



# REPORT TO LAW & LEGISLATION COMMITTEE City of Sacramento

915 I Street, Sacramento, CA 95814-2671

**STAFF REPORT**  
**April 21, 2009**

Honorable Members of the  
Law and Legislation Committee

**Title: First Round Zoning Code Updates For 2030 General Plan Consistency and Regulatory Improvement Code Changes (M08-051)**

**Location/Council District:** Citywide

**Recommendation:** 1) Review an **Ordinance** amending various sections of Title 17 of the Sacramento City Code (Zoning Code) relating to land use and entitlement processing requirements to create consistency with policies and programs under the 2030 General Plan; 2) Review an **Ordinance** repealing a section of Title 15 of the Sacramento City Code (Building Code) relating to demolition of non-historic residential structures; amending various sections of Title 16 of the Sacramento City Code (Subdivision Code) and Title 17 of the Sacramento City Code (Zoning Code) relating to land use entitlement processing; and 3) forward a recommendation of approval to the City Council.

**Contact:** Sandra Yope, Senior Planner, (916) 808-7158; Robert Cunningham, Assistant Planner, (916) 808-5894; and Jim McDonald, AICP, Senior Planner, (916) 808-5723.

**Presenter:** Sandra Yope, Senior Planner

**Departments:** Development Services and Planning

**Divisions:** Current Planning and Long Range Planning

**Organization No:** 21001010

**Description/Analysis:**

**Issue:** With the adoption of the 2030 General Plan, Long Range Planning staff has transitioned to working full time on implementation of the plan. Priority is being given to implementation measures updating the City's zoning ordinance to reflect urban development standards. In establishing the Regulatory Improvement Team, the City Council directed staff to bring forward code changes that promote an appropriate regulatory environment, facilitate and streamline the development process, and create clear and consistent directives.

Staff has prepared two ordinances. The first ordinance amends Title 17, the Zoning Code, and the second ordinance also amends Title 17 as well as Title 16, the Subdivision Code and Title 15, the Building Code. The proposed changes are presented under two categories of change, either General Plan implementation or regulatory improvement.

At this phase of General Plan implementation, the main concern is to begin to bridge the gap between the 2030 General Plan and the Zoning Code, which has not been comprehensively updated in more than forty years. Key issues include the need for increased densities and intensities of development and greater flexibility in mixing land uses. Staff expects to implement a phased approach to updating the Zoning Code over the next few years. Under regulatory improvement, the proposed changes simplify the development process or requirements; eliminate confusing code, correct errors or ensure conformance with state law; and create consistency between processes, requirements, or other codes. The most significant changes include removing the requirement to obtain a Zoning Administrator Special Permit to demolish a residential structure when no other structure is proposed and to eliminate a requirement to have a parking pad outside of the front or street side yard setback areas when an existing residential garage is converted thus allowing the existing driveway to be the parking pad without an entitlement.

**Policy Considerations:** Updating the zoning ordinance is a Priority Implementation of the 2030 General Plan, and will help to facilitate infill development in key growth areas. The proposed ordinances also are consistent with the Development Services Department's strategic areas to promote an appropriate regulatory environment and streamline the process.

**Committee/Commission Action:** The proposed code amendments were presented to the Development Oversight Commission on March 2, 2009. The proposed code amendments will be presented to the Planning Commission on April 9, 2009.

**Environmental Considerations:** The proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b) (3).

**Sustainability Considerations:** The zoning code updates foster sustainability by encouraging economic development and infill development within the City. These efforts will bring housing, shopping, and employment opportunities closer together, thereby reducing vehicle trips and greenhouse gas emissions.

**Rationale for Recommendation:** This is taking the first step towards the 2030 General Plan implementation by streamlining the zoning ordinance. The proposed code amendments will clarify and further streamline entitlement processing by making processes and noticing consistent across all hearing bodies. The proposed amendments also clean up previous errors, omissions, and make code language consistent with previously adopted ordinances.

**Financial Considerations:** None.

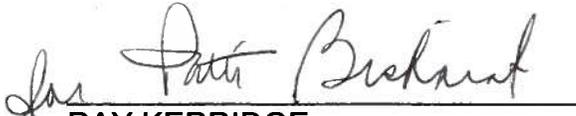
**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:  for  
David Kwong  
Planning Manager

Approved by:   
William Thomas  
Director of Development Services

Approved by:  for  
Carol Shearly  
Director of Planning

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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## Proposed Amendments to the City Code

Staff has prepared two ordinances. The first ordinance amends Title 17, the Zoning Code, and the second ordinance also amends Title 17 as well as Title 16, the Subdivision Code and Title 15, the Building Code. The proposed changes are presented under two categories of change, either general plan implementation or regulatory improvement.

**General Plan Implementation:** At this phase, the main concern is to begin to bridge the gap between the 2030 General Plan and the Zoning Code, which has not been comprehensively updated in more than forty years. Key issues include the need for increased densities and intensities of development and greater flexibility in mixing land uses. Staff expects to implement a phased approach to updating the Zoning Code over the next few years.

The Zoning Code updates proposed at this time include:

- Increase the maximum density of R-3 from 29 du/ac to 30 du/ac.
- Increase the maximum density of C-2 from 29 du/ac to 36 du/ac while allowing higher densities subject to consistency with the General Plan.
- Streamline ground-floor commercial uses in the OB zone.
- Update R-3, R-3A and R-4 zones so that supportive neighborhood commercial uses are allowed.
- Create a new "R-4A" zone with a maximum density of 110/acre
- Minor edits to the allowed land uses of R-5.
- Add density column to Height and Area Chart for increased clarity.
- Update M-1 Zone to ensure better consistency with Employment Center Low Rise by moving some uses from "By Right" to "Special Permit."

**Regulatory Improvement:** Under regulatory improvement the changes will be further broken down into three areas. The proposed changes that simplify the development process or requirements are considered streamlining. Those proposed changes that eliminate confusing code, correct errors or ensure conformance with state law are considered clarifying. The final area is uniformity for those changes that create consistency between processes, requirements, or other codes.

### Streamlining:

- Eliminate the requirement for a Zoning Administrator Special Permit for demolishing a residential unit when no plans for a future structure are proposed (Section 15.44.020). These permits are always approved and only address keeping the vacant lot free and clear of debris which is already required in other sections of the code. This requirement is found in the Building Code.
- Eliminate the requirement for a subdivision modification associated with a lot line adjustment (lla) or parcel merger (pm) to go before the Subdivision Review

Committee (SRC) in the Subdivision Code (Sections 16.52.010 and 16.52.060). There is no longer a hearing associated with a Ila/pm as it is now a ministerial action therefore the proposal is no longer routed as a project that would be taken to SRC. Additionally, it was not a practiced process.

- Eliminate the requirement to have a parking pad outside of the front yard or street side setback for a garage conversion in the Zoning Code (Section 17.24.050). The majority of garage conversions use the existing driveway as the parking area; however, the driveway is usually in a setback requiring a variance to convert a garage.

#### Clarifying/Administrative Clean-Up Language:

- Correct numerous code section references to reflect previously adopted code changes or additions made to the Zoning Code (Sections 17.20.010, 17.20.030, 17.24.050, 17.60.040, 17.64.080, 17.68.020, 17.68.030, 17.72.030, 17.76.030, 17.76.070, 17.100.030, 17.128.035, 17.172.040, and 17.184.020, ).
- Add a statement in the Zoning Code that indicates an applicant's signature on an application attests to the truthfulness of all submitted documents and statements (Section 17.196.010). Provides a clear requirement when enforcement action becomes necessary.
- Add a statement in the Zoning Code that indicates that failure to meet a condition as part of an approved entitlement is considered a violation of the Zoning Code and subject to enforcement (Sections 17.232.010, 17.232.040, and 17.232.050). Provides a clear requirement if enforcement action becomes necessary due to a failure to meet or maintain conditions of approval of a project.

