

ORDINANCE NO. 846

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA Site Plan

Amending Section 17.52.010, Applicability, to include the purpose of the Chapter and expand projects subject to site plan review; and, Section 17.52.020, Exemptions, to revise exemptions to site plan requirements; and adding, Section 17.52.035, Underground Utilities, establishing the requirements for the undergrounding of utilities.

The City Council of the City of Sonora does hereby ordain as follows:

SECTION ONE: Amend Section 17.52 as follows:

17.52.010 Purpose and Applicability.

- A. The purpose of this chapter is to provide the City with a mechanism for the review of site development on established buildable lots that are vacant, partially developed, or currently developed.
- B. Provisions of this chapter shall apply to all zoning districts.
- C. A site plan shall be submitted prior to construction of the following unless otherwise exempted pursuant to Sections 17.52.020, 17.54.030, or permitted pursuant to Chapter 17.55:
 1. Mobile home parks.
 2. Construction of one or more duplexes, triplexes or other multi-family structure or structures in the R-2 or R-3 zoning district totaling four or more total units on a single parcel (regardless of total floor area) providing that the land area of the parcel is large enough to meet all other terms of this title and the Sonora General Plan.
 3. Any new commercial or industrial building, except as provided in Section 17.52.020 Exemptions.
 4. Expansion of any existing commercial or industrial building or buildings that increases the existing, combined total floor area of all structures by two hundred (200) square feet or more, except as provided in Section 17.52.020 Exemptions.
- D. Design review also shall be conducted if required per Chapter 17.32.
[Ord. 846, 2017] [Ord. 802, §1 (part), 2011]

17.52.020 Exemptions.

No site plan is required for:

- A. Agricultural buildings to be used for agricultural purposes, provided all setbacks of the zoning district are met.
- B. Single family residences.
- C. Second dwelling units in accordance with Chapter 17.55.

- D. Accessory structures where the addition of the accessory structure does not impact required setbacks, landscaping, parking or drainage. For the purposes of this section, an accessory structure is one totaling less than one hundred twenty square feet (as measured from the outside of the exterior walls of the structure).
- E. Exterior repairs.
- F. Interior remodeling that does not involve a change of use.
- G. For sites previously subject to an approved site plan, construction (expansion) adding less than two hundred square feet upon issuance of a written waiver by the community development director. This exemption may be applied only once per parcel.
- H. Construction adding appurtenances (e.g., fences, overhangs) to exterior areas in conjunction with a permitted use on the site prior to making a new addition upon issuance of a written waiver by the community development director.
- I. Construction of a duplex, triplex, or other multi-family structure totaling up to three units on a parcel zoned for that use (regardless of total floor area) provided that all other requirements of this title and the Sonora General Plan can be met. (See Section 17.52.010 for construction of four or more total units in multi-family structures per parcel).
[Ord. 846, 2017] [Ord. 802, §1 (part), 2011]

17.52.035 Undergrounding of Utilities.

No building permit shall be issued to construct, erect or move onto any lot any building, except single family residences and duplexes, unless provisions have been made for placement underground by the developer all existing and new electric and telephone facilities, fire alarm conduits, street lighting wiring, cable television and other wiring conduits, and similar facilities. The community development director may grant a modification, including a complete waiver of the undergrounding requirement of existing facilities, upon determination that undergrounding is unfeasible after considering voltage, project size, or location of the proposed development.
[Ord. 846, 2017]

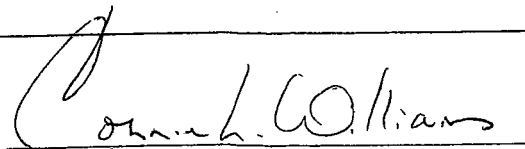
This Ordinance shall take effect thirty (30) days after its passage and shall be published within (15) days after its final passage as required by law.

Said Ordinance was introduced at a regular meeting of the City Council of the City of Sonora held on December 4, 2017, and passed and adopted as an Ordinance of said City at a regular meeting of said Council held on December 18, 2017, by the following vote:

AYES: Connie Williams, Jim Garaventa, Matt Hawkins, Mark Plummer, George Segarini

NOES: None

ABSENT OR ABSTAIN: None



Connie L. Williams, Mayor

ATTEST: Marijane Cassinetta
Marijane Cassinetta, City Clerk

Approved as to Form: [Signature]
Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora
Dec 27, 2017