

conditions shall include, among others, the following:

(A) Proper planting and screening shall be provided either with fencing or planting, or both, to protect nearby residences from noise, light, and other detrimental effects.

(B) The entrance exits shall be designed and located to minimize conflict with both existing and reasonably foreseeable vehicular and pedestrian traffic.

(C) The area used for drives and parking shall be suitably paved to prevent dust and mud.

(D) Proper provisions shall be made for adequate lighting of entrances, exits, and parking areas, with measures to shield adjacent residential areas from the lights.

(E) Establishment of the parking area shall be subject to the approval of a detailed plot plan depicting and delineating the above requirements and planning location of parking attendant's shelter together with other necessary elements to constitute a proper parking area. (Ord. 2031 § 1(i), 1966: prior code § 8119(i): Ord. 1027).

82-16.022 Loading spaces. In any district, in connection with every building or part thereof, hereafter erected or enlarged which is to be used for manufacturing, storage, warehousing, goods' display, retail sales, wholesaling, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicles of materials, there shall be provided and maintained on the same lot with such building, off-street loading spaces as per the following schedule:

10,000-20,000 square feet of gross floor area, one (1) space,
20,001-30,000 square feet of gross floor area, two (2) spaces,
30,001-45,000 square feet of gross floor area, three (3) spaces, and
45,001-75,000 square feet of gross floor area, four (4) spaces.

Plus one space for each additional seventy-five thousand square feet of gross floor area.

In addition, the following requirements shall be provided:

(1) No loading operation for any use required to provide off-street loading space, nor the parking of any vehicle incident to such loading operation shall be permitted within any street right-of-way.

(2) Each off-street loading space shall have a

minimum width of ten feet, a minimum length of thirty-five feet, and a minimum height of fifteen feet.

(3) Off-street loading spaces required by this section shall be separately and permanently maintained as such, and shall be used only for this purpose. No part of a required loading space shall be encroached upon by buildings, storage, or any other activity.

(4) Each off-street loading space shall be accessible from a public street and shall not be located within the required front yard or side yard, nor cause tracks to encroach upon the front yard or side yard during the process of loading or unloading. (Ord. 2031 § 1(j), 1966: prior code § 8119(j): Ord. 1027).

82-16.024 Variances. Variances for any of the requirements in this chapter may be granted by the zoning administrator. (Ord. 2031 § 1(k), 1966: prior code § 8119(k): Ord. 1027).

Chapter 82-18

SIGHT OBSTRUCTIONS AT INTERSECTIONS

Sections:

82-18.002	Prohibited.
82-18.004	Exceptions.
82-18.006	Railroad crossings.
82-18.008	Violation—Notice.
82-18.010	Appeal.
82-18.012	Removal after appeal.

82-18.002 Prohibited. No structure (including but not limited to fences and gateways) or vegetation which obstructs the visibility of and from vehicles approaching the intersection of a state highway, public road, or street with another state highway, public road, or street, shall be constructed, grown, maintained or permitted higher than two and one-half feet above the curb grade, or three feet above the edge of pavement, within a triangular area bounded by the right-of-way lines and a diagonal line joining points on the right-of-way lines twenty-five feet back from the point of their intersection or in the case of rounded corners, the triangular area between the tangents to the curve of the right-of-way line and a diagonal line joining points on the tangents twenty-five feet back from the point of their

intersection. The tangents referred to are those at the beginning and at the end of the curve of the right-of-way line at the corner. (Ord. 1787: prior code § 8112(a): Ord. 382).

82-18.004 Exceptions. This chapter shall not apply to existing public utility poles, or existing permanent structures or existing supporting members of appurtenances thereof; official traffic signs or signals; or corners where the contour of the land itself prevents visibility. (Ord. 1787: prior code § 8112(b): Ord. 382).

82-18.006 Railroad crossings. The prohibitions and limitations of Section 82-18.002 shall apply in every setback or front yard of a lot within seventy-five feet of the point where a state highway, public road, or street crosses a railroad track. (Ord. 1787: prior code § 8112(c): Ord. 382).

82-18.008 Violation - Notice.* If the director of public works determines that a violation of this chapter exists, he shall give written notice to the owner, tenant, or person having possession, charge or control of the premises on which the violation exists. The notice may be given by registered or certified mail. The notice shall designate the obstruction and shall direct that the obstruction be removed within ten days after receipt of the notice. The notice shall also recite the right of appeal provided for in Section 82-18.010. It is unlawful for the person to whom the notice is addressed to fail to remove the obstruction within the ten day period unless within the period he appeals as provided for in Section 82-18.010, in which case the removal must be accomplished within ten days of an adverse ruling on the appeal or application or as ordered by the board of adjustment or planning commission. (Ord. 1787: prior code § 8112(d): Ord. 382).

82-18.010 Appeal.* The owner, tenant, or person having possession, charge or control of premises may appeal the determination of the director of public works made under Section 82-18.008, or may seek a variance from the terms of this chapter, by application to the board of adjustment pursuant to Chapter 26-2. Upon such application the board of adjustment may review the determination of the director of

*For director of public works, see Ch. 24-22 of this code.

public works, if the application is an appeal therefrom, and in any case if it determines that a violation of this chapter exists or is proposed or planned, may grant, grant conditionally, or refuse to grant a variance from the terms of this chapter. (Ord. 1787: prior code § 8112(e): Ord. 382).

82-18.012 Removal after appeal. Within ten days after the board of adjustment or the planning commission (if appeal is taken to the planning commission) determines that the obstruction must be removed, the applicant shall remove the obstruction. (Ord. 1787: prior code § 8112 (part): Ord. 382).