#### Uniformity:

- Allow residential fence heights along alley ways to be eight feet instead of six feet (Section 17.76.020). Currently, residents that abut other non-residential uses are allowed fence heights up to eight feet. This adds alleys to the list of non-residential uses.
- Changes the noticing requirements for a Home Occupation waiver before the Zoning Administrator to be consistent with all other noticing requirements (Section 17.224.010). This section was missed when all other noticing requirements were made consistent in a previous bundle of code changes.

**PROPOSED CODE CHANGES**

**GENERAL PLAN CONSISTENCY IMPLEMENTATION CHANGES**

DESCRIPTION	WHAT THE CODE SAYS NOW	WHAT THE CODE CHANGE WILL DO	WHY
Change max density of R-3 from 29 to 30 du/na	Minimum land area per dwelling unit” in R-3 is 1500 sf and a max density of 29 du/na	In Table 17.60.020, “Minimum land area per dwelling unit” in R-3 will be changed from 1500 sf to 1450 sf and max density in R-3 will be increased from 29 to 30 du/na.	To match Suburban Neighborhood Medium Density and get Housing and Community Development credit for affordable housing
Change max residential density of C-2 to 36 and include provisions to go above 36 with a special permit, subject to General Plan consistency.	In Height and Area Chart, the “Minimum Lot Area per DU in Sq. Ft.” requirement for C-2 is 1,500 square feet.	The minimum lot area per dwelling unit and maximum density in the C-2 zone shall be as follows: <u>a.</u> Base minimum lot area per dwelling unit is 1,200 square feet, allowing a maximum density of 36 dwelling units per net acre. <u>b.</u> The planning commission may approve a special permit to reduce the minimum lot area per dwelling unit to as low as 290 square feet, allowing a maximum density of 150 dwelling units per net acre, subject to a finding of consistency with the General Plan including a determination of adequate infrastructure to support high density development.	To match Suburban Center, Suburban Corridor and Traditional Center. And permit greater flexibility with the Special Permit provision.
Streamline ground-floor commercial in OB	Footnote 64 allows ground-floor commercial subject to a planning commission special permit.	Change to allowing ground floor commercial with certain restrictions subject to a Zoning Administrator special permit	Streamline the process to allow support commercial uses in the OB zone.
Update R-3, R-3A and R-4 so that supportive neighborhood commercial/mixed-use is allowed by special permit.	Footnote 7 allows commercial uses in R-5 subject to a special permit. The uses are limited to the ground floor only and the residential component of the building is subject to noise standards	Add the same footnote to R-3, R-3A and R-4 in Land Use Chart, Add sentence to Footnote 7 limiting commercial to no more than 50% of building square footage.	To allow support commercial with specific restrictions to be allowed in more multi family zones than just R-5.
Create a new residential zone (R-4A) with a maximum density of 110 units per acre	No current provision in the code	Add the following text to create the R-4A—Multi-Family Zone: This is a multi-family zone located generally in urban neighborhoods, corridors, and centers in the Central City or near major transit stops. Minimum land area per unit is three hundred ninety six (396) square feet. Maximum density for the R-4A zone is one hundred ten (110) units per acre.” Also Add columns to the Land Use and Height/Area chart and Land Use Tables.	To implement Urban Neighborhood Medium Density. Currently the zones skip from 58/ac (R-4) to 174/ac (R-5).
Make minor edits to Land Use Table for R-5 to ensure that certain uses, such as alcoholic beverage sales, bar/nightclub, convenience stores, are only built ancillary to residential uses.	No current statement in the code.	Add Footnote 7 to certain uses in the Land Use Chart under R-5 zoning to restrict certain commercial uses.	Ensure that certain uses, such as alcoholic beverage sales, bar/nightclub, convenience stores, are only built ancillary to residential uses and expands allowed support commercial uses for R-5.
Add density column to Height and Area Chart for increased clarity.	It only has a minimum land area column	Add a new column of maximum density per acre	Increased clarity and ease.
Update M-1/M-1S Zone to ensure better consistency with Employment Center Low Rise by moving some uses from “By Right” to “Special Permit.”	In the Industrial and Agriculture Land Use Chart, the following uses are allowed by right: Concrete batch plant, Contractors storage yard, Dairy processing plant, Food processing plant, Lumber yard—retail, Planing mill, Public utility yard, Terminal yard—trucking, Truck and tractor repair.  In the Commercial Land Use Chart, the following uses are allowed by right: Auto sales (new/used), service, repair, storage; Towing service and storage yard.	In the Industrial and Agriculture Land Use Chart, change “x” (allowed by right) to “5” (special permit requirement) under M-1 and M-1S for the following uses: Concrete batch plant, Contractors storage yard, Dairy processing plant, Food processing plant, Lumber yard—retail, Planing mill, Public utility yard, Terminal yard—trucking, Truck and tractor repair.  In the Commercial Land Use Chart, add footnote “5” under M-1 and M-1S to the following uses: Auto sales (new/used), service, repair, storage; Towing service and storage yard.	To create a greater difference in allowed uses between M-1 and M-2 so that M-2 is the primary “heavy industry” zone and M-1 is primarily “clean and green” light industrial.

**REGULATORY IMPROVEMENT CHANGES**

DESCRIPTION	WHAT THE CODE SAYS NOW	WHAT THE CODE CHANGE WILL DO	WHY
Eliminate the requirement for a Zoning Administrator Special Permit for demolishing a residential unit when no plans for a future structure are proposed	The Building Code (Title 15) requires a Zoning Administrator Special Permit to demolish a residential structure without plans for a replacement structure when the exceptions are not met.	Eliminate the entire section including the requirement and the exceptions to the requirement.	These permits are always approved and only address keeping the vacant lot free and clear of debris which is already required in other sections of the code. It helps streamline the redevelopment process.
Eliminate the requirement for a subdivision modification associated with a lot line adjustment (lla) or parcel merger (pm) to go before the Subdivision Review Committee (SRC) in the Subdivision Code	The Subdivision Code (Title 16) currently requires all subdivision modifications to be reviewed by the Subdivision Review Committee (SRC)	Eliminate the SRC for subdivision modifications associated with lot line adjustments or parcel mergers. It will still be required for subdivision modifications associated with tentative and parcel maps.	There is no longer a hearing associated with a lla/pm as it is now a ministerial action therefore the proposal is no longer routed as a project that would be taken to SRC. Additionally, it was not a practiced process.
Eliminate the requirement to have a parking pad outside of the front yard or street side setback for a garage conversion in the Zoning Code	The Zoning Code requires a parking pad to be provided outside of the front or street side yard setback area if an existing garage is converted to living space.	Remove the requirement from the code thereby allowing existing driveways to serve as the parking pad in most cases.	The majority of garage conversions use the existing driveway as the parking area; however, the driveway is usually in a setback requiring a variance to convert a garage.
Administrative text clean up	Incorrect code references, incorrect language in certain sections, and requirements in conflict with other parts of the Code.	Makes numerous administrative text changes to Title 17 (Zoning Code) to clean up previous errors or omissions and to bring language into compliance with other sections of the code	This cleans up previous errors or omissions and makes the code uniform in language and references.
Add a statement in the Zoning Code that indicates an applicant's signature on an application attests to the truthfulness of all submitted documents and statements	No current statement in the code.	Add a provision that states the applicant shall attest by signature on the application that all submitted statements and documents are truthful.	Provides a clear requirement when enforcement action becomes necessary.
Add a statement in the Zoning Code that indicates that failure to meet a condition as part of an approved entitlement is considered a violation of the Zoning Code and subject to enforcement	No current statement in the code.	Add a provision that states a violation of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title may be charged as an infraction pursuant to Section 1.28.020(B) of this code.	Provides a clear requirement if enforcement action becomes necessary due to a failure to meet or maintain conditions of approval of a project.
Allow residential fence heights along alley ways to be eight feet instead of six feet	Residences that abut an alley are limited to a six foot high fence.	This adds alleys to the list of non-residential uses that an eight foot high fence may be constructed instead of only six feet high.	Currently, residences that abut other non-residential uses are allowed fence heights up to eight feet but alleys are not part of the list.
Changes the noticing requirements for a Home Occupation waiver before the Zoning Administrator to be consistent with all other noticing requirements	Requires noticing to property owners within a 100 foot radius of the subject site.	Requires noticing to property owners within a 300 foot radius of the subject site.	This section was missed when all other noticing requirements were made consistent in a previous bundle of code changes.

