

ORDINANCE NO. 865

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA Emergency Shelter Text Amendment

Amending Chapter 17.04, Definitions, and Amending Chapter 17.20, R-3 Multifamily Residential Zone, Section 17.20.020, Uses Allowed by Right, and Amending Chapter 17.60, Uses Permitted by Use Permit, Section 17.60.040, Uses Permitted in Specific Zones, of Sonora Municipal Code.

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

SECTION ONE: Amend Chapter 17.04, Definitions, as follows:

Sections:

- ~~17.04.010 Generally.~~
- ~~17.04.020 Accessory.~~
- ~~17.04.023 Accessory Building.~~
- ~~Animal Nuisance.—See Sonora Municipal Code Section 6.04.020 (D). [Ord. 814, § (part), 2012]~~
- ~~17.04.030 Animal Shelter or Clinic.~~
- ~~17.04.040 Automotive Service Station.~~
- ~~17.04.045 Bed and Breakfast Establishment.~~
- ~~17.04.050 Building.~~
- ~~17.04.060 Building Coverage.~~
- ~~17.04.070 Community Development Department.~~
- ~~17.04.080 Building Height.~~
- ~~17.04.083 California Register of Historical Resources (California Register).~~
- ~~17.04.084 Chicken Tractor.~~
- ~~17.04.085 Child Daycare Facility.~~
- ~~17.04.087 Carport.~~
- ~~17.04.090 Commission.~~
- ~~17.04.092 Cottage Food Operation.~~
- ~~17.04.093 Cultural Resource(s) Evaluation.~~
- ~~17.04.094 Cultural Resources Register.~~
- ~~17.04.095 Daycare.~~
- ~~17.04.097 Daycare Center.~~
- ~~17.04.100 Days.~~
- ~~17.04.105 Demolition.~~
- ~~17.04.110 Dwelling Unit.~~
- ~~17.04.115 Employer-Sponsored Childcare Center.~~
- ~~17.04.120 Family.~~
- ~~17.04.125 Family Daycare Home.~~
- ~~17.04.130 Floor Area.~~
- ~~17.04.140 Ground Level.~~
- ~~17.04.150 Guesthouse.~~

~~17.04.155 Home Occupation.~~
~~17.04.160 Hotel or Motel.~~
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~~17.04.171 Large Family Daycare Home.~~
~~17.04.173 Livestock.~~
~~17.04.175 Maintenance and/or Repair~~
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~~17.04.240 Parcel Width.~~
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~~17.04.260 Place of Entertainment.~~
~~17.04.265 Pot-Bellied Pig.~~
~~17.04.267 Poultry.~~
~~17.04.268 Remuneration.~~
~~17.04.270 Rental Unit.~~
~~17.04.273 Repair.~~
~~17.04.275 Residential Transportation Vehicle.~~
~~17.04.278 Residential Property.~~
~~17.04.279 Responsible Tenant.~~
~~17.04.280 Roominghouse or Boardinghouse.~~
~~17.04.283 Secretary of the Interior Standards.~~
~~17.04.284 Self Storage, Indoor~~
~~17.04.285 Setback.~~
~~17.04.287 Setback Line.~~
~~17.04.290 Sign.~~
~~17.04.291 Small Non-Hoofed Animal.~~
~~17.04.295 Small Family Daycare.~~
~~17.04.297 State Housing Law.~~
~~17.04.300 Story.~~
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~~17.04.330 Structure.~~
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~~17.04.336 Transient Use~~
~~17.04.337 Transient Use of Residential Property and Transient Use Parcel.~~
~~17.04.340 Transmission Line.~~
~~17.04.350 Use.~~
~~17.04.360 Yard.~~
~~17.04.370 Yard, Front.~~
~~17.04.380 Yard, Rear.~~

~~17.04.390 Yard, Side.~~

~~17.04.010 Generally.~~

"Generally" means certain words and phrases, when used in this title, are defined as follows, unless the context of a particular provision clearly requires a different definition. The terms of phrases used in this title are technical or specialized, or may not reflect common usage. If any of the definitions in this chapter conflict with the definition in other provisions of the Sonora Municipal Code, these definitions shall control for the purposes of this title. If a word is not defined in this chapter, or in other provisions of this title, the most common dictionary definition is presumed to be correct. [Ord. 824 § 2-11-2015 (part). [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.020 Accessory.~~

"Accessory" means customarily incidental, related and subordinate to the principal legal use of the parcel and located on the same parcel. [Ord. 376 § 10-1-4 (part), 1967.]

