ORDINANCE NO. 2012-043

Adopted by the Sacramento City Council

October 30, 2012

AN ORDINANCE REPEALING AND REENACTING CHAPTER 17.64 AND AMENDING SECTIONS 17.16.010, 17.24.040, 17.24.050, 17.28.030, 17.40.040, 17.68.010, 17.68.020, 17.96.090, 17.104.020, 17.120.070, 17.120.080, 17.120.090, 17.120.100, 17.120.110, 17.120.120, 17.124.050, 17.128.030, 17.168.050, 17.172.040, AND 17.178.060 OF TITLE 17, AND REPEALING SECTION 10.44.140 THROUGH AND INCLUDING SECTION 10.44.200 OF TITLE 10, OF THE SACRAMENTO CITY CODE RELATING TO OFF-STREET PARKING

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

Chapter 17.64 of Title 17 of the Sacramento City Code (the Zoning Code) is repealed and reenacted to read as follows:

Chapter 17.64 Parking Regulations

17.64.010 Purpose.

The purpose of this chapter is to establish off-street vehicle and bicycle parking requirements that balance the City's goal to encourage walking, bicycling, and transit use with the goal to provide adequate off-street parking to meet the needs of shoppers, visitors, and residents, and reduce on-street parking demand on nearby residential streets. Off-street parking requirements are based on the needs of the community and consider the context of the neighborhood, transit availability, on-street parking availability, density and mix of uses, walkability, and the use of alternative modes of transportation. Parking requirements are designed to accommodate average day-to-day demand, as opposed to peak demand, in order to reduce excessive off-street parking and free up land for more economically productive uses. It is also the purpose of this chapter to provide flexibility and allow alternative means of addressing parking demand.

17.64.020 General provisions.

A. Off-street parking requirement. Off-street vehicle and bicycle parking shall be provided and maintained for all existing and new development at the ratios specified in and in accordance with the standards and requirements of this chapter.

B. Parking to be provided on-site. Required off-street parking shall be provided and maintained on the same parcel or integrated development site as the land use it is intended to serve, except as provided in section 17.64.070. An integrated development site is a site consisting of two or more contiguous parcels sharing parking facilities with reciprocal access and parking easements or similar shared-parking agreements.

C. Calculation of the off-street parking requirement. The required number of off-street vehicle and bicycle parking spaces is rounded to the nearest whole number.

D. Expansion or change in use of existing buildings and structures that do not meet current parking requirements. The following rules apply to buildings and uses that met all applicable parking requirements when constructed or established, but that do not meet current parking requirements, due to the later adoption of or amendments to these requirements.

1. Increases in building size. Additional parking is required only when there is an increase in building size of 15% or more of the gross building square footage or, in the case of a residential project, an increase in the number of residential units by 15% or more.

2. Change in use. If a new use of a building or structure requires greater off-street parking than the previous use, additional off-street parking is required in an amount equal to the difference between the parking required of the new use and the parking that would have been required of the prior use if current parking requirements had been applicable.

E. Restaurant outdoor seating. Square footage allocated to restaurant outdoor seating is not included in calculating the minimum off-street vehicle parking requirement for restaurants.

F. Affordable housing and senior housing.

1. The off-street vehicle parking requirement is reduced by 50% for each affordable housing unit and each senior housing unit.

2. The bicycle parking requirement is reduced by 50% for each senior housing unit.

3. For purposes of this section, an "affordable housing unit" is a housing unit restricted to occupancy by a lower or very low income household as defined in section 50079.5 of the California Health and Safety Code. A "senior housing unit" is a housing unit restricted to occupancy based on age requirements for older persons under section 51.3 of the California Civil Code.

G. Accessible parking requirements. Off-street parking facilities shall conform to Title 24 of the California Building Code. The required number of spaces in off-street parking facilities that are restriped or redesigned to meet accessibility requirements may be reduced as necessary to comply with Title 24 of the California Building Code.

H. Exemptions for small lots. Off-street parking is not required for nonresidential uses on lots of 6,400 square feet or less.

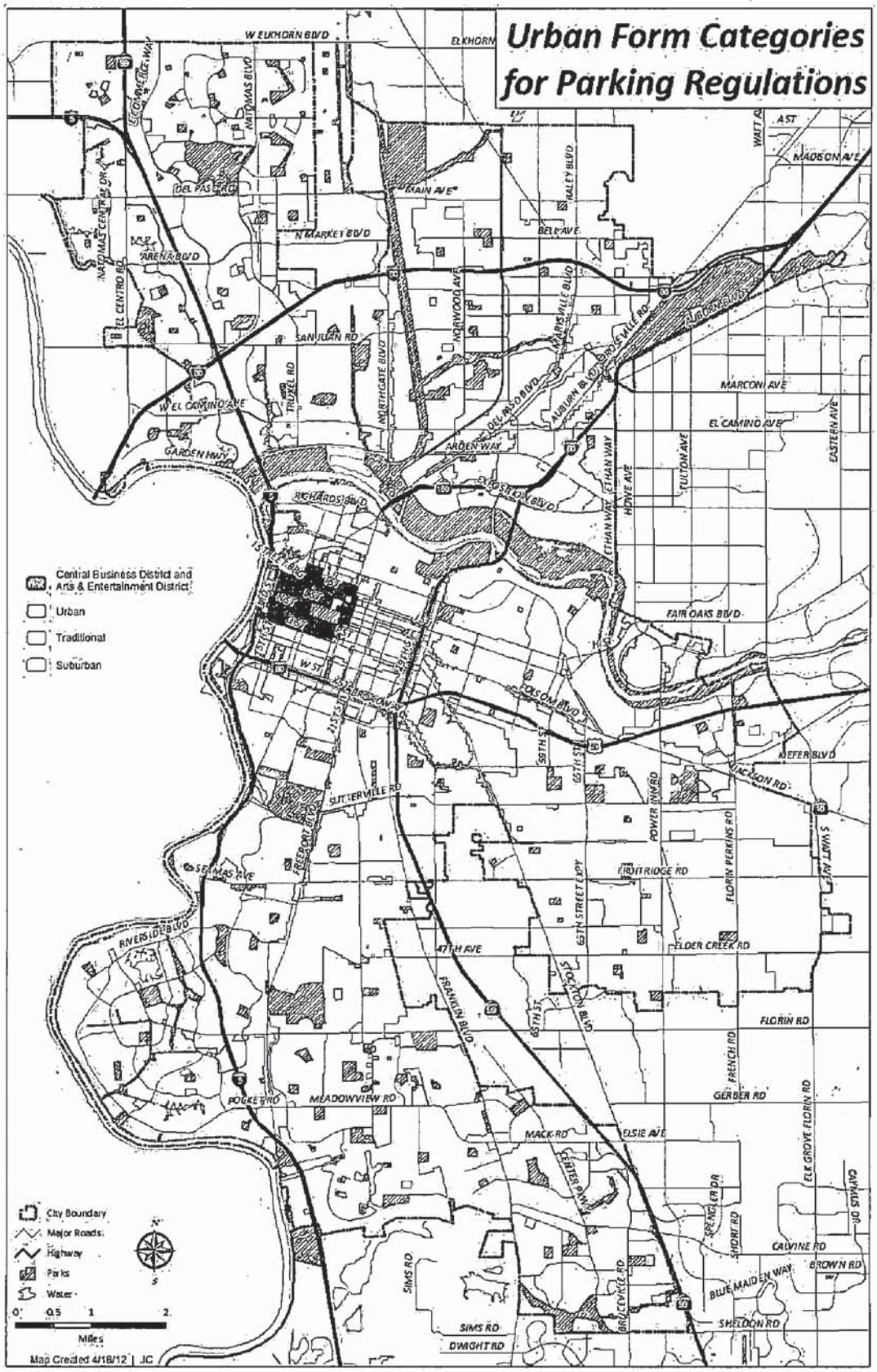
I. Exemptions for nonresidential uses in residential mixed use development. Off-street parking is not required for nonresidential uses in mixed use buildings in which at least 50% of the building's square footage is devoted to residential uses.