Chapter 82-20

DOG KEEPING

Sections:

- 82-20.002 Kennels.
- 82-20.004 Dog fanciers.

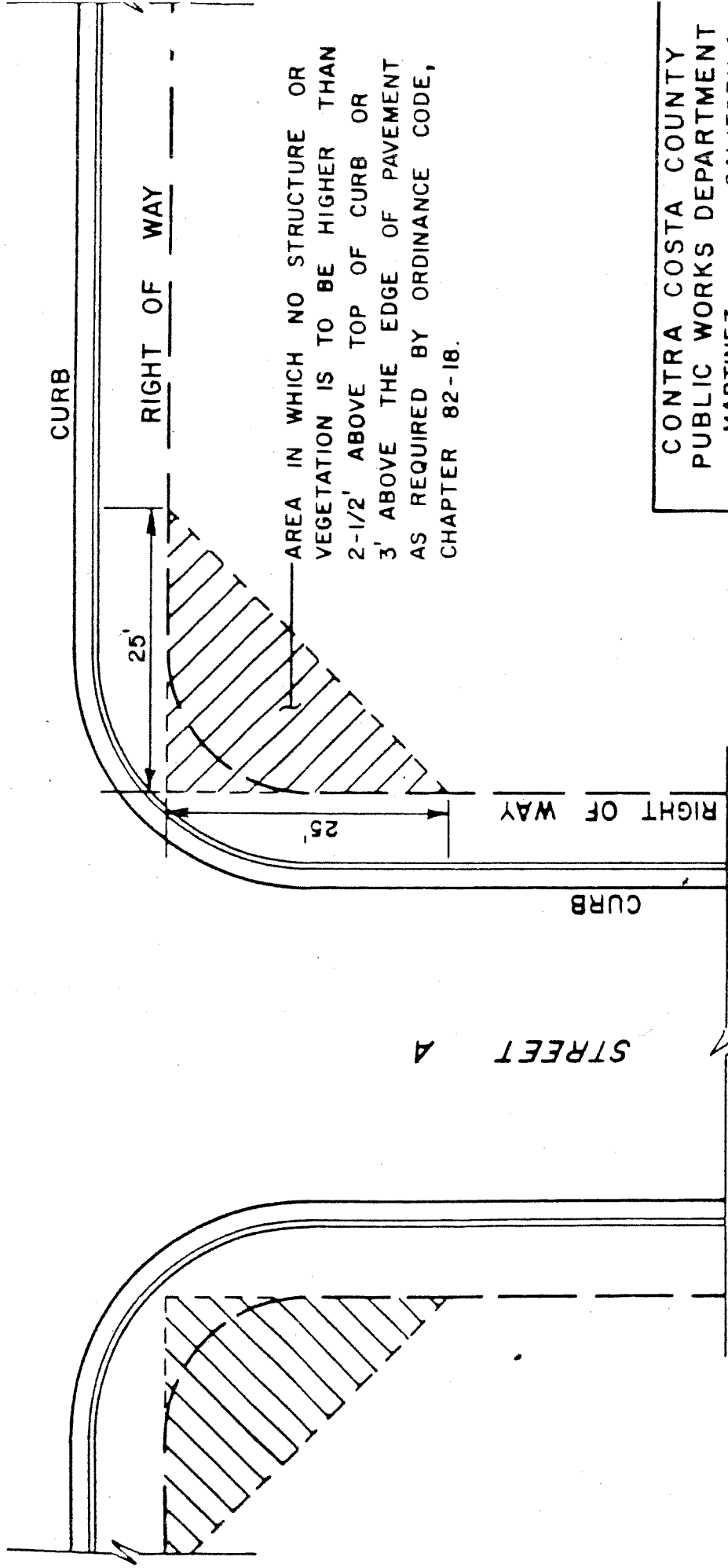
82-20.002 Kennels. (a) A kennel may be allowed after the issuance of a land use permit in any of the following districts:

- Light agricultural district (A-1);
- General agricultural district (A-2);
- Heavy agricultural district (A-3);
- Agricultural preserve district (A-4);
- Retail business district (R-B);
- General commercial district (C);
- Light industrial district (L-1); and the
- Heavy industrial district (H-1).

(b) All animals maintained in kennels shall be confined on the premises or trained or exercised or bred under the owner's control and shall be enclosed in a secure shelter during the hours of darkness, except when they are shown, tried, worked, or hunting under the owner's control. (Ord. 80-98 § 2: prior code § 8122: Ord. 1264).

82-20.004 Dog fanciers. A dog fancier's dog license may be allowed only after the issuance of a land use permit and only in the following land use districts: light agricultural (A-1), general agricultural (A-2), heavy agricultural (A-3), retail business (R-B), general commercial (C), light industrial (L-1), heavy industrial (H-1), single family residential-20 (R-20), single family residential-40 (R-40), single family residential-65 (R-65), single family residential-100 (R-100), or transition residential-agricultural (R-A); or in any other residential land use district requiring a minimum residential lot size of less than twenty thousand square feet, where the applicant's lot is at least

TYPICAL STREET INTERSECTION STREET A STREET B



CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT MARTINEZ CALIFORNIA	
SIGHT CLEARANCE AT INTERSECTIONS	
APPROVED: <i>[Signature]</i> PUBLIC WORKS DIRECTOR	R. E. CERT. NO. 795
Scale: NONE	Date: April 1978
Drawn by: FERNANDEZ	File No.:
Checked by: TONELLI	CC 104