"Accessory Building" means a detached building which is subordinate to, and whose use is customarily incidental to, that of the main building or structure on the same lot.

~~Animal Nuisance.~~

"Animal Nuisance", sSee Sonora Municipal Code Section 6.04.020 (D). [Ord. 814, §4 (part), 2012]

~~17.04.030 Animal Shelter or Clinic.~~

"Animal shelter" or "animal clinic" means a place where four or more household pets, livestock, poultry or other animals of more than four months of age are kept, boarded, trained or cared for. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.040 Automotive Service Station.~~

"Automotive service station" means a retail place of business engaged primarily in the sale of motor fuels but also in supplying goods and services generally required in the operation and maintenance of automotive vehicles and the fulfilling of motorist needs. These may include sale of petroleum products; sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubrication services; and the performance of minor automotive maintenance and repair. The supplying of other incidental customer services is excluded except where such uses are otherwise permitted. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.045 Bed and Breakfast Establishment.~~

"Bed and breakfast establishment" means a residential structure, located in a residential zone (where allowed by use permit) which provides overnight accommodations for travelers or tourists, on a daily basis, and which serves meals to its guests, but not to the public generally, the price for which is included in the charge for lodging. [Ord. 587 § 2, 1983.]

~~17.04.050 Building.~~

"Building" means a roofed structure designed or used for the support, shelter or enclosure of persons, animals, vehicles, or materials of any kind. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.060 Building Coverage.~~

"Building coverage" means the total of ground floor areas of all buildings, including accessory buildings, occupying a parcel, expressed as a percentage of the area of such parcel. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.070 – Community Development Department.~~

"Community Development Department" means the City Community Development Department administered by the Community Development Director. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.080 – Building Height.~~

"Building height" means the vertical dimension measured from the ground level to the highest point of the coping of a flat roof; or to the deck line of a mansard roof; or to the average height between eaves and the highest ridge of a gable, hip or gambrel roof or between eaves and the highest point of an arch roof. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.083 – California Register of Historical Resources (California Register).~~

The California Register of Historical Resources is the state register of cultural resources as established pursuant to Public Resources Code Sections 5020.1, 5020.5, 5020.7, 5024.1, 5024.5, 5024.6, 21084 and 21084.1. [Ord. 808, §3(part), 2012]

~~17.04.084 – Chicken Tractor.~~

"Chicken tractor" means a movable poultry coop lacking a floor. [Ord. 814, §2 (part) 2012]

~~17.04.085 – Child Daycare Facility~~

"Child daycare facility" means a facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child daycare facility includes daycare centers, employer-sponsored childcare centers, and family daycare homes. (Health and Safety Code Section 1596.750, as may be amended) [Ord. 800 §1(part), 2011]

~~17.04.087 – Carport.~~

"Carport" means a covered motor vehicle parking structure accessory to a single- or multi-family residential use. It may be freestanding or attached to a single or multi-family structure. A carport shall be one story in height and entirely open on two or more sides except for structural supports. There can be no enclosed use above a carport. (Ord. 801, §1, 2012)

~~Commercial Animal Establishment.~~

Commercial Animal Establishment, sSee Sonora Municipal Code Section 6.04.020(H)(1). [Ord. 814, §4 (part), 2012]

~~17.04.090 – Commission.~~

"Commission" means the Planning Commission of the City of Sonora. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.092 – Cottage Food Operation.~~