J. Exemptions for adaptive reuse. Off-street parking is not required for those portions of historic resources that are converted from nonresidential uses to residential uses.

K. Authority to require additional parking. The zoning administrator, planning director, planning and design commission, or city council may require greater or fewer off-street parking spaces than required by this chapter, or may impose other parking-related requirements, as a condition of a special permit, variance, or plan review.

17.64.030 Parking requirement by land use type and parking district.

A. Parking districts established. The following parking districts are established as shown in Figure 17.64-1: Central Business and Arts & Entertainment District, Urban, Traditional, and Suburban.


Urban Form Categories for Parking Regulations
Central Business District and Arts & Entertainment District
Urban
Traditional
Suburban
City Boundary
Major Roads
Highway
Parks
Water
0 0.5 1 2
Miles
Map Created 4/18/12 | JC
W ELKHORN BLVD
MAIN AVE
N MARKET BLVD
ARENA BLVD
SAN JUAN RD
W EL CAMINO AVE
GARDEN HWY
RICHARDS BLVD
ARDEN WAY
EXPOSITION BLVD
MARCONI AVE
EL CAMINO AVE
FAIR OAKS BLVD
FOLSOM BLVD
NIEFER BLVD
JACKSON RD
SUTTERVILLE RD
SEAMAS AVE
RIVERSIDE BLVD
47TH AVE
FRANKLIN BLVD
FLORIN RD
GERBER RD
MEADOWVIEW RD
MACK RD
ELSIE AVE
CALVINE RD
BROWN RD
SHELDON RD
SIMS RD
DWIGHT RD
MADISON AVE
BELL AVE
AUBURN BLVD
ROSEVILLE RD
NORWOOD AVE
NORTHGATE BLVD
TRUXEL RD
DEL PASO BLVD
ETHAN WAY
HOWE AVE
FULTON AVE
EASTERN AVE
POWER INN RD
FLORIN PERKINS RD
S WATT AVE
FREEPORT BLVD
FRUITRIDGE RD
ELDER CREEK RD
65TH STREET EXPY
STOCKTON BLVD
FRENCH RD
ELK GROVE FLORIN RD
CAYMUS DR
SPENGLER DR
SHORT RD
BLUE MAIDEN WAY
BRUCEVILLE RD
NATOMAS BLVD
NATOMAS CENTRAL DR
EL CENTRO RD
DEL PASO RD
RALEY BLVD
MARYSVILLE BLVD
WATT AVE
59TH ST
65TH ST
21ST ST
W ST
CENTER PKWY

B. Vehicle parking requirements. Vehicle parking requirements are established for land uses in each parking district as stated in Table 17.64.030B.

Land Use	Table 17.64.030 B-Vehicle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District	Urban District	Traditional District	Suburban District
1. Residential Uses				
Single-family, halfplex, duplex	No minimum requirements	1 space per dwelling unit, except on lots equal to or less than 3,200 square feet in the Central City, where there is no minimum requirement	1 space per dwelling unit, except on lots equal to or less than 3,200 square feet in the Central City, where there is no minimum requirement	1 space per dwelling unit
Second residential unit	No minimum requirements	1 space per dwelling unit	1 space per dwelling unit	1 space per dwelling unit
Multi-family dwelling (3 units or more)	No minimum requirements	0.5 space per dwelling unit	1 space per dwelling unit	1.5 spaces per dwelling unit
Fraternity or sorority house, dormitory	No minimum requirements	1 space per 3 occupants	1 space per 3 occupants	1 space per 3 occupants
Residential hotel (SRO)	No minimum requirements	1 space per 10 dwelling units, plus 1 space for manager	1 space per 10 dwelling units, plus 1 space for manager	1 space per 10 dwelling units, plus 1 space for manager
2. Commercial Uses				
Auto sales lot	No minimum requirements	0.5 space per 1,000 gross square feet of building	2 spaces per 1,000 gross square feet of building	2 spaces per 1,000 gross square feet of building

Land Use	Table 17.64.030 B-Vehicle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District	Urban District	Traditional District	Suburban District
Bed and breakfast inn, rooming and boarding house	No minimum requirements	1 space for resident owner, manager	0.5 space per 2 guest rooms, plus 1 space for resident owner, manager	1 space per 2 guest rooms, plus 1 space for resident owner, manager
Commercial services (except those specifically included in Table)	No minimum requirements	0.5 space per 1,000 gross square feet of building	2 spaces per 1,000 gross square feet of building	2 spaces per 1,000 gross square feet of building
Hotel	No minimum requirements	No minimum requirements	0.5 space per 2 guest rooms, plus parking for additional services (conference center, restaurant, etc.)	1 space per 2 guest rooms, plus parking for additional services (conference center, restaurant, etc.)
Motel	No minimum requirements	1 for resident owner, manager	0.5 space per guest room	1 space per guest room
Office, medical clinic or office, tutoring center	No minimum requirements; maximum 2 spaces per 1,000 gross square feet of building	0.5 space per 1,000 gross square feet of building; maximum 4 spaces per 1,000 gross square feet of building	2 spaces per 1,000 gross square feet of building; maximum 4 spaces per 1,000 gross square feet of building	2.5 spaces per 1,000 gross square feet of building; maximum 4 spaces per 1,000 gross square feet building

Land Use	Table 17.64.030 B-Vehicle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District	Urban District	Traditional District	Suburban District
Restaurant, bar, brew pub, wine bar	No minimum requirements	0.5 space per 1,000 square feet of building	2 spaces per 1,000 square feet of building	8 spaces per 1,000 gross square feet of building; up to 10% of total building area of a shopping center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole, rather than the above requirements based on square footage of the restaurant or bar
Retail store	No minimum requirements	0.5 space per 1,000 square feet of building	2 spaces per 1,000 square feet of building	2.5 spaces per 1,000 gross square feet of building
Warehouse retail	No minimum requirements	Same as "retail," except if 50% or more of gross square feet of building is used for warehouse, then retail area shall meet retail ratio, and warehouse area shall meet warehouse ratio	Same as "retail," except if 50% or more of gross square feet of building is used for warehouse then retail area shall meet retail ratio, and warehouse area shall meet warehouse ratio	Same as "retail," except if 50% or more of gross square feet of building is used for warehouse then retail area shall meet retail ratio, and warehouse area shall meet warehouse ratio
3. Industrial Uses				
Wholesale warehousing and manufacturing	No minimum requirements	0.25 space per 1,000 gross square feet of building; maximum 2 spaces per 1,000 gross square feet of building	0.5 space per 1,000 gross square feet of building; maximum 2 spaces per 1,000 gross square feet of building	1 space per 1,000 gross square feet of building; maximum 2 spaces per 1,000 gross square feet of building