**Redlined**

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 17.20.010,  
17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.60.020,  
AND 17.60.030 OF TITLE 17 OF THE SACRAMENTO CITY  
CODE (THE ZONING CODE) RELATING TO  
IMPLEMENTATION OF THE 2030 GENERAL PLAN**

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

**SECTION 1.** Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the R-3—Multi-Family Zone to read as follows:

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand ~~four five~~-hundred ~~and fifty~~ (1,450~~500~~) square feet. Maximum density for the R-3 zone is ~~thirty (twenty-nine30) (29)~~ dwelling units per acre.

B. Section 17.20.010 is amended to add a description of the R-4A—Multi-Family Zone to read as follows:

R-4A—Multifamily Zone. This is a multi-family zone located generally in urban neighborhoods, corridors, and centers in the Central City or near major transit stops. Minimum land area per unit is three hundred ninety-six (396) square feet. Maximum density for the R-4A zone is one hundred ten (110) units per acre.

C. Except as specifically amended by the amendments to the description of the R-3 Multi-Family Zone and the addition of the description of the R-4A zone, section 17.20.010 remains unchanged and in full force and effect.

**SECTION 2.** Section 17.24.020 Residential Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.020A is amended to read as set forth in Exhibit 1 to this Ordinance.
- B. Except as specifically amended as set forth in Exhibit 1 to this Ordinance, section 17.24.020 and Table 17.24.020 A shall remain unchanged and in full force and effect.

**SECTION 3.** Section 17.24.030 Commercial Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.030A is amended to read as set forth in Exhibit 2 to this Ordinance.
- B. Table 17.24.030B is amended to read as set forth in Exhibit 3 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 2 and 3 to this Ordinance, section 17.24.030 and Tables 17.24.030A and 17.24.030B shall remain unchanged and in full force and effect.

**SECTION 4.** Section 17.24.040 Industrial and Agricultural Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Table 17.24.040A is amended to read as set forth in Exhibit 4 to this Ordinance.
- B. Table 17.24.040B is amended to read as set forth in Exhibit 5 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 4 and 5 to this Ordinance, section 17.24.040 and Tables 17.24.040A and 17.24.040B shall remain unchanged and in full force and effect.

**SECTION 5.** Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

- A. Footnote 7 of section 17.24.050 is amended to read as follows:

7. Offices or commercial retail uses are permitted on the , limited only to ground floor of a building are permitted only and may occupy up to a maximum of fifty percent (50%) of the building square footage. subject to granting of a special permit. The residential component of mixed use projects is subject to the following development standards:

a. Noise Standards. The building design of all new residential structures within an area of the city above sixty (60) dB Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

i. All penetrations of interior walls shall include a one-half inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be

sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

ii. The roof shall be finished with a minimum seven-sixteenths inch OSB or plyboard of equivalent surface weight, minimum thirty (30) lb. felt paper and minimum two hundred forty (240) lb/square foot composition shingles or equivalent.

iii. Skylights shall not be used unless they have an STC rating of twenty-nine (29) or better.

iv. Windows shall have a minimum STC rating of twenty-nine (29).

v. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a twenty-five (25) mile per hour wind per ASTM standards.

vi. Sliding glass doors shall have a minimum STC rating of twenty-nine (29).

vii. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).

viii. Gravity vent openings in attic space shall not exceed code minimum in size and number.

ix. Alternative methods and materials may be used to achieve an interior noise level of forty-five (45) dB Ldn or less, subject to the approval by the environmental coordinator.

B. Footnote 32 of section 17.24.050 is amended to read as follows:

32. Food Store and Convenience Store Restrictions in the R-4A, R-5, RMX, C-1 and C-2-NC Zones.

In the R-4A, R-5, RMX, C-1 and C-2-NC zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to six a.m. to eleven p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a special permit.

C. Footnote 33 of section 17.24.050 is amended to read as follows:

33. ~~Reserved Restricted Retail Uses in the R-5, RMX and C-1 Zones.~~

~~In the R-5, RMX and C-1 zones, the following retail sales and service establishments are not allowed: auto sales, rental and service; auto paint and repair; equipment, tool sales and rental yard; furniture stores; lumber yard; machine shop, mini-storage; pet shop; printing and blue printing and recreational vehicle storage yard.~~

D. Footnote 47 of section 17.24.050 is amended to read as follows:

47. Fraternity/Sorority House and Dormitory.

Fraternity/sorority house and dormitory uses are allowed subject to a special permit in this zone. A dormitory shall be allowed without a special permit in the R-4, R-4A, R-5 and C-2 zones within the central city, provided the development standards set forth below are met. Fraternity/sorority house and dormitory uses shall meet the following development standards. The planning commission may approve a special permit to modify the following standards for a fraternity/sorority house or a dormitory use.

a. Minimum Room Size. Every room used for sleeping purposes shall have not less than one hundred (100) square feet of floor area. Where more than one person occupies a room used for sleeping, the required floor area shall be increased at the rate of fifty (50) square feet for each occupant in excess of one.

b. Lounge Area. The facility shall provide a common lounge area. The lounge shall be centrally located.

c. On-site Owner/Manager. A property owner or a manager shall reside on the premises.

d. Parking. The facility shall provide one parking space per three occupants.

e. Outdoor Area. The facility shall provide an outdoor patio area which shall not face the street. The size of the outdoor area shall be determined by the planning commission.