“Cottage Food Operation” (CFO) shall mean an enterprise in a private home where low-risk food products are prepared or packaged for sale to consumers and as more particularly defined in California Health & Safety Code Section 113758, as may be amended. “Low-risk foods products,” for the purposes of a CFO, means those foods on the list of approved CFO food products maintained on the California Department of Public Health’s website. [Ord 816, § 2, 2013]

~~17.04.093 Cultural Resource(s) Evaluation.~~

“Cultural Resource(s) Evaluation” means an evaluation of a building or structure prepared by a qualified professional(s), as determined by the Community Development Director, using the criteria established by a cultural resources register which concludes with a determination of the building’s eligibility for listing on a cultural resources register. [Ord. 808, §3(part), 2012]

~~17.04.094 Cultural Resources Register.~~

“Cultural resources register” means any of the following: the California Register of Historical Resources, the National Register of Historic Places, or any cultural resources register that may be adopted by the City. [Ord. 808, §3(part), 2012]

~~17.04.095 Daycare.~~

“Daycare” means the same as “Child Daycare Facility.” [Ord. 800, §1 (part), 2011]

~~17.04.097 Daycare Center.~~

“Daycare Center” means any child daycare facility other than a family daycare home, and includes infant centers, preschools, extended daycare facilities, and school-age childcare centers. [Health and Safety Code Section 1596.76, as may be amended] [Ord. 800, §1 (part), 2011]

~~17.04.100 Days.~~

“Days” means calendar days, except when the last day falls on a Saturday, Sunday or legal holiday, in which case the following day is included. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.105 Demolition.~~

“Demolition” means any intentional act or process which results in the destruction of 60% or more of an individual building or structure. Demolition excludes maintenance and repair and activities involving interior features only. [Ord. 808, §3(part), 2012]

~~Domestic Animal.~~

“Domestic Animal”, sSee Sonora Municipal Code Section 6.04.020(L). [Ord. 814, §4 (part), 2012]

~~17.04.110 Dwelling Unit.~~

“Dwelling unit” means a building or self-contained portion thereof, designed or used as living quarters for not more than a family; a rental unit, such as in a motel, hotel or roominghouse, containing cooking or housekeeping facilities; and is exclusive of mobile homes. (Ord. 376 § 10-1-4 (part), 1967.)

“Emergency Shelter” means housing, within buildings and structures that have been constructed in accordance with the California Building Standards Code, with on-site

management and minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

~~17.04.115 Employer-Sponsored Child Care Center.~~

"Employer-sponsored child care center" means any child daycare facility at the employer's site of business operated directly or through a provider contract by any person or entity having one or more employees, and available exclusively for the care of children of that employer, and of the officers, managers, and employees of that employer. (Health and Safety Code Section 1596.771, as may be amended) [Ord. 800, §1 (part), 2011]

~~17.04.120 Family.~~

"Family" means one individual, or two or more individuals related by blood, marriage or adoption, their servants, and not more than four unrelated individuals, occupying a dwelling unit as a single, nonprofit housekeeping unit. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.125 Family Daycare Home.~~

"Family Daycare Home" means a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a "large family daycare home" or a "small family daycare home". [Health and Safety Code Sections 1596.78(a), as may be amended] [Ord. 800, §1 (part), 2011]

~~17.04.130 Floor Area.~~

"Floor area" means the total gross area of all floors, with a ceiling height of seven feet or more, of all buildings occupying a parcel, measured horizontally from the exterior faces of exterior walls or foundations, inclusive of enclosed or roofed porches or terraces, and exclusive of inner courts open vertically to the sky, and basements unless designed or used for the primary use of the building. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.140 Ground Level.~~

"Ground level" means the average elevation of the finished ground levels contiguous to the centers of the exterior walls or foundations of a building. When the front wall of a building is parallel to and not more than five feet from the street right-of-way, the ground level shall be the elevation of the crown of the street at a point opposite the center of such front wall. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.150 Guesthouse.~~

"Guesthouse" means a detached building designed or used as sleeping quarters without cooking or housekeeping facilities, accessory to a one-family dwelling, and exclusive of a mobile home. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.155 Home Occupation.~~