Land Use	Table 17.64.030 B-Vehicle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District	Urban District	Traditional District	Suburban District
Towing service, vehicle storage yard	No minimum requirements	2 customer spaces, plus 2 spaces per 1,000 gross square feet of office	2 customer spaces, plus 2 spaces per 1,000 gross square feet of office	2 customer spaces, plus 2 spaces per 1,000 gross square feet of office
Individual locker storage building, mini-storage facility	No minimum requirements	1 space for the manager	1 space for the manager and 2.5 spaces per 1,000 gross square feet of any office component	1 space for the manager and 2.5 spaces per 1,000 gross square feet of any office component
4. Recreational Uses				
Athletic club, fitness center	No minimum requirements	3 spaces per 1,000 gross square feet of building	4 spaces per 1,000 gross square feet of building	6 spaces per 1,000 gross square feet of building
Bowling alley	No minimum requirements	1 space per lane	2 spaces per lane	5 spaces per lane
Card room, bingo, and similar uses with seating	No minimum requirements	0.5 space per 1,000 gross square feet of building	2 spaces per 1,000 gross square feet of building	8 spaces per 1,000 gross square feet of building
Pool hall, billiard hall	No minimum requirements	0.5 space per 1,000 gross square feet of building	2 spaces per 1,000 gross square feet of building	6 spaces per 1,000 gross square feet of building
Courts for games played with 4 or fewer players, such as racquetball , tennis, handball	No minimum requirements	0.5 spaces per court	1 space per court	2 spaces per court

Land Use	Table 17.64.030 B-Vehicle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District	Urban District	Traditional District	Suburban District
Indoor fields, such as soccer, volleyball, hockey	No minimum requirements	(36 x no. of fields + spectator occupancy) ÷ 5 = required spaces	(36 x no. of fields + spectator occupancy) ÷ 4 = required spaces	(72 x no. of fields + spectator occupancy) ÷ 3 = required spaces
Batting cages, golf driving range (indoor or outdoor)	No minimum requirements	0.5 space per batting stand or tee	1 space per batting stand or tee	1.5 spaces per batting stand or tee
5. Other Uses				
Assembly (theater, sports arena, night club, dance studio, skating rink, lodge hall and other facilities for cultural, religious or social uses)	No minimum requirements	1 space per 6 occupants	1 space per 5 occupants	1 space per 4 occupants
Child care center	No minimum requirements	1 space per 12 children	1 space per 12 children	1 space per 12 children
Hospital	No minimum requirements	1 space per patient bed	1 space per patient bed	1 space per patient bed
Kennel	No minimum requirements	1 space per 12 animals	1 space per 10 animals	1 space per 8 animals
Nursing home	No minimum requirements	1 space per 5 patient beds	1 space per 4 patient beds	1 space per 3 patient beds

Land Use	Table 17.64.030 B-Vehicle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District	Urban District	Traditional District	Suburban District
School requiring a special permit	No minimum requirements	Determined by Planning and Design Commission	Determined by Planning and Design Commission	Determined by Planning and Design Commission
Other	No minimum requirements	Determined by the Zoning Administrator	Determined by the Zoning Administrator	Determined by the Zoning Administrator

C. Bicycle parking requirements. Bicycle parking requirements are established for land uses in each parking district as stated in Table 17.64.030 C.

Land Use	Table 17.64.030-Bicycle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District, Urban District, and Traditional District		Suburban District	
1. Residential Uses				
	Long-Term	**Short-Term**	**Long-Term**	**Short-Term**
Single-family, halfplex, duplex	No spaces required	No spaces required	No spaces required	No spaces required
Second residential unit	No spaces required	No spaces required	No spaces required	No spaces required
Multifamily dwelling (3 units or more) a) With private garage or dedicated storage space for each unit b) Without private garage or dedicated storage space for each unit	 No spaces required 0.5 space per dwelling unit or 2 spaces, whichever is greater	 0.10 space per unit or 2 spaces, whichever is greater 0.10 space per dwelling unit or 2 spaces, whichever is greater	 No spaces required 0.5 space per dwelling unit or 2 spaces, whichever is greater	 0.05 space per unit or 2 spaces, whichever is greater 0.05 space per dwelling unit or 2 spaces, whichever is greater
Fraternity or sorority	0.5 space per	0.10 space per	0.5 space per	0.05 space per

Land Use	Table 17.64.030-Bicycle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District, Urban District, and Traditional District		**Suburban District**	
house, dormitory	dwelling unit or 2 spaces, whichever is greater	dwelling unit or 2 spaces, whichever is greater	dwelling unit or 2 spaces, whichever is greater	dwelling unit or 2 spaces, whichever is greater
Residential hotel (SRO)	0.5 space per dwelling unit or 2 spaces, whichever is greater	0.10 space per dwelling unit or 2 spaces, whichever is greater	0.5 space per dwelling unit or 2 spaces, whichever is greater	0.05 space per dwelling unit or 2 spaces, whichever is greater
2. **Commercial Uses**				
	Long-Term	**Short-Term**	**Long-Term**	**Short-Term**
Auto sales lot, service	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 12,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater
Bed and breakfast inn, rooming and boarding house	No spaces required	No spaces required	No spaces required	No spaces required
Commercial services (except those specifically included in Table)	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 2,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 12,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 5,000 gross square feet of building or 2 spaces, whichever is greater
Hotel	1 space per 30 rooms or 2 spaces, whichever is greater	1 space per 60 rooms or 2 spaces, whichever is greater	1 space per 40 rooms or 2 spaces, whichever is greater	1 space per 80 rooms or 2 spaces, whichever is greater
Motel	1 space per 30 rooms or 2 spaces, whichever is greater	1 space per 60 rooms or 2 spaces, whichever is greater	1 space per 40 rooms or 2 spaces, whichever is greater	1 space per 80 rooms or 2 spaces, whichever is greater
Office, medical clinic or office, tutoring center	1.5 spaces per 10,000 gross	1 space per 20,000 gross	1 space per 10,000 gross	1 space per 20,000 gross square feet of

Land Use	Table 17.64.030-Bicycle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District, Urban District, and Traditional District		**Suburban District**	
	square feet of building or 2 spaces, whichever is greater	square feet of building or 2 spaces, whichever is greater	square feet of building or 2 spaces, whichever is greater	building or 2 spaces, whichever is greater
Restaurant, bar, brew pub, wine bar	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 2,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 12,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 5,000 gross square feet of building or 2 spaces, whichever is greater
Retail store	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 2,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 12,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 5,000 gross square feet of building or 2 spaces, whichever is greater
Stand-alone parking facility	1 space per 20 vehicle parking spaces or 2 spaces, whichever is greater	No spaces required	1 space per 20 vehicle parking spaces or 2 spaces, whichever is greater	No spaces required
3. Industrial Uses				
	Long-Term	**Short-Term**	**Long-Term**	**Short-Term**
Wholesale warehousing and manufacturing	1 space per 12,000 gross square feet of building	2 spaces	1 space per 15,000 gross square feet of building	2 spaces
Towing service, vehicle storage yard	No spaces required	No spaces required	No spaces required	No spaces required
Individual locker storage building, mini storage facility	No spaces required	No spaces required	No spaces required	No spaces required
4. Recreational Uses				
	Long-Term	**Short-Term**	**Long-Term**	**Short-Term**
Athletic club, fitness	1 space per	1 space per	1 space per	1 space per 2,400