E. Footnote 50 of section 17.24.050 is amended to read as follows:

50. Residential Hotel.

A special permit shall be required to establish a residential hotel, also known as a single room occupancy hotel (SRO), in the R-4A, R-5, RMX, R-0, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones. The following standards shall apply for residential hotels (SROs):

a. Minimum Floor Size. Floor size of individual residential hotel units shall be no smaller than one hundred (100) gross square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area. Units accommodating two persons shall be no smaller than one hundred fifty (150) square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area.

b. Occupancy. Residential hotel units shall be occupied by no more than two people, subject to the minimum floor sizes described above.

c. Common Dining, Lounge and Meeting Room Facilities. All residential hotels shall provide one or several common dining, lounge and meeting room facilities. The minimum total amount of common space provided shall be ten (10) square feet per unit with a minimum of one hundred fifty (150) square feet.

d. Density. In the R-4A, R-5, RMX and R-O zones the unit count for a residential hotel shall be governed by the maximum density allowed in that zone or one hundred twenty-five (125) units whichever is less, excluding the manager's quarters. In the C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones, the maximum amount of units in a residential hotel shall not exceed one hundred twenty-five (125), excluding the manager's quarters; however, a special permit may be obtained to exceed the one hundred twenty-five (125) unit maximum.

e. Security. Security shall be provided in residential hotels by means of a separate dead bolt and latch lock.

f. Manager's Office. Residential hotels with twelve (12) or more units shall be required to have an on-site manager in the form of a resident manager or twenty-four (24) hour desk service. An office for the manager shall be provided and shall be located near the entry to the residential hotel and have full view of the entry area.

g. Parking. Off-street parking shall be provided in the ratio of one space for every ten (10) units, plus an additional space designated solely for the manager. Parking requirement waivers may be sought through the standard variance procedure outlined in Chapter 17.216 of this title. All tenant parking is required to be on site.

h. Setbacks, Height Limitations, Landscaping and Signage. Setbacks, height limitations and signage shall be provided as required in other sections of this title.

i. Adhere to Building Code. Applicant shall adhere to all other construction standards for residential hotels of the city building code.

j. Design and Preservation Review. All residential hotels shall be subject to design review under Chapter 17.132, unless the project is otherwise subject to preservation review under Chapter 17.134, prior to issuance of building permits.

F. Footnote 64 of section 17.24.050 is amended to read as follows:

64. Support Commercial Uses in the OB Zone.

This use is permitted as a support commercial use on the ground floor of an office building subject to a zoning administrator's special permit. A maximum of twenty (20) percent of the total square footage of the office buildings or five hundred (500) square feet, whichever is greater, is permitted. No drive-through service facilities or gasoline sales are permitted in conjunction with the support commercial use. Print shops are allowed; however, the use of an ammonia-based blueprint process is prohibited.

G. Except as specifically amended by the amendments to footnotes 7, 32, 33, 47, 50, and 64, section 17.24.050 shall remain unchanged and in full force and effect.

**SECTION 6.** Section 17.60.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The Basic Height and Area Regulations Chart set out in section 17.60.020 is amended to read as set forth in Exhibit 6 to this Ordinance

B. Except as specifically amended as set forth in Exhibit 6, the Basic Height and Area Regulations Chart set out in section 17.60.020 shall remain unchanged and in full force and effect.

**SECTION 7.** Section 17.60.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 31 is added to section 17.60.030 to read as follows:

31. Minimum Lot Area per Dwelling Unit/Maximum Density in the C-2 Zone.

The minimum lot area per dwelling unit/maximum density in the C-2 zone shall be as follows:

a. Base minimum lot area per dwelling unit is one thousand two hundred (1,200) square feet (for a maximum density of 36 dwelling units per net acre).

b. The planning commission may approve a reduction in the minimum lot area per dwelling unit to not less than two hundred and ninety (290) square feet (for a maximum density of one hundred and fifty (150) dwelling units per net acre) by approval of a special permit under Chapter 17.212. In approving the special permit, and in addition to the findings required by Chapter 17.212, the planning commission shall find that there will be adequate public infrastructure in place to support the increase in density at the time of occupancy of the development.

B. Except as specifically amended by the amendments to footnote 31, section 17.60.030 shall remain unchanged and in full force and effect.

Ordinance No. 2009-XXX Exhibit 1: Table 17.24.020 A--Residential land use chart.

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R M X	R O	O B
Accessory dwlg for ag purposes															
Alternative ownership housing types (townhouse, row house, cluster housing, patio dev't, condo and non-condo housing)		8	8	8		8	8	8	8	8	8	8	8/69	8	
Antenna/communication tower *	58	58	58	58	58	58	58	58	58	58	58	58	58/69	58	58/18
Apartments *						75	75	75	75	75	75	75	69/75	75	
Artist's live/work *	49	49	49	49	49	49	49	49	49	49	49	49	49/69	49	49/18
Condominiums, conversion to *				3	3	3	3	3	3	3	3	3	3/69	3	
Deep lot development *		62			62										
Dormitory *		47		47	47	47	47	47	47	47	47	47	47/69	47	
Duplex (attached or detached) *		37	37	27	1	1	1	1	1	1	1	1	1/69	1	
Family care facility *		x	x	x	x	x	x	x	x	x	x	x	5/69	x	5/18
Family day care facility *		x	x	x	x	x	x	x	x	x	x	x	69	x	18
Family day care home (child care) *	42	42	42	42	42	42	42	42	42	42	42	42	42/69	42	42/18
Franklin Villa community serv'g use								74							
Fraternity/sorority *		47		47	47	47	47	47	47	47	47	47	47/69	47	
Halfplexes *		37	37	27	5	5	5	5	5	5	5	5	5/69		
Home occupation *	6	6	6	6	6	6	6	6	6	6	6	6	6/69	6	6
Mobilehome/manufactured home *															
Used as a single-family dwelling	26	26	17	26	26	26	26	26	26	26	26	26	26/69	26	
Mobilehome/manufactured home *															
Used as watchperson's qtrs															
Mobilehome park *	59	59	59	59	59	59	59	59	59	59	59	59	59/69	59	5/18
Modelhome complex/temporary sales office	48	48	48	48	48	48	48	48	48	48	48	48	48/69		
Residential care facility *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	
Residential hotel—SRO *											50	50	50/69	50	
Rooming and boarding house *		2	2	2	2	5	5	5	5				5/69		
School—Public or private (K—12) *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Second residential unit *	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
Single-family dwelling *	26	26	17	26	26	26	26	26	26	26	26	26	26/69	26	
Temporary residential building	65	65	65	65	65	65	65	65	65	65	65	65	65/69	65	65
Temporary residential shelters		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Watchperson's quarters															

First Round Zoning Code Updates For 2030 General Plan (M08-051) April 21, 2009

Ordinance No. 2009-XXX Exhibit 2: Table 17.24.030 A--Commercial land use chart

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R M X	R O	R O B
Adult entertainment business*															
Adult related establishment *															
Advertising signs and structures															
Airport *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Alcoholic beverage sales for off-premises consumption											7/40	7/40	40/69		
Amusement centers—Indoor only								7	7	7	7	7	5/69		
Amusement center—Outdoor	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Antenna/communication tower *	58	58	58	58	58	58	58	58	58	58	58	58	58/69	58	58/18
Appliance repair shop								7	7	7	7	7	69		
Astrology and related practices *								7	7	7	7	7			23/18
Athletic club/fitness center *								7	7	7	7	7	69		18
Auto sales (new or used), service, repair, storage, or rental *	11	11	11	11	11	11	11	11	11	11	11	11		11	
Bakery or bakery goods store								7	7	7	7	7	9/69		64/18
Bank—savings and loan								7	7	7	7	7	69		18
Bar, nightclub *											7/40	7/40	40/69		64/18
Barber, beauty shop								7	7	7	7	7	69		64/18
Bed and breakfast inn *		28		28	28	28	28	28	28	28	28	28	29/69	28	
Beer and wine sales for off-premises consumption											7/40	7/40	40/69		
Boat dock/marina—Private	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Building contractor shop															
Bus/transit terminal, depots, & passenger stations—Public & private *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Bus and other transit vehicle maintenance and storage *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Cabinet shop															
Cemetery	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Check cashing center*												7/84	69/84		18/84
Child care center *	52	52	52	52	52	52	52	52	52	52	52	52	52/69	52	51/18
Church and allied facilities	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Cleaning plant, commercial															
College campus *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
College extension *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Commercial services *								7	7	7	7	337	33/69		18
Community center -Teen, senior public or private		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Convenience market/store *								7/32	7/32	7/32	7/32	7/32	32/69		64/18
Copy shop								7	7	7	7	7	69		64/18
Dance, music, voice, martial arts school *												7	69		
Delivery service															
Diet center, tanning center								7	7	7	7	7	69		18
Drive-in theater	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Drive-through service facility *													44/69		44/18
Dry cleaning, laundry agency								7	7	7	7	7	69		64/18
Equipment rental & sales yard															
Flea market *															
Florist								7	7	7	7	7	69		64/18
Food store/grocery/deli								7/32	7/32	7/32	7/32	7/32	32/69		64/18
Furniture refinishing															
Furniture store															
Golf course or driving range	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Gun/rifle range *															
Heliport or helistop *	57	57	57	57	57	57	57	57	57	57	57	57	57/69	57	57/18
Hotel *															
Janitorial service company															
Kennel *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18