"Home occupation" means any use customarily carried on within a residential dwelling by the inhabitants thereof for which the inhabitants receive some form of remuneration, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and does not adversely affect the uses permitted in the zone and vicinity in which it is located, provided the home occupation is approved pursuant to the

provisions of Chapter 17.59. "Home Occupation" excludes Cottage Food Operations (CFOs) as defined in the California Health & Safety Code Section 113758 and governed pursuant to California Government Code Section 51035 and Sonora Municipal Code Section 17.77.030. [(Ord. 613 § 1, 1985; Ord. 816 § 1, 2013)]

~~17.04.160 Hotel or Motel.~~

"Hotel" or "motel" means a building or group of buildings containing five or more rental units, with or without meals provided for the guests, and does not include bed and breakfast establishments. [Ord. 587 § 1, 1983; Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.170 Junkyard.~~

"Junkyard" means storage of waste or salvaged metal or materials, unused vehicles, dismantling or demolition of machinery or vehicles, covering more than two hundred fifty square feet of land and not within a completely enclosed building. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.171 Large Family Daycare Home.~~

"Large Family Daycare Home" means a home that provides family daycare for 9 to 14 children, inclusive, including children under the age of 10 years who reside at the home. [Health and Safety Code Sections 1596.78 (b), as may be amended] [Ord. 800, §1 (part), 2011]

~~17.04.172 Livestock.~~

"Livestock" means domesticated hoofed animals, poultry, or rabbits. [Ord. 814, §2 (part) 2012]

~~17.04.173 Maintenance and/or Repair.~~

"Maintenance and/or Repair" includes, but is not limited to, work necessary for the ordinary upkeep of property in response to normal deterioration generally caused by natural forces other than neglect (e.g., weather). Maintenance or repair normally involves mending or fixing existing structural features rather than replacing them. Maintenance or repair normally involves the preservation of existing, or use of like, materials to mend or fix structural features without causing a change in exterior appearance. [Ord. 808, §3(part), 2012]

~~17.04.177 Minor Accessory Building or Structure.~~

"Minor accessory building or structure" means a one story building or structure less than 120 square feet in size as measured from the outside of the building or structure-except for carports regulated pursuant to Section 17.40.080. Includes, but is not limited to, garden sheds, play structures, greenhouses, gazebos, and art studios. (Ord. 811 §1, 2012)

~~17.04.178 Microbrewery.~~

"Microbrewery" means a brewery that produces no more than 15,000 barrels of ales, beers, meads, hard ciders, and/similar beverages on-site per year, in keeping with the regulations of the Alcohol Beverage Commission and Bureau of Alcohol, Tobacco, Firearms and Explosives and other applicable state and local requirements. [Ord. 851, 2018]

~~17.04.180 Mobile Home.~~

"Mobile home" means a vehicle designed or used as a semipermanent dwelling unit. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.190 Mobile Home Park.~~

"Mobile home park" means land designated or used for the rental of one or more spaces for the occupancy of mobile homes. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.195 National Register of Historic Places, The (National Register).~~

"The National Register of Historic Places" means the federal inventory of cultural resources established pursuant to 16 United States Code (U.S.C.) 470 (1966) under the authority of the Historic Sites Act of 1935 16 U.S.C. 461-467 (1935, and as amended) and the National Historic Preservation Act of 1966 (16 U.S.C. 470, 1966 and as amended). [Ord. 808, §3(part), 2012]

~~17.04.200 Office.~~

"Office" means a place where business is transacted or services are offered without the handling of goods or products. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.210 Owner.~~

"Owner" means the person having title to real property, singly or jointly, in fee simple, life estate, or under a term of ten years or more. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.215 Owner Representative.~~

"Owner Representative", means any person authorized by the owner to fully manage the transient use parcel. [Ord. 824 § 02-02-2015.]