Land Use	Table 17.64.030-Bicycle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District, Urban District, and Traditional District		**Suburban District**	
center	10,000 gross square feet of building or 2 spaces, whichever is greater	2,000 gross square feet of building or 2 spaces, whichever is greater	12,000 gross square feet of building or 2 spaces, whichever is greater	gross square feet of building or 2 spaces, whichever is greater
Bowling alley	1 space per 10 lanes or 2 spaces, whichever is greater	1 space per 2 lanes or 2 spaces, whichever is greater	1 space per 20 lanes or 2 spaces, whichever is greater	1 space per 4 lanes or 2 spaces, whichever is greater
Card room, bingo, and similar uses with seating	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 3,333 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 6,666 gross square feet of building or 2 spaces, whichever is greater
Pool hall, billiard hall	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 3,333 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 6,666 gross square feet of building or 2 spaces, whichever is greater
Courts for games played with 4 or fewer players, such as racquetball, tennis, handball	1 space per 15 courts or 2 spaces, whichever is greater	1 space per 7.5 courts or 2 spaces, whichever is greater	1 space per 30 courts or 2 spaces, whichever is greater	1 space per 15 courts or 2 spaces, whichever is greater
Indoor fields, such as soccer, volleyball, hockey	((36 x no. of fields + spectator occupancy) ÷ 5)x(0.05) or 2 spaces, whichever is greater	((36 x no. of fields + spectator occupancy) ÷ 5)x(0.05) or 2 spaces, whichever is greater	((72 x no. of fields + spectator occupancy) ÷ 3)x(0.1) or 2 spaces, whichever is greater	((72 x no. of fields + spectator occupancy) ÷ 3)x(0.1) or 2 spaces, whichever is greater
Batting cages, golf driving range (indoor or outdoor)	1 space per 15 batting stands or tees or 2 spaces,	1 space per 12 batting stands or tees or 2 spaces,	1 space per 30 batting stands or tees or 2 spaces,	1 space per 24 batting stands or tees or 2 spaces, whichever is greater

Land Use	Table 17.64.030-Bicycle Parking Requirements by Parking Districts			
	Central Business and Arts & Entertainment District, Urban District, and Traditional District		**Suburban District**	
	whichever is greater	whichever is greater	whichever is greater	
5. Other Uses				
	Long-Term	**Short-Term**	**Long-Term**	**Short-Term**
Assembly (theater, sports arena, night club, dance studio, skating rink, lodge hall, and other facilities for cultural, religious, or social uses)	1.5 spaces per 20 employees or 2 spaces, whichever is greater	Spaces for 5% of occupancy	1.5 spaces per 20 employees or 2 spaces, whichever is greater	Spaces for 2% of occupancy
Child care center	No spaces required	2 spaces	No spaces required	No spaces required
Hospital	1.5 spaces per 20 employees or 1 space per 50,000 gross square feet of building, whichever is greater	1 space per 20,000 gross square feet of building, or 2 spaces, whichever is greater	1 space per 20 employees or 1 space per 50,000 gross square feet of building, whichever is greater	1 space per 20,000 gross square feet of building, or 2 spaces, whichever is greater
Kennel	No spaces required	No spaces required	No spaces required	No spaces required
Nursing home	No spaces required	2 spaces	No spaces required	2 spaces
School requiring a special permit	1.5 spaces per 10 employees	1 space per 10,000 gross square feet of building	1 space per 15 employees	1 space per 10,000 gross square feet of building
Other	Determined by the Zoning Administrator			

17.64.040 Development standards for off-street parking facilities.

Except as provided in section 17.64.090 with respect to temporary surface parking lots, all parking facilities shall conform to the following standards:

A. Use of off-street parking facilities. Off-street parking facilities shall be used for automobile and bicycle parking only. No sales, storage, repair work, dismantling, or servicing of any kind is permitted.

B. Off-Street Parking facility shall function properly. No off-street parking facility shall be approved which, in the judgment of the planning director, cannot properly function due to the site configuration, building obstruction, or restricted access and turning radius, or which requires excessive maneuvering.

C. Vehicle parking spaces to function independently. Each parking space in an off-street vehicle parking facilities shall function independently of any other parking space, with the following exceptions:

1. Tandem parking spaces. Off-street vehicle parking facilities that serve a single family dwelling unit, a single family dwelling unit with a second residential unit, or that are signed as parking exclusively for employees may utilize tandem parking spaces.

2. Attendant parking. Attendant vehicle parking is permitted with a zoning administrator's special permit. The zoning administrator may waive or reduce off-street vehicle parking facility development standards required by this chapter as part of the special permit review.

3. Stacked parking. Off-street vehicle parking structures that utilize mechanical lifts for stacking parked cars are allowed.

D. Surfacing, drainage, and striping. Off-street parking facilities shall meet the surfacing and drainage requirements in section 17.68.020. All vehicle parking spaces shall be marked on the parking area.

E. Minimum dimensions for vehicle parking spaces.

1. Single-family, two-family residential uses. Minimum dimensions for a garage, carport, or uncovered parking pad for a single-family residential use are stated in section 17.24.050(26)(g). Minimum dimensions for the driveway for a single-family residence are stated in section 17.24.050(26)(h). Minimum dimensions for a garage and driveway for halfplex or duplex residential uses are stated in section 17.24.050(37)(d).

2. Multi-family residential and nonresidential uses. Off-street vehicle parking facilities for multi-family residential and nonresidential development shall conform to the following parking space and maneuvering dimensions.

a. Standard vehicle spaces. Standard off-street vehicle parking spaces shall meet the following minimum dimensions:

Type	Space **Width**	Space **Depth**	**Maneuvering Width**
90 degree	8.5 feet	18 feet	24 feet
60 degree	8.5 feet	19 feet	16 feet; 20 feet for two-way traffic

Type	Space Width	Space Depth	Maneuvering Width
45 degree	8.5 feet	18 feet	12 feet; 20 feet for two-way traffic
30 degree	8.5 feet	15 feet	11 feet; 20 feet for two-way traffic
Parallel	8 feet	22 feet	11 feet; 20 feet for two-way traffic
Other	To be determined by the planning director		

b. Compact car spaces. Up to 50% of all required and non-required vehicle parking spaces, excluding accessible spaces, may be sized for compact cars. Compact car spaces shall be clearly marked "COMPACT CARS" and shall meet the following minimum dimensions:

Type	Space Width	Space Depth	Maneuvering Width
90 degree	8 feet	15 feet	24 feet
60 degree	8 feet	17 feet	16 feet; 20 feet for two-way traffic
45 degree	8 feet	16 feet	12 feet; 20 feet for two-way traffic
30 degree	8 feet	13 feet	11 feet; 20 feet for two-way traffic
Other	To be determined by the planning director		

c. Scooter and motorcycle spaces. Scooter and motorcycle spaces shall be a minimum of four feet wide and eight feet long.

F. Vehicle overhang as planter area. Up to two feet of the required vehicle parking space depth used for a vehicle overhang may be improved and maintained as a planter; provided, that the planter is a minimum of six feet wide and is not located in a required minimum front or street side setback area.

G. Vehicle maneuvering width. Maneuvering width shall not be located in the public right-of-way, except that a public alley may be utilized as required maneuvering space for adjacent parking facilities.

H. Setback areas. Off-street vehicle parking spaces and maneuvering areas shall not be located in any required minimum front or street side setback areas for multi-family residential uses or for uses in the M-1S or M-2S zones.

I. Tree shading. Off-street vehicle parking facilities shall comply with the shading and landscaping requirements in chapter 17.68.