First Round Zoning Code Updates For 2030 General Plan (M08-051) April 21, 2009

Table 17.24.030A (Continued)

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	<u>R 4 A</u>	R 5	R M X	R O	O B
Laboratory—Medical, dental, optical											<u>14</u>	14	14/69	14	18
Laundry, commercial plant															
Laundromat—Self service cleaner								<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	7	69		
Major medical facility *															
Medical clinic or office *								<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	7	69	77	18
Mini storage/locker building															
Mortuary															
Motel *															
Non-profit organization—Food prep for off-site consumption *		5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Non-profit organization—Food storage and distribution *		5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Non-profit organization—Meal service facility *		5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Non-residential care facility *		5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Nursery for plants and flowers															
Offices											<u>7</u>	7	69	77	18
Parking lot, garage or facility		43	43	43	43	43	43	43	43	43	<u>43</u>	43	43/69	43	43/18
Penal institution		5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Pest control company															
Photographic studio								<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	7	69		18
Prescription pharmacy, optician											<u>14</u>	14	69	14	18
Printing and blueprinting															64/18
Produce stand	5	5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Recycling facilities															
Residential Hotel—SRO *											<u>50</u>	50	50/69	50	
Restaurant *								<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	7	69		64/18
Retail stores *								<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	7	<u>33/69</u>		64/18
RV/Mobilehome sales yard															
RV storage (commercial)															
School—Public or private (K—12) *		5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
School—Vocational *															
School—Dance/music/art/martial arts *								<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	7	69		
Service Station *															
Sidewalk cafes											<u>55</u>	55	55/69		
Sign shop															
Social club—Public or private		5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Social service financial management facility *															5
Somatic practitioner/somatic practitioner establishment *											<u>67</u>	67	67/69	67	67/18
Sports complex															
Superstore												<u>7/33/84</u>	<u>33/69/84</u>		
Temporary building	65	65	65	65	65	65	65	65	65	65	<u>65</u>	65	65/69	65	65
Temporary commercial use													83	83	83
Theater—Movie or stage															
Tire shop (including recapping)															
Towing service & vehicle storage yard *															
Tutoring center *								<u>7/68</u>	<u>7/68</u>	<u>7/68</u>	<u>7/68</u>	7/68	68/69	5/68	18/68
Veterinarian clinic/hospital	5	5	5	5	5	5	5	5	5	5	<u>5</u>	5	5/69	5	5/18
Wholesale stores and distributors *															

Ordinance No. 2009-XXX Exhibit 3: Table 17.24.030 B--Commercial land use chart

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I P	M R D	H	S P X	T C	A	A O S	F	A R P-F
Adult entertainment business*					22	22	22	22	22/20	22	22/20									
Adult related est *					24	24	24	24	24/20	24	24/20									
Advertising signs																				
Airport *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Alcoholic beverage sales for off-premises cons	40		40/15	40	40	40	40	40	40/20	40	40/20	40/53								
Amusement ctr-- Indoor only		16	15	5	x	x	x	x	20	x	20									
Amusement ctr-- Outdoor		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Antenna/com tower *	58/53	58/16	58/15	58	58	58	58	58	58/20	58	58/20	58/53	58/53	58	58/70	58/71	58/72	58/72	58/19	
Appliance repair shop			15	x	x	x	x	x	20	x	20	53								
Astrology etc. *					x	x	x	x	20	x	20									
Athletic club *	53		15	x	x	x	x	x	x	x	x									
Auto sales (new/used), service, repair, storage, rental	53				10/ 79/ 80	10	80	80	20/80	80	20/80									
Bakery	53		9/15	9	x	x	x	x	20	x	20	14/53	14/53							
Banks			15	x	x	x	x	x	20	x	20	14/53	14/53							
Bar, nightclub *	40/53	40/16	40/15	40	40	40	40	40	40/20	40	40/20	40/53								
Barber, beauty shop	53		15	x	x	x	x	x	20	x	20									
Bed and breakfast inn *	53			29	29	29														
Beer and wine sales for off-premises cons	40		40/15	40	40	40	40	40	40/20	40	40/20	40/53								
Boat dock/marina		5/16	5/15	5	5	5	5	5	5/20	5	5/20						5/72	5/72	5/19	
Bldg contractor shop					4	4	x	x	20	x	20									
Bus terminal--Public and private *		5/16	5/15	5	x	x	x	x	20	x	20					5/71	5/72	5/72		
Bus et. al. vehicle maintenance & storage *		5/16	5/15	5	5	5	x	x	20	x	20					5/71	5/72	5/72		
Cabinet shop					4	4	x	x	20	x	20	53								
Cemetery		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5			5/72	5/72		
Check cashing center*			15/84	84	84	84	84	84	20/84	84	20/84	14/53/ 84	14/53/ 84							
Child care center *	51/53	52/16	51/15	51	51	51	52	52	52/20	52	52/20	52/53	52/53	51	52/70	52/71	52/72			
Church et al.	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Cleaning plant					9/80	9	80	80	20/80	80	20/80									
College campus *	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
College extension *	53		15		x	x	x	x	20	x	20									
Commercial services *	53		12/15	x33	x12	x12	12	12	12/20	12	12/20				14/70					
Community center public or private		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Convenience mkt *	53	34/16	34/15	32	34	34	34	34	34/20											
Copy shop				x	x	x	x	x	20	x	20						5/72			
Dance, etc--school *			15	5	x	x	x	x	20	x	20									
Delivery service							9	x	20	x	20	53								
Diet center, etc.	53		15	x	x	x	x	x	20	x	20									
Drive-in theater		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Drive-thru fac *	44/53	44/16	44/15	44	44	44	44	44	44/20	44	44/20									
Dry cleaning	53		15	x	x	x	x	x	20	x	20									
Equipment rental/sales yard					10/ 79/ 80	10	10/80	10/80	10/ 20/ 80	10/80	10/80									
Flea market *					45		45	45	45/20	45	45/20				45/70					
Florist	53		15	x	x	x	x	x	20	x	20									
Food/grocery/deli	53		15	32	x	x	x	x	20	x	20			14/70						

Table 17.24.030B (Continued)