~~17.04.220 Parcel.~~

"Parcel" means all contiguous land held by one owner and not traversed by a public street. [Ord. 376 § 10-1-4 (part), 1967.] See also Section 17.54.020.

~~17.04.230 Parcel Area.~~

"Parcel area" means land within the boundaries of a parcel measured horizontally, exclusive of:

- A. Vehicular or pedestrian rights-of-way or easements not for the exclusive use of the parcel on which it is located;
- B. Access strip to the parcel in excess of five percent of the total parcel area;
- C. All land normally under water for all or part of the year.

[Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.240 Parcel Width.~~

"Parcel width" means the horizontal distance between side parcel lines measured in a straight line substantially parallel to the street right-of-way, at such distance therefrom as specified in this title for any zone, exclusive of vehicular easement not for the exclusive use of the parcel. [Ord. 376 § 10-1-4 (part), 1967.]

~~Pasture, Grazing or Unoccupied Land.~~

"Pasture, Grazing or Unoccupied Land, sSee Sonora Municipal Code Section 8.12.010. (Ord. 814, §5, 2012)

~~17.04.250 Person.~~

"Person" means an individual, firm, corporation, partnership, association or similar entity. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.260 Place of Entertainment.~~

"Place of entertainment" means a facility for theater, dance, sports or other amusement. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.265 Pot-Bellied Pig.~~

A "~~P~~ot-B~~B~~ellied ~~P~~ig" is livestock for the purposes of Titles 6 and 17. [Ord. 814, §2 (part), 2012]

~~17.04.267 Poultry.~~

"Poultry" means domesticated fowl raised for meat or eggs. For the purposes of livestock keeping, "poultry" includes chickens (hens), pheasants, quail, doves, domestic turkeys and domestic hybrids of these species. For the purposes of livestock keeping, "poultry" excludes roosters, ducks, pigeons, guinea fowl, geese, peacocks, pea hens, guineas, chukars, grouse and all large fowl (e.g., ostriches, emus). [Ord. 814, §2 (part), 2012]

~~17.04.268 Remuneration.~~

"Remuneration" means compensation, money, rent, or other bargained for consideration given in return for occupancy, possession or use of real property [Ord. 824§ 02-02-2015].

~~17.04.270 Rental Unit.~~

"Rental unit" means sleeping accommodations with one individual bath and entrance, without cooking facilities, designed or used for lodging of guests for compensation. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.273 Repair.~~

"Repair", sSee "Maintenance." [Ord. 808, §3(part), 2012]

~~17.04.275 Residential Transportation Vehicle.~~

"Residential transportation vehicle" means a car, truck, van or other vehicle driven by the occupants of the on-site residence for the purpose of personal transportation. "Residential transportation vehicle" includes vehicles used for both personal transportation and business uses, but excludes vehicles used solely for commercial purposes. Residential transportation vehicles do not include tractors, forklifts, dump trucks or similar vehicles that are not used for personal transportation to destinations off-site. (Ord. 801, §1, 2012)

~~17.04.278 Residential Property.~~

"Residential Property" means any dwelling unit, except those dwelling units lawfully established as second units established pursuant to Section 17.55 of the Sonora Municipal Code or as part of a bed and breakfast inn, motel, hotel, timeshare development, or other transient use. [Ord. 824 § 2-02-2015]

~~17.04.279 Responsible Tenant.~~

"Responsible tenant", means a person aged 18 or older who has received notice of occupancy, parking and other limits that apply to the transient use parcel, and who has agreed to

be responsible to ensure than impermissible or inappropriate behavior does not occur at the transient use parcel. [Ord. 824 § 2-02-2015]

~~17.04.280 Roominghouse or Boardinghouse.~~

"Roominghouse" or "boardinghouse" means a building containing rental units designed or used for the lodging of three or more persons, with or without meals provided. [Ord. 376 § 10-1-4 (part), 1967.] (Ord. 822, § 2015)