J. Exterior lighting. Exterior lighting shall be provided for all off-street vehicle and bicycle parking facilities and shall conform to the following requirements:

1. Exterior lighting shall meet the following performance standards:

    a. Minimum maintained illumination of one and one-half foot candles per square foot of parking area during business hours;

    b. Minimum maintained illumination of one-quarter foot candles per square foot of surface area of all walkways, alcoves, and passageways serving the parking lot from one-half hour before dusk to one-half hour after dawn.

2. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

3. All light fixtures shall be vandal resistant.

4. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

K. Directional signage. If a development project includes directional signage to an off-street vehicle parking facility, the signage shall also indicate the location of bicycle parking.

L. Bicycle parking facility requirements.

1. Long-term bicycle parking.

    a. Location. If a long-term bicycle parking facility is located in an area not visible from the main entrance of the building it serves, a safe access route from the main entrance to the bicycle parking facility, with nighttime lighting and directional signage, shall be provided.

    b. Minimum space dimensions for bicycle lockers. Bicycle lockers shall be situated to allow a minimum of five feet clear space at the door for access.

    c. Minimum space dimensions for secured enclosures. The stationary racks in a secured bicycle parking enclosure shall be adequately spaced to prevent conflicts with adjacent bicycle handlebars, rear racks, baskets, and the like. A minimum area of two feet wide, six feet long, and a five foot maneuvering space per bicycle, or alternative configuration providing comparable access and ease of use, shall be provided. When arranged in aisles, a minimum four foot clear space is required when all of the racks are in use.

2. Short-term bicycle parking.

    a. Location. Required short-term bicycle parking facilities shall be located in an area visible from and within 200 feet of the primary entrance of the building served, and may be located on site, off-site, or in the public right-of-way. Existing bicycle parking spaces located in the public right-of-way immediately adjacent to a parcel may be counted toward the required bicycle parking requirement.

b. Minimum dimensions. Short-term bicycle parking facilities shall provide a minimum area of two feet wide, six feet long, and a five foot maneuvering space per bicycle, or alternative configuration providing comparable access and ease of use, and shall be placed to maintain a clear path of travel for pedestrians.

3. Surface. Bicycle parking facilities shall be located on a well-drained ground surface.

17.64.050 Off-street loading and unloading space.

A. Off-street loading and unloading space required. The following loading and unloading space shall be provided and maintained for retail and wholesale markets, warehouses, hotels, hospitals, laundry and dry cleaning establishments, and other places where large amounts of goods are received or shipped. Fractional requirements are omitted.

1. For a building less than 10,000 square feet in gross floor area, none is required.

2. For a building with 10,000 to 40,000 square feet in gross floor area, one space is required.

3. For a building with greater than 40,000 square feet in gross floor area, one space is required for each 40,000 square feet in total gross floor area.

B. Minimum dimensions. A loading and unloading space shall be at least ten feet wide, 14 feet high, and 40 feet long.

C. Location. A loading and unloading space shall not be located in the public right-of-way.

17.64.060 Stand-alone parking facilities.

A. Stand-alone vehicle parking facilities shall comply with sections 17.64.040 and 17.64.090.

B. Stand-alone vehicle parking facilities that are not temporary surface parking lots are permitted in the zones indicated in section 17.24.030 subject to approval of a planning and design commission special permit. In considering a special permit for a stand-alone parking facility, the planning and design commission shall consider the potential impact that the additional parking spaces might have on commute patterns and the use of single-occupancy vehicles.

C. Stand-alone surface parking facilities that are temporary surface parking lots are allowed only in the central city and are subject to section 17.64.090.

17.64.070 Alternatives to standard parking requirements; other modifications.

A. Administrative parking permit. Alternatives and other modifications to the standard off-street parking requirements stated in this subsection A are permitted with approval of an administrative parking permit. The planning director shall approve an application for an administrative parking permit if the alternatives proposed in the application substantially conform to the requirements in this section.

1. On-site alternatives to required vehicle off-street parking. Except for required off-street parking for single family and two-family uses, one or more of the following alternatives may be substituted for required off-street parking spaces on the same parcel or integrated development site as the land use the spaces serve:

   a. Additional bicycle parking. Four non-required bicycle parking spaces may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

   b. Carsharing. One carshare space may be substituted for four required on-site vehicle parking spaces. "Carshare space" means a parking space reserved for a vehicle that can be rented or reserved for short periods of time, such as by the hour or minute.

   c. Scooter and motorcycle parking. One scooter or motorcycle space may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

   d. Shared-parking. Required off-street parking facilities may be shared between two separate land uses upon demonstrating that the uses utilize the parking spaces at different times.

   e. On-street parking. Each on-street parking space directly adjacent to a parcel or an integrated development site occupied by a single building may be substituted for one on-site vehicle parking space. If the parking in the street is unmarked, each 24 feet of adjacent street frontage that can be legally parked shall equal one on-street parking space.

   f. Shared bicycles. Shared bicycles provided on-site for the use of employee commutes and off-site trips may be substituted for up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater. Two shared bicycles are equivalent to one on-site vehicle parking space.

   g. Transportation management plan. The required number of on-site vehicle parking spaces for a development site or use shall be reduced by 35% if a transportation management plan permit has been approved under chapter 17.184.

2. Off-site alternatives to required vehicle off-street parking. Required off-street parking may be located on a parcel other than the parcel or integrated development site served by the off-street parking, if it is located within the distances specified, and it complies with the requirements stated, below:

   a. In the central business and arts & entertainment parking district and the urban parking district, off-street parking for residential uses may be located off-site

within 400 feet of the use served. Off-street parking for nonresidential uses may be located off-site within 1,250 feet of the use served.

b. In the traditional parking district and the suburban parking district, off-street parking for residential uses may be located off-site within 300 feet of the use served. Off-street parking for nonresidential uses may be located within 600 feet of the use served.

c. If the parcel designated for off-street parking is not in the same ownership as the site the parking will serve, the application shall include written evidence that users of the site that the off-site parking will serve will have rights to use the off-site parking parcel for required parking.

3. Exceeding maximum vehicle parking requirement in parking structures. The maximum vehicle parking requirement for uses that provide off-street parking in parking structures may be exceeded if:

a. The off-street parking is made available for public or shared-parking at all times during off-peak hours; and

b. The parking structure incorporates active ground floor uses such as retail, restaurants, or offices.

4. Alternative vehicle parking space dimensions and maneuvering widths. Alternatives to the minimum parking space dimensions in section 17.64.040 (E) may be approved if the alternative space dimensions do not cause vehicle stacking in the adjacent public right-of-way.

B. Alternatives to required vehicle off-street parking – Parking beyond specified distances of use served. Required off-street parking provided at distances farther than the distances specified in subsection A.2 are allowed with a zoning administrator's special permit.

17.64.080 Waiver of minimum and maximum parking requirements.

A. Waiver of required off-street parking minimum. Up to and including 75% of the required number of off-street vehicle and bicycle parking spaces may be waived with a zoning administrator's special permit. Greater than 75% of the required number of off-street vehicle and bicycle parking spaces may be waived with a planning and design commission special permit.