First Round Zoning Code Updates For 2030 General Plan (M08-051) April 21, 2009

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I P	M R D	H	S P X	T C	A	A O S	F	A R P-F
Furniture refinishing					4	4	x	x	20	x	20									
Furniture store			15		x	x	x	x	20	x	20									
Golf course or range		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Gun/rifle range *							66	66	66	66	66									
Heliport or helistop *	57/53	57/16	57/15	57	57	57	57	57	57/20	57	57/20	57/53	57/53	57	57/70	57/71	57/72	57/72	57/19	
Hotel *	53	16	5/15		x	21	x	x	20	x	20									
Janitorial svc co					9	9	x	x	20	x	20	53								
Kennel *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Laboratory	53		15		x	x	x	x	20	x	20	53	53	x						
Laundry, commercial					9/80	9	80	80	20/80	80	20/80									
Laundromat	53		15	x	x	x	x	x	20	x	20									
Major medical fac *														5						
Medical clinic/ofc	53		15	x	x	x	35	35	35/20	35	35/20			x	14/70					
Mini storage/ locker bldg	53				5/80	5	36/80	36/80	20/36/80	36/80	20/36/80	53/80								
Mortuary					x	x	x	x	20	x	20									
Motel *	53	16	5/15		x	21	x	x	20	x	20									
Non-profit org— Food prep for off-site con *		5/16	5/15	5	x	x	x	x	20	x	20	5/53	5/53	x			5/72			
Non-profit org— Food storage & dist *		5/16	5/15	5	9	9	9	x	20	x	20	5/53	5/53	5			5/72			
Non-profit org— Meal service facility *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5			5/72			
Non-res care fac *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70		5/72			
Nursery			15		80		80	80	20/80	80	20/80									
Offices	53		15	x	x	x	35	35	35/20	35	35/20	14/53	53		14/70					
Parking lot, garage	43/53	43/16	43/15	43	43	43	43	43	43/20	43	43/20									
Penal institution		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Pest control company							9	x	20	x	20	53								
Photographic studio			15	x	x	x	x	x	20	x	20									
Prescription, optician	53		15	x	x	x	x	x	20	x	20				70					
Printing & blueprinting	53				x	x	x	x	20	x	20		53							
Produce stand		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Recycling facilities			41/15	41	41	41	41	41	41/20	41	41/20						41/72			
Residential hotel—SRO *				50	50	50	50	50	50/20	50	50/20									
Restaurant *	53	16	15	x	x	x	x	x	20	x	20	53	53		14/70				5/19	
Retail stores *	53		15	x	x	x	12	12	12/20	12	12/20				14/70					
RV/mobilehome sales yard					10/79	10	10	10	10/20	10	10/20									
RV storage (commercial)					79		x	x	20	x	20									
School (K—12) *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72		
School—Vocational *	53		15		x	x	x	x	20	x	20									
School—Dance etc. *	53		15	5	x	x	x	x	20	x	20									
Service station	53	16	10/15		10/79/80	10	10/80	10/80	10/20/80	10/80	10/20/80									
Sidewalk cafe	55/53			55	55	55	55	55	55											
Sign shop					x	x	x	x	20	x	20									
Social club		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Social svc financial mgmt*	5		5		5	5	5	5	5	5	5									

Table 17.24.030B (Continued)

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I P	M R D	H	S P X	T C	A	A O S	F	A R P-F
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Ordinance No. 2009-XXX Exhibit 4: Table 17.24.040 A--Industrial and agricultural land use chart

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R M X	R O	O B
Agriculture—General uses															
Agriculture—No structures															
Animal or poultry slaughter															
Antenna/communication tower *	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58/18
Assembly of electrical &/or electronic equipment															
Assembly of plastic &/or rubber items															
Auto dismantler *															
Beverage bottling plant															
Billboard manufacture															
Boat building (small)															
Concrete batch plant															
Cement or clay products manufacturing															
Contractor's storage yard															
Dairy processing plant															
Electrical transmission facilities	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61/18
Food processing plant															
Fuel storage yard *															
Garment shop															
Hazardous waste facilities *															
Hog ranch															
Ice manufacture—Cold storage plant															
Junk yard *															
Laboratory—Research, experimental															
Livestock sales yard															
Lumber yard—Retail															
Machine shop															
Manufacturing, assembly, and treatment of merchandise															
Mining operations—Surface *	46				46	46	46	46	46	46	46	46		46	46/18
Monument works, stone															
Planing mill															
Public utility yard															
Railroad ROW, use of															
Railroad yard or shops															
Reclamation or disposal operation	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18
Recycling facilities															
Riding stables															
Solid waste landfill	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18
Solid waste transfer station	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18
Terminal yard, trucking															
Truck and tractor repair															
Warehouse *															
Wholesale store *															
Wells, gas or oil	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18

Ordinance No. 2009-XXX Exhibit 5: Table 17.24.040 B--Industrial and agricultural land use chart

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I	M R	S P	T X	T C	A A	A O	A S	F	A R	P-F
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First Round Zoning Code Updates For 2030 General Plan (M08-051) April 21, 2009

Riding stables																		72	72	19	
Solid waste landfill	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19		
Solid waste transfer stn	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19		
Terminal yard, trucking								*5	*5	5/20	x	20									
Truck and tractor repair								*5	*5	5/20	x	20									
Warehouse *	53						x	x	x	20	x	20	53	53							
Wholesale store	53					9	9	9	80	20/80	80	20/80									
Wells, gas or oil	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19		

First Round Zoning Code Updates For 2030 General Plan (M08-051) April 21, 2009

Ordinance No. 2009-XXX Exhibit 6: Table 17.60.020 Basic height and area regulations chart

Zone	Location	Maximum Height (Ft.)	Minimum Yard Requirements				Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU in Sq. Ft.	Maximum Density (DU per Net Acre)
			Front	Front	Front	Front				
RE	General	35 ft.	(1)	15 ft.	5 ft.	12 1/2 ft.	NA	(4)	(4)	2.0
2-R-1	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	5,200 I/ 6,200 C	8.4/I 7.0/C
3-R-1A	General	35 ft.	(5)	(5)	(5)	(5)	NA	(5)	(5)	(5)
4R-1B	General	35 ft.	(1)	(2)	(3)	(3)	NA	60%	NR	NR
5-R-2	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	2,600 I/ 3,100 C	16.1/I 14.1/C
6-R-2A	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	2,500	17.4
7-R-2B	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	2,000	21.8
8-R-3	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	1,450	30.0
9-R-3A	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	1,200	36.3
	Central city	(8)	(1)	(2)	(3)	(3)	(25)	60%	1,200	36.3
10-R-4	General	35 ft.	(1)	(2)	(3)	(3)	(25)	60%	750	58.1
	Central city	(8)	(1)	(2)	(3)	(3)	(25)	(9)	750	58.1
R-4A	General	55 ft.	(1)	(2)	(3)	(3)	(25)	60%	396	110.0
11-R-5	Central city	(6)	(1)	(2)	(3)	(3)	(25)	(6)	(6)	(6)
12-RMX	General	(24)	(1)	(2)	(3)	(3)	(25)	70%	1,200	36.3
	Central city	(8)	(28)	(2)	(3)	(3)	(25)	(9)	1,200	36.3
13-R-O	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	(25)	(7)	1,200	36.3
	Central city	35 ft.	(1)	(2)	(3)	(3)	(25)	(9)	1,200	36.3
14-OB	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	NR	NA	NA
	Central city	(8)	(1)	(2)	(3)	(3)	NA	(9)	NA	NA
15-EC	General	(23)	(23)	(23)	(23)	(23)	NA	(23)	(23)	(23)
16-HC	General	35 ft.	50 ft.	15 ft.	15 ft.	50 ft.	NA	40%	NA	NA
	Central city	(8)	50 ft.	15 ft.	15 ft.	50 ft.	NA	(9)	NA	NA
17-SC	General	35 ft.	20 ft.	(10)	(11)	20 ft.	NA	NR	1,500	29.0
	Central city	(8)	20 ft.	(10)	(11)	20 ft.	NA	(9)	1,500	29.0
18-C-1	General	(17)	(16)	(16)	(16)	5 ft.	(25)	(15)	1,500	29.0
	Central city	(8)	(16)	(16)	(16)	5 ft.	(25)	(9)	1,500	29.0
19-C-2	General	(17)	(16)	(16)	(16)	5 ft.	(25)	(15)	(31)	(31)
	Central city	(8)	(16/29)	(16/29)	(16/29)	(16/29)	(25)	(9)	(31)	(31)
20-C-3/ CBD	Central city	(26)	NR	(10)	(11)	NR	(25)	(9)	NR	NR
21-C-4	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
22-M-1	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
23-M-1\$	General	75 ft.	25 ft.	(10)	(11)	25 ft.	NA	NR	NA	NA
	Central city	(18)	25 ft.	(10)	(11)	25 ft.	NA	(18)	(18)	(18)
24-M-2	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
25-M-2\$	General	75 ft.	25 ft.	(10)	(11)	25 ft.	NA	NR	NA	NA
	Central city	(18)	25 ft.	(10)	(11)	25 ft.	NA	(18)	(18)	(18)
26-MIP	General	(20)	(20)	(20)	(20)	(20)	NA	(20)	(20)	(20)
27-MRD	General	(22)	(22)	(22)	(22)	(22)	NA	(22)	(22)	(22)
28-H	General	(13)	25 ft.	(14)	(14)	25 ft.	NA	NR	NA	NA
	Central city	(8)	(1)	(14)	(14)	(14)	NA	(9)	NA	NA
29-SPX	General	(21)	(21)	(21)	(21)	(21)	NA	(21)	(21)	(21)
30-TC	General	(27)	(27)	(27)	(27)	(27)	NA	(27)	(27)	(27)
31-A	General	50 ft.	(1)	15 ft.	10 ft.	12 1/2 ft.	NA	NR	*5 ac	0.2
32-A-O\$	General	50 ft.	50 ft.	50 ft.	25 ft.	50 ft.	NA	NR	*20 ac	0.05
33-F	General	(19)	(19)	(19)	(19)	(19)	NA	(19)	(19)	(19)