~~17.04.283 Secretary of the Interior Standards.~~

"Secretary of the Interior Standards" means those standards identified in the *Secretary of the Interior Standards and Guidelines for Historic Preservation Projects* (36 Code of Federal Regulations 67), the *Secretary of the Interior's Standards for Rehabilitation*, and the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, with accompanying interpretive guidelines and as may be amended. [Ord. 808, §3(part), 2012]

~~17.04.284 Self-Storage, Indoor~~

"Self-storage, Indoor", means a structure consisting of individual, self-contained units leased for storage of business, commercial, or personal goods and belongings. A single Self-Storage, Indoor facility will contain a variety of individual units inside a building that are rented out for the purpose of storing belongings. No retail sales are allowed from the individual units. One building per parcel shall be allowed with no outdoor storage permitted. (Ord. 855, 3-4-2019)

~~17.04.285 Setback.~~

"Setback" means the distance from a parcel boundary or property line to the nearest exterior wall of a building. (Ord. 801, §1, 2012)

~~17.04.287 Setback line.~~

"Setback line" means the line parallel to a property line at a distance from the property line equal to the yard requirement for structures at that location as specified in this title. (Ord. 801, §1, 2012)

~~17.04.290 Sign.~~

"Sign" means a structure or portion thereof and its support, located outdoors, and designed or used to attract the attention and communicate a specific message. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.295 Small Family Daycare.~~

"Small Family Daycare Home" means a home that provides family daycare for eight or fewer children, including children under the age of 10 years who reside at the home. [Health and Safety Code Sections 1596.78(c), as may be amended] [Ord. 800, §1 (part), 2011]

~~17.04.296 Small Non-hoofed Animal.~~

"Small non-hoofed animal" means poultry or rabbits for the purposes of Section 17.77.020 (Livestock keeping). [Ord. 814, §2 (part), 2012]

~~17.04.297 State Housing Law.~~

“State Housing Law” means California Health and Safety Code Division 13 (Housing), Part 1.5 (Regulation of Buildings Used for Human Habitation), Section 17910 et seq., as may be amended. [Ord. 800, §1 (part), 2011]

~~17.04.300 Story.~~

"Story" means part of a building between the level of any floor and the level of the floor next above, or the ceiling above in the case of the uppermost floor. A basement or cellar with a ceiling height of seven feet or more shall be considered a story if the vertical distance from ground level to ceiling exceeds the vertical distance from ground level to floor below. A mezzanine with a ceiling height of seven feet or more shall be considered a story if its floor area exceeds one-third of the floor area immediately below it. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.310 Story, Half.~~

"Half story" means the uppermost story with a floor area not exceeding two-thirds of the floor area immediately below it. An attic with a ceiling height of seven feet or more shall be considered a half story if its floor area exceeds one-third of the floor area immediately below it. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.320 Street.~~

"Street" means any land permanently designed or used for the passage of vehicles, not for the exclusive access to one parcel, whether in public or private ownership. The right-of-way lines of such streets are those established by recorded subdivision maps, precise street plans, deeds or other instruments creating them. The right-of-way lines of streets created by use without instruments follow the limits of such use and its accessory drainage ways. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.330 Structure.~~

"Structure" means anything constructed or erected, requiring placement on or in the ground directly or by means of another structure and generally created primarily for purposes other than sheltering human activity. [Ord. 808, §3(part), 2012; Ord. 376 § 10-1-4 (part), 1967]

~~17.04.335 Transient.~~

"Transient", means a period of time less than 30 consecutive calendar days. [Ord. 824 § 2-02-2015.]

~~17.04.336 Transient Use~~

"Transient Use", means the commercial use, by any person, or residential property for transient lodging uses where the term of occupancy, possession or tenancy of the property by the person entitled to such occupancy, possession or tenancy is less than 30 consecutive calendar days. [Ord. 824 § 2-02-2015.]

~~17.04.337 Transient Use of Residential Property, and Transient Use Parcel~~

"Transient Use of Residential Property" and "Transient Use Parcel", mean property occupied and used for transient or short-term rental purposes. [Ord. 824 § 2-02-2015.]