B. Exceeding the maximum vehicle parking requirement for office projects. The maximum vehicle parking requirement for office projects may be exceeded with a zoning administrator's special permit, if supported by at least one of the following findings in addition to the findings required for the special permit:

1. Alternatives to driving to work are not available to employees of the office project due to inadequate pedestrian, bicycle, and transit facilities;

2. The office project will operate at times when transit service is not available or when it is not safe to walk or bicycle to the project site;

3. On-street parking in adjacent residential neighborhoods would be impacted by the office project, and no other measures to reduce this impact (other than additional off-street parking) is feasible; or

4. Unique characteristics of the office project require more parking than that which is otherwise allowed.

17.64.090 Temporary surface parking lots in the central city.

A. Purpose and intent. As recognized in the Central City Parking Master Plan (City Council Resolution No. 2006-697), surface parking lots can provide a short-term solution for parking needs in the central city, but are rarely the best use of valuable central city property. The livability of the central city is enhanced by continuous activities along the commercial streets and is harmed by parking lots breaking up the continuity of commercial development. Temporary use of vacant lots for surface parking shall be permitted in the central city only where there is a demonstrated short-term parking deficiency so that the long-term plan for development of the property for a higher use is promoted.

B. Definitions. The following definitions apply in this section:

"Parking high need area" means areas where the on-street parking is occupied at 85% or greater as determined by the planning director under subsection E of this section.

Downtown restricted parking area" means the area depicted in Figure 17.64-2."

C. Temporary surface parking lot permits.

1. Temporary surface parking lots are allowed in the central city, subject to the issuance and continuing validity of a temporary surface parking lot permit under this section. Temporary surface parking lot permits may be issued only for locations within a parking high need area, or within the downtown restricted parking area subject to subsection (D) of this section.

2. Application for a temporary surface parking lot permit shall be submitted to the planning director on a form provided by the city and shall include all of the following:

   a. Evidence satisfactory to the planning director that the location of the proposed temporary surface parking lot is either: (i) located in an area designated as a parking high need area as determined by the planning director, or (ii) located in the downtown restricted parking area and written findings required under subsection D.1 of this section have been certified by the city manager;

b. Improvement plans, specifications, and other information as needed to bring the parcel into conformance with the temporary surface parking lot development standards set forth in subsection C.5 of this section; and

c. Evidence of a current business license tax certificate for the temporary surface parking lot operation.

3. The planning director shall issue a temporary surface parking lot permit upon submittal of a complete application, completion of all improvements necessary to comply with the temporary surface parking lot development standards set forth in subsection C.5 of this section, and, for locations within the downtown restricted parking area, written findings required under subsection D.1 of this section certified by the city manager.

4. Except as provided in subsection D.2 of this section for locations within the downtown restricted parking area, a temporary surface parking lot permit shall be valid for two years from date of issuance and shall not be subject to extension or renewal.

5. Temporary surface parking lots shall comply at all times with the following development standards. No other development standards, including the parking lot tree shading standards, shall apply. A zoning administrator special permit shall be required to modify or waive compliance with these development standards:

a. A sign with the name and telephone number of the parking lot owner and the temporary surface parking lot permit shall be displayed at the site.

b. Minimum lighting level of 0.2 foot-candle with appropriate shielding to prevent uplighting and unnecessary spillage on adjacent properties shall be provided.

c. The development standards relating to use, functionality, paving and striping, maneuvering area, space dimension, and vehicle overhang as set forth in section 17.64.040 shall apply.

d. The development standards relating to curbs and barriers and to surfacing and drainage as set forth in section 17.68.020 shall apply.

e. Temporary surface parking lots containing 25 or fewer parking spaces shall provide street frontage screening. Screening shall consist either of landscaping and irrigation within a minimum two-foot planter or a three to three and a half foot high ornamental fence consisting of painted tubular steel along all street frontages. Temporary surface parking lots containing more than 25 parking spaces shall provide landscaping and irrigation along the street frontage. All temporary surface parking lot screening shall comply with sight distance specifications as required by this code.

f. All applicable construction standards and building permit procedures in Title 15 shall apply.

g. All applicable standards and driveway permit procedures in chapter 18.08 shall apply.

D. Temporary surface parking lot permits for locations inside of the downtown restricted parking area —Findings—Term.

1. A temporary surface parking lot permit for a location in the downtown restricted parking area shall not be issued unless and until the city manager reviews the application and makes all of the following findings:

   a. That the permit applicant has on file a complete application for development of the site;

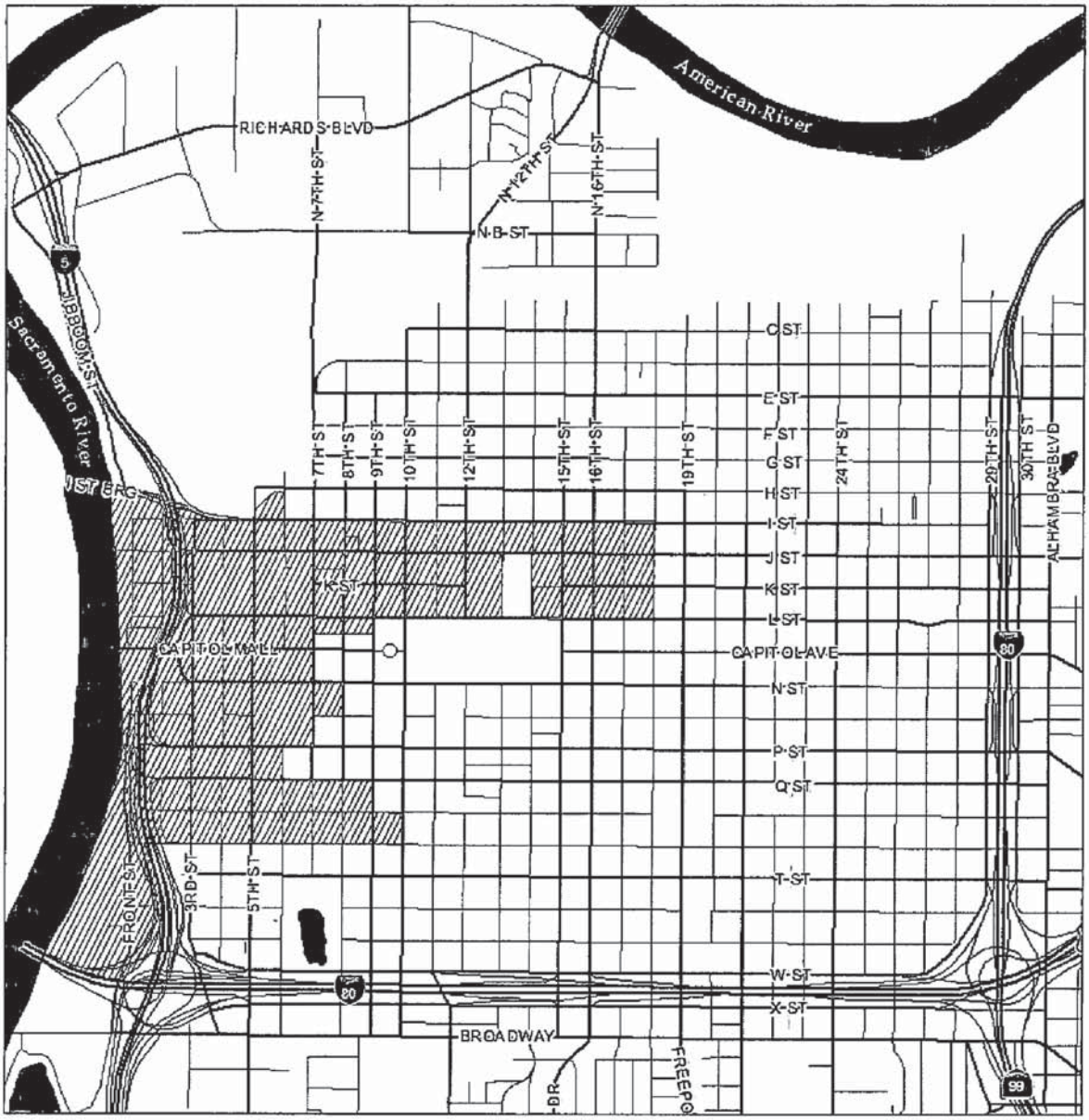
   b. That the permit applicant has on file evidence of ownership of the site or of intent to lease or buy the site; or, if the applicant is not the owner of the site and has no intent to lease or buy the site, the applicant has provided the city manager: (i) a copy of a "due diligence" agreement or equivalent document between the applicant and the owner of the site relating to the timely processing of the development application; or (ii) a copy of a joint venture agreement between the permit applicant and a development company for development of the site; and

   c. That the permit applicant has on file a schedule of performance that details the actions to be taken by and at the direction of the applicant over the ensuing 12 month period relating to the development of the site.

