations and public utility communication equipment buildings.
- I. Single Room Occupancy (SRO) units.”

**SECTION 9:      Chapter 18.13 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.13.010 Purpose.** The purpose of the MU-P district is to: (a) implement the Sand City General Plan land use policies relating to the mixed use classification illustrated on the General Plan Diagram; (b) encourage development and redevelopment of mixed residential, commercial, and light-industrial uses that ensure land use compatibility; (c) encourage the creation of living wage jobs; (d) provide for the continued availability of light manufacturing and commercial businesses; (e) provide opportunities for office development where it will not unduly interfere with light manufacturing and commercial uses; (f) allow on-site ancillary retail uses to maintain and enhance the economic viability for manufacturers, artists and artisans in the district; (g) allow buildings and site areas where living and working environments can be combined in an effort to reduce work commutes and provide for a more lively area of town; and (h) establish a conditional use permit procedure for all new and proposed commercial, light industrial and residential uses within the

district to insure land use compatibility and real estate marketability.

**18.13.020 Principal Permitted Uses.** Principle permitted uses in the MU-P district are:

A. All legal businesses and uses existing within the MU-P district at the time of the adoption of this ordinance shall be considered permitted uses, but only on the sites they currently occupy. All businesses and uses within existing conditional use permits at the time of the adoption of this ordinance shall be allowed to continue as a use permitted by conditional use permit, and only on the site they currently occupy. Expansion of any of these uses beyond their current locations will require conditional use permit approval by the City and will be subject to the MU-P development standards and land use compatibility requirements.

B. Expansion of existing commercial and industrial uses on-site or substantial remodeling or renovation resulting in more than a twenty-five percent (25%) increase in floor area or building coverage shall require the issuance of a conditional use permit and will subject the entire commercial or industrial use to the current site development standards of the MU-P district.

C. Employee Housing, Transitional Housing, and Supportive Housing shall be considered permitted uses, but only where residential uses have been approved by discretionary use permit. Employee, Transitional, and Supportive Housing shall all mean as defined in Chapter 18.04 of this Title.

**18.13.030 Accessory Uses.** Accessory uses in the MU-P district are uses and building that are customarily appurtenant to a permitted or conditional use.

**18.13.040 Conditional Uses.** Conditional uses, subject to the issuance of a conditional use permit from the City Council are:

- A. Public or quasi-public uses;
- B. Commercial Recreation
- C. Light-manufacturing
- D. Live/Work units at a density no greater than 1 unit/1875 square feet of lot area;
- E. Art/Craft Studios;
- F. Laboratories, motion picture studios, photo processing/printing;
- G. Open Air Markets
- H. Brew Pubs;
- I. Retail Establishments;
- J. Restaurants;
- K. Bakeries;
- L. Service Commercial;



- M. Hotels, motels, inns;
- N. Medical and professional offices;
- O. Single-Family and multi-family development at a density no greater than 1 unit/1875 square feet of lot area.
- P. Any other use the City Council finds to be consistent with the goals and policies of the Sand City General Plan and the purposes of this district.
- Q. Single Room Occupancy (SRO) units.

**18.13.050 Area and Setback Requirements.** Area and setback requirements in the MU-P district are as follows:

- A. No parcel or lot created after January 17, 1984 shall have an area of less than 3,750 square feet; provided, however, that the minimum land area of a parcel or lot in the MU-P district created on or before January 17, 1984 and improved with a single-family residence shall be 1,875 square feet.
- B. Minimum front yard setback: As approved by site plan review of the City Council.
- C. Minimum side and rear yard setbacks: As approved by site plan review of the City Council.