"Transitional Housing" means buildings configured as rental housing developments, but operated under program requirements that require termination of assistance and recirculating of

the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

~~17.04.340 Transmission Line.~~

"Transmission line" means a power line of fifty thousand volts potential or over, sewer or water line of twelve inches inside diameter or over, a gas pipe of six inches inside diameter or over, or a toll telephone line. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.345 Tri-level Senior Community~~

"Tri-level Senior Community" means a community that provides progressive care for the elderly including all of the following: live alone, self-sufficient, units either in a single-family or multi-family residential structure, assisted living where some services are provided such as laundry, meals, and long-term care facilities that include full care including medical care and administration of medication. [Ord. 832 11-16-15]

~~17.04.284 Senior Housing Facilities~~

"Senior Housing Facilities", means a facility that provides housing for the elderly which includes services such as meals and laundry. These facilities may include live alone units as well as communal living where all meals are provided. The facilities also provide services for transportation to shopping and other activities. Some recreational and social events are provided on-site for the residents. [Ord. 832 11-16-15]

~~17.04.350 Use.~~

"Use" means the purpose for which a parcel or structure is occupied, maintained, designed or intended. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.355 Wireless Telecommunication Facilities.~~

"Wireless telecommunication facilities" means facilities that consist of commercial wireless communication systems, including but not limited to cellular, PCS, paging, broadband, data transfer, and any other type of technology that fosters wireless communication through the use of portable electronic devices. A facility includes all supporting structures and associated equipment. [Ord. 845, 12-18-17]

~~17.04.360 Yard.~~

"Yard" means open space unoccupied from the ground level vertically to the sky on a parcel. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.370 Yard, Front.~~

"Front yard" means the area between any contiguous street right-of-way and a line drawn parallel thereto at such distance therefrom as specified in this title for any zone, and extending between side parcel lines. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.380 Yard, Rear.~~

"Rear yard" means the area between the rear parcel line and a line drawn parallel thereto at such distance therefrom as specified in this title for any zone extending between side parcel lines. [Ord. 376 § 10-1-4 (part), 1967.]

~~17.04.390 Yard, Side.~~

"Side yard" means the area between each side parcel line and a line drawn parallel thereto at such distance therefrom as specified in this title, for any zone. [Ord. 376 § 10-1-4 (part), 1967.]

SECTION TWO: Amend Chapter 17.20, R-3 – Multifamily Residential Zone, Section 17.20.020 , Uses Allowed by right, as follows:

F. Emergency Shelter with 16 or less beds, however, emergency shelters are prohibited from operating within 300 ft. of any other emergency shelter, school, youth center, or daycare. City must be provided verification of property insurance.

SECTION THREE: Amend Chapter 17.60, Uses Permitted by Use Permit, Section 17.60.040, Uses permitted in specific zones, as follows:

M. Emergency shelter and transitional housing, in the C Zone, however, emergency shelters are prohibited from operating within 300 ft. of any other emergency shelter, school, youth center, or daycare. City must be provided verification of property insurance.

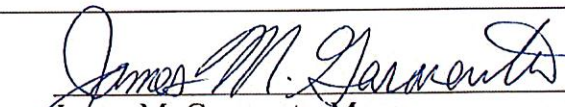
This Ordinance shall take effect thirty (30) days after its passage and shall be published within (15) days after its final passage as required by law.


Said Ordinance was introduced at a regular meeting of the City Council of the City of Sonora held on April 6, 2020, and passed and adopted as an Ordinance of said City at a regular meeting of said Council held on April 20, 2020, by the following vote:

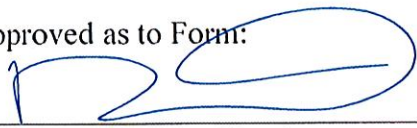
AYES: Garaventa, Hawkins, Plummer, Such, Williams

NOES: None

ABSENT OR ABSTAIN: None


James M. Garaventa, Mayor

ATTEST: 
Colette Such, City Clerk Pro Tem

Approved as to Form:

Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora
April 28, 2020