2. Notwithstanding the provisions of subsection C. of this section, a temporary surface parking lot permit for a location in the downtown restricted parking area shall not be limited to parking high need areas, shall be valid for one year from date of issuance, and may be renewed two times for a period of one year each. Application for a renewal shall be made and processed in the same manner as the initial application for a temporary surface parking lot permit under subsections C and D of this section.

E. The planning director shall determine and make available for continuous public inspection a map showing those areas of the central city he or she has determined are high parking need areas.

Figure 17.64-2 Downtown Restricted Parking Area



SECTION 2

Section 10.44.140 through and including section 10.44.200 of the Sacramento City Code are repealed.

SECTION 3

Section 17.16.010 of the Sacramento City Code is amended as follows:

A. The definition for "bicycle parking facility" is amended to read as follows:

"Bicycle parking facility" is either a "long-term" or "short-term" bicycle parking facility as described below:

1. "Long-term bicycle parking facility" means: (a) a bicycle locker comprised of an enclosed box or compartment with a locking door, where a single bicyclist has access to a single bicycle storage compartment; or (b) a secure enclosure comprised of a short-term bicycle parking facility that is located in an area completely enclosed and covered and where entry is secured by a locking door.

2. "Short-term bicycle parking facility" means a stationary rack designed to support a bicycle upright in at least two places to prevent it from tipping over. The design of the rack shall allow the user to lock the frame and one or more wheels to the rack using a user-supplied U-lock. A bicycle rack design that solely supports the bicycle by a wheel does not meet the requirements of a short-term bicycle parking facility.

B. Except as amended as set forth in subsection A, section 17.16.010 remains unchanged and in full force and effect.

SECTION 4

A. Section 17.24.040 Industrial and Agricultural Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended by amending the matrix for "Railroad ROW, use of" set forth in Table 17.24.040.B to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	ARP-F
Railroad ROW, use of					63		63	63	63/20	63	63/20									

B. Except as amended as set forth in subsection A, section 17.24.040 and Tables 17.24.040.A and 17.24.040.B remain unchanged and in full force and effect.

SECTION 5

A. Section 17.24.050 of the Sacramento City Code is amended as follows:

1. Subsection d of Footnote 13 is amended to read as follows:

d. Property located within a quarter-mile radius of a light rail station (measured from the center of the platform, as determined by the planning director, to the edge of the parcel closest to the station) and zoned C-4, M-1, M-1(S), M-2, or M-2(S) may be used for apartments, duplexes, or halfplexes with a planning and design commission special permit under chapter 17.212.

2. Subsection h.ii of Footnote 26 is amended to read as follows:

ii. If the on-site parking is accessed from an alley, maneuvering area shall be provided behind the on-site parking consistent with section 17.64.040. The alley right-of-way may be included as maneuvering area. The maneuvering area on the lot shall be surfaced in accordance with subsection A of section 17.68.020.

3. Subsection a.vi of Footnote 30 is amended to read as follows:

vi. Off-street parking shall be provided in accordance with chapter 17.64.

4. Subsection d of Footnote 36 is amended to read as follows:

d. Off-street parking shall be provided in accordance with chapter 17.64.

5. Subsection d of Footnote 39 is amended to read as follows:

d. Off-street parking shall be provided in accordance with chapter 17.64.

6. Subsection d of Footnote 47 is amended to read as follows:

d. Parking. Off-street parking shall be provided in accordance with chapter 17.64.

7. Subsection c of Footnote 49 is amended to read as follows:

c. Parking. Off-street parking shall be provided in accordance with chapter 17.64.

8. Subsection a of Footnote 51 is amended to read as follows:

a. Parking. Off-street parking shall be provided in accordance with chapter 17.64. The parking facility shall be oriented to allow for child drop-off and pick-up areas which do not create traffic congestion or parking problems.

9. Subsection a of Footnote 52 is amended to read as follows:

a. Parking. Off-street parking shall be provided in accordance with chapter 17.64. The parking facility shall be oriented to allow for child drop-off and pick up areas which do not create traffic congestion or parking problems.

10. Footnote 63 is amended to read as follows:

63. Conditions on Use of Railroad Rights-of-Way. A railroad right-of-way may be used for railroad tracks or spur tracks. Loading and unloading platforms or structures may be located on a railroad right-of-way only if: (i) the abutting property is located within a C-4 or M zone, and (ii) no residential zoning is within 300 feet of the facility on the same side of the right-of-way. Railroad right-of-way located in the central city between B Street on the north, the north side of the R Street light rail tacks on the south, 19th Street on the west, and 20th Street on the east may be used for surface off-street vehicle parking facilities. The development standards in section 17.64.040, chapter 17.68, or in any other section of this title shall not apply to surface off-street vehicle parking facilities located in the railroad right-of-way in this area.

11. Footnote 67 is amended to read as follows:

67. Somatic Practitioner/Somatic Practitioner Establishment. This use is permitted subject to meeting the qualifications of chapter 5.124. Off-street parking shall be provided in accordance with chapter 17.64.

12. Footnote 68 is amended to read as follows:

68. Tutoring Center. This use is permitted in the same zones, with the same restrictions, as offices. Off-street parking shall be provided in accordance with chapter 17.64.

13. Subsection c of Footnote 76 is amended to read as follows:

c. Off-Street Parking. Off-street parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.24.050 remains unchanged and in full force and effect.

SECTION 6.

A. Subsection B of section 17.28.030 of the Sacramento City Code is amended to read as follows:

B. Off-Street Parking.

Off-street parking for uses in the RMX zone shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.28.030 remains unchanged and in full force and effect.

SECTION 7.

A. Subsection C of section 17.40.040 of the Sacramento City Code is amended to read as follows:

C. Parking.

Off-street parking for uses in the MIP zone shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.40.040 remains unchanged and in full force and effect.

SECTION 8.

A. Section 17.68.010 of the Sacramento City Code is amended as follows:

1. Subsection A is amended by deleting subsection A.4 in its entirety.

2. Subsection B is amended to read as follows:

B. Planter Required.

1. Except for single-family and two-family residential uses and where driveways and walkways enter and exit a lot, a landscaped planter is required (i) to separate all surfaced areas from the adjacent public street, and (ii)along the entire perimeter of surface parking lots of more than 30 spaces.

2. The planter shall be surrounded with six inch raised concrete curbing. The minimum width of planter, excluding curbing, shall be six feet. An irrigation system shall be installed in each separate planter area. Planter area shall not be surfaced in part or whole with concrete, asphalt, or other surface material, but shall contain earth and living plants.

