

ORDINANCE NO. 18 - 11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN
AMENDING SECTION 159.406 AND APPENDIX "A" OF CHAPTER 159 OF
THE AUBURN MUNICIPAL CODE REGARDING ZONING REGULATIONS
AND USE PERMITS.

**THE CITY COUNCIL OF THE CITY OF AUBURN DOES ORDAIN AS
FOLLOWS:**

Section One: Code Amendment. Subsections (C), (D) and (E)
of Section 159.406 of Chapter 159 of Title XV of the Auburn Municipal
Code are hereby amended and added to read as follows:

(C) The removal of minerals and natural materials, including
building and construction materials, in any district;

(D) To classify as a conforming use any institutional or
cultural use existing in any district at the time of the establishment of
the district; and

(E) To modify the strict application of any of the regulations
or requirements of this chapter regarding height, lot width, lot
frontage, yards, area per unit, lot area, lot coverage, and off-street
parking; provided, however, that any such modification shall be
consistent with the General Plan and any applicable Specific Plan.

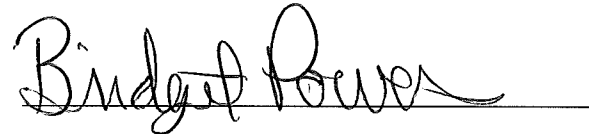
Section Two: Code Amendment. Appendix A: District
Regulations, of Chapter 159 of Title XV of the Auburn Municipal code is
hereby amended to read as set forth in Exhibit A.

Section Three: California Environmental Quality Act. The City Council has considered all of the evidence in the record, including the staff reports, the testimony received during the meeting on the matter held by the City Council, and hereby determines that that the adoption of this Ordinance will not have a significant effect on the environment. This Ordinance is therefore exempt from California Environmental Quality Act (CEQA) review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations. The ordinance will not result in any foreseeable environmental impact. Additionally, the ordinance is not a "project" under CEQA Guidelines section 15378, because it is an activity that will not cause a direct (or reasonably foreseeable indirect) physical change in the environment. If this Ordinance is found subject to CEQA, it is categorically exempt therefrom pursuant to Title 14, Section 15305 of the California Code of Regulations (Minor Alterations in Land Use Limitations).

Section Four: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance or the rules adopted hereby. The City Council of the City of Auburn hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

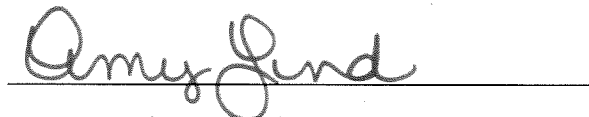
Section Five: Publication and Effective Date. This ordinance shall take effect 30 days after final adoption. The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.

DATED: August 27, 2018

A handwritten signature in cursive script that reads "Bridget Powers". The signature is written over a horizontal line.

Bridget Powers, Mayor

ATTEST:

A handwritten signature in cursive script that reads "Amy Lind". The signature is written over a horizontal line.

Amy Lind, City Clerk

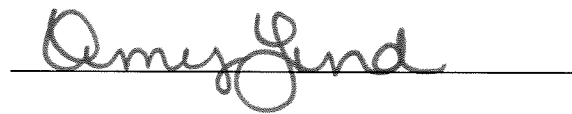
I, Amy Lind, City Clerk of the City of Auburn, hereby certify that the foregoing ordinance was duly passed at a regular meeting of the City Council of the City of Auburn held on the 27th day of August 2018 by the following vote on roll call:

Ayes: Spokely, Berlant, Kirby, Maki, Powers

Noes:

Absent:

Abstain:

A handwritten signature in cursive script that reads "Amy Lind". The signature is written in black ink and is positioned above a solid horizontal line.

Amy Lind, City Clerk

Exhibit A

District	Classification	Height	Minimum Lot Width v	Minimum Lot Frontage v	Minimum Yards Required v, vii						Maximum Area/unit Square Feet v	Maximum Lot Area Square Feet v	Maximum Coverage Percent of Lot Area v	Parking Spaces Required v, vi
					Front	1-Story Side	2-Story Side	Street Side	Rear	Rear Accessory Building				
R-1	Single-Family Residential	30'	50'	50' i	20'	5'	7.5'	12.5'	25'	3'	5,000	5,000	35	2/unit
R-2	Two-Family Residential (Duplex)	30'	50'	50' i	20'	5'	7.5'	12.5'	10' except when abutting any R-1 zoned property a 6' high wall or fence shall be built along the rear property line and a 5' foot wide landscape	3'	3,500	5,000	40	2/unit

									buffer shall be provided adjacent to the wall or fence					
R-3	Medium Density Multiple-Family Residential	30'	50'	50'	20'	5'	7.5'	10'	10', except when abutting any R-1 zoned property a 6' high wall or fence shall be built along the rear property line and a 5' foot wide landscape buffer shall be provided adjacent to the wall or fence	3'	2,750	5,000	40	2/unit
C-1	Neighborhood Commercial	30'	75'	75'	10' ii	0' ii	0' ii	10' ii	0' ii	3'	10,000		50	1/400 square feet floor area
C-2	Central Business	40'	20'	20'	0'	0'	0'	0' iv	0' iv	3'	2,000	2,000	100	New construction: 1/400 square feet; Reconstruction: 1/800 square feet
C-3	Regional	40'	150'	150'	10' ii	0' ii	10' ii	0' ii	0'	3'	20,000		35	1/400 square feet

	Design Control													
DH	Auburn Historic													
-5	Combining											5,000		
07	Combining											7,000		
-8.5	Combining			25'								8,500		
-10	Combining											10,000		
-15	Combining											15,000		
-1A	Combining											1 acre		
-2A	Combining											2 acre		
-P	Combining													New construction: 1/600 square feet; Reconstruction: 1/1,200 square feet

NOTES TO TABLE:

- i - 35' on cul-de-sacs
- ii - or same as adjoining R District
- iii - Regulated by use permit
- iv - 20' feet may be required for alleys
- v - Refer to § 9.4-1701
- vi - See Art. 9 for additional parking requirements. The more restrictive regulations shall apply.
- vii - The minimum distance between 2 buildings on the same lot shall be 2 times the required shall apply.
- viii - Refer to § 9-4.516
- ix - Certain attached features may project into required yards pursuant to § 9-4.1701.