I = Interior lot C = Corner lot NR = No requirement NA = Not applicable \* = Unless otherwise noted

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 17.20.010,  
17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.60.020,  
AND 17.60.030 OF TITLE 17 OF THE SACRAMENTO CITY  
CODE (THE ZONING CODE) RELATING TO  
IMPLEMENTATION OF THE 2030 GENERAL PLAN**

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

**SECTION 1.** Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the R-3—Multi-Family Zone to read as follows:

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand four hundred and fifty (1,450) square feet. Maximum density for the R-3 zone is thirty (30) dwelling units per acre.

B. Section 17.20.010 is amended to add a description of the R-4A—Multi-Family Zone to read as follows:

R-4A—Multifamily Zone. This is a multi-family zone located generally in urban neighborhoods, corridors, and centers in the Central City or near major transit stops. Minimum land area per unit is three hundred ninety-six (396) square feet. Maximum density for the R-4A zone is one hundred ten (110) units per acre.

C. Except as specifically amended by the amendments to the description of the R-3 Multi-Family Zone and the addition of the description of the R-4A zone, section 17.20.010 remains unchanged and in full force and effect.

**SECTION 2.** Section 17.24.020 Residential Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Table 17.24.020A is amended to read as set forth in Exhibit 1 to this Ordinance.

B. Except as specifically amended as set forth in Exhibit 1 to this Ordinance, section 17.24.020 and Table 17.24.020 A shall remain unchanged and in full force and effect.

**SECTION 3.** Section 17.24.030 Commercial Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Table 17.24.030A is amended to read as set forth in Exhibit 2 to this Ordinance.

B. Table 17.24.030B is amended to read as set forth in Exhibit 3 to this Ordinance.

C. Except as specifically amended as set forth in Exhibits 2 and 3 to this Ordinance, section 17.24.030 and Tables 17.24.030A and 17.24.030B shall remain unchanged and in full force and effect.

**SECTION 4.** Section 17.24.040 Industrial and Agricultural Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Table 17.24.040A is amended to read as set forth in Exhibit 4 to this Ordinance.

B. Table 17.24.040B is amended to read as set forth in Exhibit 5 to this Ordinance.

C. Except as specifically amended as set forth in Exhibits 4 and 5 to this Ordinance, section 17.24.040 and Tables 17.24.040A and 17.24.040B shall remain unchanged and in full force and effect.

**SECTION 5.** Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 7 of section 17.24.050 is amended to read as follows:

7. Offices or commercial retail uses are permitted on the ground floor only and may occupy up to a maximum of fifty percent (50%) of the building square footage, subject to granting of a special permit. The residential component of mixed use projects is subject to the following development standards:

a. Noise Standards. The building design of all new residential structures within an area of the city above sixty (60) dB Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

i. All penetrations of interior walls shall include a one-half inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

ii. The roof shall be finished with a minimum seven-sixteenths inch OSB or plywood of equivalent surface weight, minimum thirty (30) lb. felt paper and minimum two hundred forty (240) lb/square foot composition shingles or equivalent.

iii. Skylights shall not be used unless they have an STC rating of twenty-nine (29) or better.

iv. Windows shall have a minimum STC rating of twenty-nine (29).

v. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a twenty-five (25) mile per hour wind per ASTM standards.

vi. Sliding glass doors shall have a minimum STC rating of twenty-nine (29).

vii. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).

viii. Gravity vent openings in attic space shall not exceed code minimum in size and number.

ix. Alternative methods and materials may be used to achieve an interior noise level of forty-five (45) dB Ldn or less, subject to the approval by the environmental coordinator.

B. Footnote 32 of section 17.24.050 is amended to read as follows:

32. Food Store and Convenience Store Restrictions in the R-4A, R-5, RMX, C-1 and C-2-NC Zones.

In the R-4A, R-5, RMX, C-1 and C-2-NC zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to six a.m. to eleven p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a special permit.

C. Footnote 33 of section 17.24.050 is amended to read as follows:

33. Reserved.

D. Footnote 47 of section 17.24.050 is amended to read as follows:

47. Fraternity/Sorority House and Dormitory.

Fraternity/sorority house and dormitory uses are allowed subject to a special permit in this zone. A dormitory shall be allowed without a special permit in the R-4, R-4A, R-5 and C-2 zones within the central city, provided the development standards set forth below are met. Fraternity/sorority house and dormitory uses shall meet the following development standards. The planning commission may approve a special

permit to modify the following standards for a fraternity/sorority house or a dormitory use.

a. **Minimum Room Size.** Every room used for sleeping purposes shall have not less than one hundred (100) square feet of floor area. Where more than one person occupies a room used for sleeping, the required floor area shall be increased at the rate of fifty (50) square feet for each occupant in excess of one.

b. **Lounge Area.** The facility shall provide a common lounge area. The lounge shall be centrally located.

c. **On-site Owner/Manager.** A property owner or a manager shall reside on the premises.

d. **Parking.** The facility shall provide one parking space per three occupants.

e. **Outdoor Area.** The facility shall provide an outdoor patio area which shall not face the street. The size of the outdoor area shall be determined by the planning commission.