3. Subsection C is amended to read as follows:

C. Parking Lot Tree Shading. Trees shall be planted and maintained throughout any surface parking lot to ensure that, within 15 years after establishment of the parking lot, at least 50% of the parking area will be shaded pursuant to section 17.64.040(I).

B. Except as amended as set forth in subsection A, section 17.68.010 remains unchanged and in full force and effect.

SECTION 9

Section 17.68.020 of the Sacramento City Code is amended to read as follows:

17.68.020 Paving requirements.

A. Paving Required. Paving is required for all storage and service areas, as well as off-street parking, driveways, maneuvering, and loading areas for vehicles, including service stations and auto sales. Unpaved areas shall not be used for storage, vehicle parking, driving, or maneuvering. Unpaved areas adjacent to paved areas shall be made inaccessible by a barrier, such as concrete curbs, bollards or fencing.

B. Paving Materials. Paving materials shall consist of decorative pavers, asphaltic concrete or Portland cement concrete paving, or alternative treatments providing comparable strength and performance for vehicles intended to use the facility and approved by the planning director in consultation with the public works and fire departments. Paving shall include driveways from facility to the edge of public right-of-way paving.

C. Curbs, Decorative Bollards, or Other Barriers Required. Except at approved driveways, every off-street parking facility; off-street loading or unloading area; and storage,

sale, rental, or service area shall be improved with curbs or other barriers that prevent parked vehicles, equipment, or other objects from projecting into the public right-of-way and landscaped planter. The curb or other barrier shall be at least six inches in height and thickness, and shall be constructed of concrete or other suitable material.

D. Drainage. Drainage for all surfaced areas shall comply with all applicable storm water drainage standards, regulations, and requirements.

SECTION 10.

Section 17.96.090 of the Sacramento City Code is amended to read as follows:

17.96.090 Parking.

Off-street parking for uses in the CBD shall be provided in accordance with chapter 17.64.

SECTION 11

A. Subsection H.4 of section 17.104.020 of the Sacramento City Code is amended to read as follows:

4. Off-street parking for residential uses in the RMX zone shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.104.020 remains unchanged and in full force and effect.

SECTION 12

A. Subsection B.3 of section 17.120.070 of the Sacramento City Code is amended to read as follows:

3. Parking Requirements. Off-street parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.120.070 remains unchanged and in full force and effect.

SECTION 13

A. Subsection B.5 of section 17.120.080 of the Sacramento City Code is amended to read as follows:

5. Parking Requirements. Off-street parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.120.080 remains unchanged and in full force and effect.

SECTION 14

A. Subsection B.5 of section 17.120.090 is amended to read as follows:

5. Parking Requirements. Off-street parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.120.090 remains unchanged and in full force and effect.

SECTION 15

A. Subsection B.5 of section 17.120.100 of the Sacramento City Code is amended to read as follows:

5. Parking Requirements.

a. No off-street vehicle parking shall be required for retail, commercial service (including banks and beauty salons), athletic club/fitness center, or restaurant uses if the use does not exceed nine thousand six hundred (9,600) square feet.

b. Except as provided in subsection a., above, off-street parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.120.100 remains unchanged and in full force and effect.

SECTION 16

A. Subsection B.5 of section 17.120.110 of the Sacramento City Code is amended to read as follows:

5. Parking. Off-street parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.120.110 remains unchanged and in full force and effect.

SECTION 17

A. Subsection B.4 of section 17.120.120 of the Sacramento City Code is amended to read as follows:

4. Parking Requirements. Off-street parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.120.120 remains unchanged and in full force and effect.

SECTION 18

A. Subsection F of section 17.124.050 of the Sacramento City Code is amended to read as follows:

F. Parking.

Off-street parking shall be provided in accordance with chapter 17.64. The planning director may, through the urban development permit, either increase or decrease the required parking ratios based on the project's parking management plan to ensure adequate parking capacity based on the goals and objectives of the Central City Parking Master Plan.

B. Except as amended as set forth in subsection A, section 17.124.050 remains unchanged and in full force and effect.

SECTION 19

A. Section 17.128.030 of the Sacramento City Code is amended as follows:

1. Subsection B.1.c.v is amended to read as follows:

v. Parking Requirements.

Except as provided in this subsection v., off-street parking shall be provided in accordance with chapter 17.64.

(A) Office/Retail. Parking for projects of 10,000 square feet or less may be provided by means of a surface parking lot. The planning and design commission may approve a special permit for the use of a surface parking lot for parking for projects of more than ten thousand (10,000) square feet.

(B) Commercial/Retail. Vehicle parking shall not be required for these uses if included as part of an office or residential project.

2. Subsection B.1.c.vi is amended to read as follows:

vi. Bicycle Parking Requirements. Bicycle parking shall be provided in accordance with chapter 17.64.

3. Subsection B.2.c.vi is amended to read as follows:

vi. Parking Requirements. Except as provided in this subsection vi., off-street parking shall be provided in accordance with chapter 17.64.

(A) Office.

(1) Projects of 10,000 Square Feet or Less. Parking for projects of 10,000 square feet or less may be provided by means of a surface parking lot.

(2) Projects of More Than 10,000 Square Feet. The planning and design commission may approve a special permit for the use of a surface parking lot for projects of more than 10,000 square feet.

(B) Commercial/Retail. Vehicle parking shall not be required for the uses listed in Table 1 of section 17.96.070.

4. Subsection B.2.c.vii is amended to read as follows:

vii. Bicycle Parking Requirements. Bicycle parking shall be provided in accordance with chapter 17.64.

5. Subsection B.5.c.v is amended to read as follows:

v. Parking Requirements. Off-street parking shall be provided in accordance with chapter 17.64.

6. Subsection B.5.c.vi is amended to read as follows:

vi. Bicycle Parking Requirements. Bicycle parking shall be provided in accordance with chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.128.030 remains unchanged and in full force and effect.

SECTION 20

A. Subsection D of section 17.168.050 of the Sacramento City Code is amended to read as follows:

D. Off-Street Parking. The uses in the UN overlay zone are subject to the off-street parking requirements, development standards, and other regulations as set forth in chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.168.050 remains unchanged and in full force and effect.

SECTION 21

A. Subsection F of section 17.172.040 of the Sacramento City Code is amended to read as follows:

F. Off-Street Parking. The uses in the MC overlay zone are subject to the off-street parking requirements, development standards, and other regulations as set forth in chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.172.040 remains unchanged and in full force and effect.

SECTION 22

A. Section 17.178.060 of the Sacramento City Code is amended as follows:

1. Subsection F is amended to read as follows:

F. Parking. The uses in the TO overlay zone are subject to the off-street parking requirements, development standards, and other regulations as set forth in chapter 17.64.

2. Subsection G is amended to read as follows:

G. Minimum Bicycle Parking Requirements. The uses in the TO overlay zone are subject to the bicycle parking requirements, development standards, and other regulations as set forth in chapter 17.64.

B. Except as amended as set forth in subsection A, section 17.178.060 remains unchanged and in full force and effect.

SECTION 23

The amendments to the Sacramento City Code enacted by this Ordinance shall not apply to development for which an application for a building permit is filed with the city prior to the effective date of this Ordinance.

SECTION 24

This Ordinance shall take effect 60 days after adoption.

Passed for Publication: October 23, 2012

Published: October 26, 2012

Effective: December 29, 2012

Adopted by the City of Sacramento City Council on October 30, 2012 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, McCarty, Pannell, Schenirer, Sheedy, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: Councilmember R. Fong.

Vice Mayor Angelique Ashby

Attest:

Shirley Concolino, City Clerk