**18.13.060 Other Required Conditions.**

- A. Applicable fence height limits and other regulations as contained in Sections 18.62.050 and 18.62.060;
- B. Site plan approval by the City Council is required for all construction and physical site alterations in the MU-P district.
- C. On-site parking and loading facilities required for all uses, as provided in Chapter 18.64. Dwelling unit density may be restricted beyond that allowed by this Chapter if insufficient off-street parking is not provided to meet Chapter 18.64;
- D. Height Limitations: Maximum sixty feet (60') , including roof equipment, but subject to discretionary limitation of less than sixty feet (60') in the approval of land entitlement permits;
- E. Design Review Regulations apply;
- F. A coastal development permit shall be required for all construction and physical site alterations in the MU-P district where said district also falls within the coastal zone boundaries of the City. In such cases, these areas shall be shown on the zoning map as CZ-MU-P, and uses within

this area shall be subject to the same limitations as referenced herein;

G. In order to determine if proposed new businesses and residential uses within the MU-P district are compatible with ambient conditions, the following additional submissions may be required as part of the conditional use permit, coastal development permit, or site plan review process; (1) material safety data sheets; (2) fire department approval and agreement to annual inspections if hazardous materials are involved with the proposed use; and (3) an acoustical analysis by a licensed acoustical engineer. Above-standard sound proofing may be required to insure compatibility with nearby or planned residential uses.”

**SECTION 10: Section 18.21.020 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.21.020 Permitted uses.** Permitted uses in the PF district are as follows:

A. All facilities owned or leased and operated or used by the City of Sand City, the County of Monterey, the State of California, the government of the United States, and/or the Monterey Peninsula Unified School District.

B. Homeless Shelters as defined in Section 18.04.279.”

**SECTION 11: Section 18.21.050 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.21.050 Other required conditions.**

A. A design permit and site plan review shall be required for all new construction and significant remodeling of existing structures within the PF zoning district. “

**SECTION 12: Chapter 18.59 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:**

**“18.59.010 Purpose.** The purpose of this Chapter is to implement the requirements of Assembly Bill 1866 (2002) and Assembly Bill 2222 (2014) requiring cities and counties to provide zoning density bonuses, and/or incentives when “affordable housing” is provided as part of residential developments within the meaning and standards of that legislation.

**18.59.020. Projects Qualifying for Density Bonus/Incentive.** When a housing developer of five or more dwelling units agrees to construct at least one of the following development types, a thirty-five percent (35%) density bonus and one additional incentive/concession shall be granted

by the City, except as further provided in subsection E, below.

Twenty percent (20%) of the total residential units proposed for the housing development are to be provided to lower income households, as defined in Section 50079.5 of the Health and Safety Code. This generally means that the units must be affordable to persons earning eighty percent (80%) or less of the area median income, adjusted for family size.

A. Ten percent (10%) of the total units of a housing development are to be provided to very low income households, as defined in Section 50105 of the Health and Safety Code. This generally means that the units must be affordable to persons earning fifty percent (50%) or less of the area median income, adjusted for family size.

B. Fifty percent (50%) of the total dwelling units of a housing development are to be provided to qualifying residents as defined in Section 51.3 of the Civil Code. This generally means that the units must be provided to persons 62 years of age or older, or 55 years of age or older in a senior citizen housing development.

C. Twenty percent (20%) of the total dwelling units in a condominium project are to be provided to persons and families of moderate income as defined in Section 50093 of the Health and Safety Code. This generally means that the units must be affordable to persons earning between 81 percent and 120 percent of the area median income, adjusted for family size. If this type of development is proposed, a ten percent (10%) density bonus shall be granted unless a lesser percentage is elected by the applicant, over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of the application.

D. If an applicant agrees to construct both twenty percent of the total units for lower income households and ten percent of the total units for very low income households, the developer is entitled to only one density bonus and one additional concession or incentive as identified in Section 18.59.030.

**18.59.030 Incentives/Concessions.** For the purposes of this Chapter, concession or incentive means any of the following:

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed minimum building standards. These include, but are not limited to, a reduction in setback, building coverage or parking requirements that would otherwise be required.

2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

3. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable and actual cost reductions.

**18.59.040 Density Bonus Calculation.** For the purposes of this Chapter, density bonus means a density increase of at least thirty-five percent (35%), unless a lesser percentage is elected by the applicant, over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of residential development application to the City. All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. The density bonus shall not be included when determining the number of housing units which is equal 10, 20, or 50 percent of the total. The density bonus shall apply to housing developments consisting of five (5) or more dwelling units.”

**SECTION 13: The official Sand City Zoning Map, as referenced in Sand City Municipal Code Section 18.06.060, shall be amended as follows:**

A. Those properties, as identified below by their Monterey County Assessor Parcel numbers and as illustrated on Ordinance Exhibit A, attached hereto and incorporated herein by this reference, within that area identified by the General Plan as the “East Dunes” area, shall be re-zoned to R-3 - Multi-family residential.

011-121-010, 011-121-011, 011-121-012, 011-121-014, 011-124-007, 011-124-008, 011-124-009, 011-124-010, 011-124-011, 011-124-013, 011-124-014, 011-124-015, 011-124-016, 011-124-017, 011-124-019, 011-124-020, and that portion of assessor parcels 011-124-006 and 011-124-018 that are not within the coastal zone overlay.

B. Those properties, as identified below by their Monterey County Assessor Parcel numbers and as illustrated on Ordinance Exhibit B, attached hereto and incorporated herein by this reference, within that area identified by the General Plan as the ‘South of Tioga’ area, shall be re-zoned to MU-P - Planned Mixed-Use.

011-122-002, 011-122-003, 011-122-004, 011-122-005, 011-122-010,

011-122-011, 011-122-023, 011-122-024, 011-122-025, 011-122-026, 011-122-032, 011-122-038, 011-122-039, 011-122-040, 011-123-001, 011-123-004, 011-123-005, 011-123-006, 011-123-007, 011-123-008, 011-123-019, 011-123-022, 011-123-023, 011-123-024, 011-123-025, 011-123-025, 011-123-026, 011-125-052, 011-125-053, 011-125-054, 011-125-055, 011-134-011, 011-135-001, 011-135-014, 011-135-015, 011-135-016, 011-135-023, 011-135-024, 011-136-019, 011-136-023, 011-186-021, 011-186-038, 011-186-039, and that portion of assessor parcels 011-122-041, 011-123-009, 011-136-007, and 011-136-012 that are not within the coastal zone overlay.

**SECTION 14: Severance.**

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

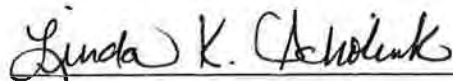
**SECTION 15: Effective Date**

This Ordinance shall become effective thirty (30) days following the second reading of this Ordinance.

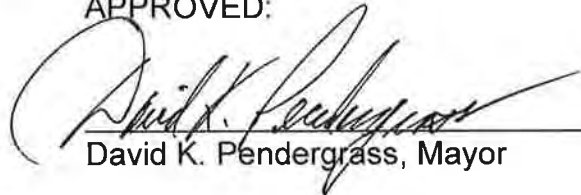
**PASSED AND ADOPTED BY THE CITY COUNCIL OF SAND CITY**, this 20<sup>th</sup> day of December, 2016 by the following vote:

AYES: Council Member Blackwelder, Carbone, Hubler, Kruper, Pendergrass  
NOES: None  
ABSTAIN: None  
ABSENT: None

ATTEST:

  
\_\_\_\_\_  
Linda K. Scholink, City Clerk

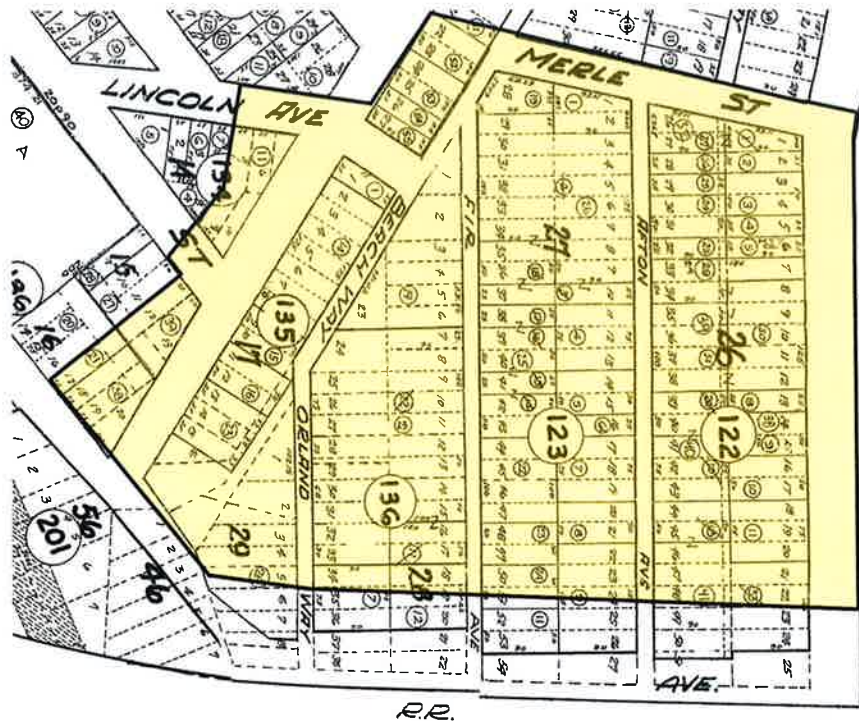
APPROVED:

  
\_\_\_\_\_  
David K. Pendergrass, Mayor

# ORDINANCE EXHIBIT B

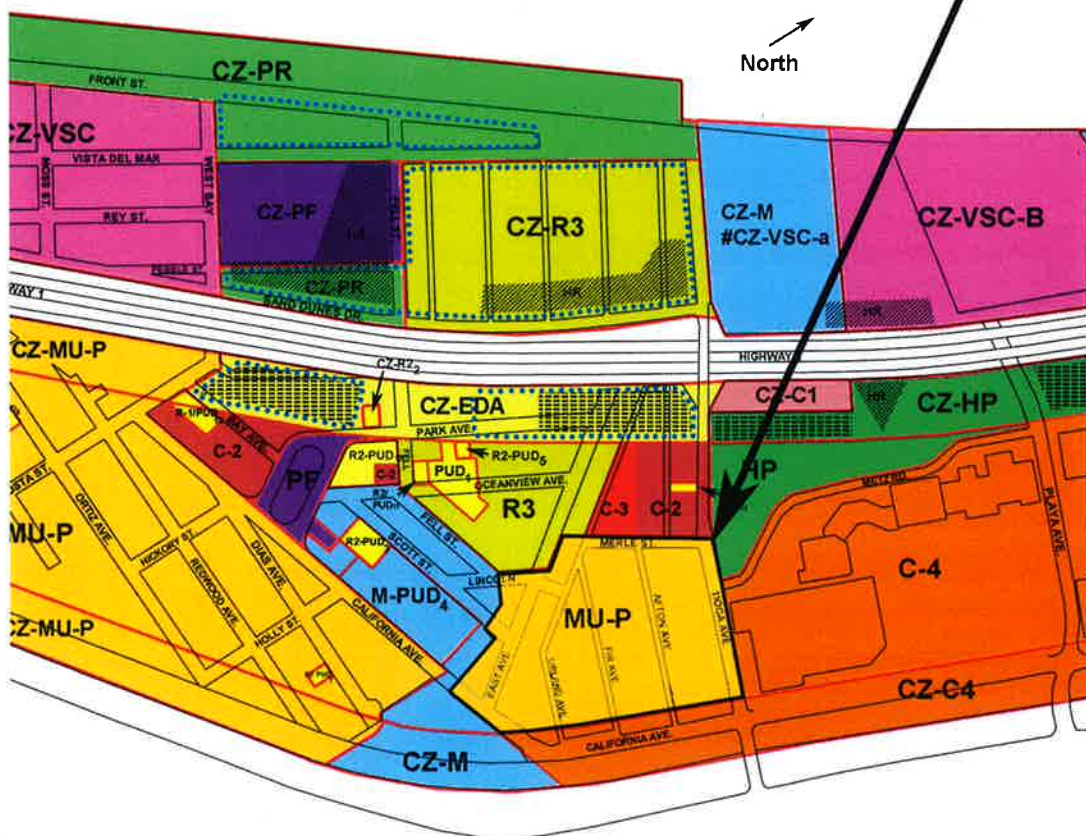
Sand City Ordinance 16-05

## Rezoning to MU-P Planned Mixed-Use



← MU-P (Planned Mixed-Use)

Zoning Map to be updated, as illustrated below, to show the new MU-P (Mixed-Use) zoning for the subject properties





# ORDINANCE EXHIBIT A

Sand City Ordinance 16-05

## Rezoning to R-3 Multi-Family Residential



**TIOGA** ← **R-3 (Medium Density Residential)**

Zoning Map to be updated, as illustrated below, to show the new R3 zoning for the subject properties