E. Footnote 50 of section 17.24.050 is amended to read as follows:

50. Residential Hotel.

A special permit shall be required to establish a residential hotel, also known as a single room occupancy hotel (SRO), in the R-4A, R-5, RMX, R-0, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones. The following standards shall apply for residential hotels (SROs):

a. **Minimum Floor Size.** Floor size of individual residential hotel units shall be no smaller than one hundred (100) gross square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area. Units accommodating two persons shall be no smaller than one hundred fifty (150) square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area.

b. **Occupancy.** Residential hotel units shall be occupied by no more than two people, subject to the minimum floor sizes described above.

c. **Common Dining, Lounge and Meeting Room Facilities.** All residential hotels shall provide one or several common dining, lounge and meeting room facilities. The minimum total amount of common space provided shall be ten (10) square feet per unit with a minimum of one hundred fifty (150) square feet.

d. **Density.** In the R-4A, R-5, RMX and R-O zones the unit count for a residential hotel shall be governed by the maximum density allowed in that zone or one hundred twenty-five (125) units whichever is less, excluding the manager's quarters. In the C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones, the maximum amount of

units in a residential hotel shall not exceed one hundred twenty-five (125), excluding the manager's quarters; however, a special permit may be obtained to exceed the one hundred twenty-five (125) unit maximum.

e. Security. Security shall be provided in residential hotels by means of a separate dead bolt and latch lock.

f. Manager's Office. Residential hotels with twelve (12) or more units shall be required to have an on-site manager in the form of a resident manager or twenty-four (24) hour desk service. An office for the manager shall be provided and shall be located near the entry to the residential hotel and have full view of the entry area.

g. Parking. Off-street parking shall be provided in the ratio of one space for every ten (10) units, plus an additional space designated solely for the manager. Parking requirement waivers may be sought through the standard variance procedure outlined in Chapter 17.216 of this title. All tenant parking is required to be on site.

h. Setbacks, Height Limitations, Landscaping and Signage. Setbacks, height limitations and signage shall be provided as required in other sections of this title.

i. Adhere to Building Code. Applicant shall adhere to all other construction standards for residential hotels of the city building code.

j. Design and Preservation Review. All residential hotels shall be subject to design review under Chapter 17.132, unless the project is otherwise subject to preservation review under Chapter 17.134, prior to issuance of building permits.

F. Footnote 64 of section 17.24.050 is amended to read as follows:

64. Support Commercial Uses in the OB Zone.

This use is permitted as a support commercial use on the ground floor of an office building subject to a zoning administrator's special permit. A maximum of twenty (20) percent of the total square footage of the office buildings or five hundred (500) square feet, whichever is greater, is permitted. No drive-through service facilities or gasoline sales are permitted in conjunction with the support commercial use. Print shops are allowed; however, the use of an ammonia-based blueprint process is prohibited.

G. Except as specifically amended by the amendments to footnotes 7, 32, 33, 47, 50, and 64, section 17.24.050 shall remain unchanged and in full force and effect.

**SECTION 6.** Section 17.60.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The Basic Height and Area Regulations Chart set out in section 17.60.020 is amended to read as set forth in Exhibit 6 to this Ordinance

B. Except as specifically amended as set forth in Exhibit 6, the Basic Height and Area Regulations Chart set out in section 17.60.020 shall remain unchanged and in full force and effect.

**SECTION 7.** Section 17.60.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 31 is added to section 17.60.030 to read as follows:

31. Minimum Lot Area per Dwelling Unit/Maximum Density in the C-2 Zone.

The minimum lot area per dwelling unit/maximum density in the C-2 zone shall be as follows:

a. Base minimum lot area per dwelling unit is one thousand two hundred (1,200) square feet (for a maximum density of 36 dwelling units per net acre).

b. The planning commission may approve a reduction in the minimum lot area per dwelling unit to not less than two hundred and ninety (290) square feet (for a maximum density of one hundred and fifty (150) dwelling units per net acre) by approval of a special permit under Chapter 17.212. In approving the special permit, and in addition to the findings required by Chapter 17.212, the planning commission shall find that there will be adequate public infrastructure in place to support the increase in density at the time of occupancy of the development.

B. Except as specifically amended by the amendments to footnote 31, section 17.60.030 shall remain unchanged and in full force and effect.

Ordinance No. 2009-XXX Exhibit 1: Table 17.24.020 A--Residential land use chart.

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R M X	R O	O B
Accessory dwlg for ag purposes															
Alternative ownership housing types (townhouse, row house, cluster housing, patio dev't, condo and non-condo housing)		8	8	8		8	8	8	8	8	8	8	8/69	8	
Antenna/communication tower *	58	58	58	58	58	58	58	58	58	58	58	58	58/69	58	58/18
Apartments *						75	75	75	75	75	75	75	69/75	75	
Artist's live/work *	49	49	49	49	49	49	49	49	49	49	49	49	49/69	49	49/18
Condominiums, conversion to *				3	3	3	3	3	3	3	3	3	3/69	3	
Deep lot development *		62			62										
Dormitory *		47		47	47	47	47	47	47	47	47	47	47/69	47	
Duplex (attached or detached) *		37	37	27	1	1	1	1	1	1	1	1	1/69	1	
Family care facility *		x	x	x	x	x	x	x	x	x	x	x	5/69	x	5/18
Family day care facility *		x	x	x	x	x	x	x	x	x	x	x	69	x	18
Family day care home (child care) *		42	42	42	42	42	42	42	42	42	42	42	42/69	42	42/18
Franklin Villa community serv'g use								74							
Fraternity/sorority *		47		47	47	47	47	47	47	47	47	47	47/69	47	
Halfplexes *		37	37	27	5	5	5	5	5	5	5		5/69		
Home occupation *	6	6	6	6	6	6	6	6	6	6	6	6	6/69	6	6
Mobilehome/manufactured home *															
Used as a single-family dwelling	26	26	17	26	26	26	26	26	26	26	26	26	26/69	26	
Mobilehome/manufactured home *															
Used as watchperson's qtrs															
Mobilehome park *	59	59	59	59	59	59	59	59	59	59	59	59	59/69	59	5/18
Modelhome complex/temporary sales office	48	48	48	48	48	48	48	48	48	48	48	48	48/69		
Residential care facility *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	
Residential hotel—SRO *											50	50	50/69	50	
Rooming and boarding house *		2	2	2	2	5	5	5	5				5/69		
School—Public or private (K—12) *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Second residential unit *	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
Single-family dwelling *	26	26	17	26	26	26	26	26	26	26	5	5	26/69	26	
Temporary residential building	65	65	65	65	65	65	65	65	65	65	65	65	65/69	65	65
Temporary residential shelters		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Watchperson's quarters															

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Ordinance No. 2009-XXX Exhibit 2: Table 17.24.030 A--Commercial land use chart

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R M X	R O	O B
Adult entertainment business*															
Adult related establishment *															
Advertising signs and structures															
Airport *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Alcoholic beverage sales for off-premises consumption											7/40	7/40	40/69		
Amusement centers—Indoor only								7	7	7	7	7	5/69		
Amusement center—Outdoor	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Antenna/communication tower *	58	58	58	58	58	58	58	58	58	58	58	58	58/69	58	58/18
Appliance repair shop								7	7	7	7	7	69		
Astrology and related practices *								7	7	7	7	7			23/18
Athletic club/fitness center *								7	7	7	7	7	69		18
Auto sales (new or used), service, repair, storage, or rental *	11	11	11	11	11	11	11	11	11	11	11	11		11	
Bakery or bakery goods store								7	7	7	7	7	9/69		64/18
Bank—savings and loan								7	7	7	7	7	69		18
Bar, nightclub *											7/40	7/40	40/69		64/18
Barber, beauty shop								7	7	7	7	7	69		64/18
Bed and breakfast inn *		28		28	28	28	28	28	28	28	28	28	29/69	28	
Beer and wine sales for off-premises consumption											7/40	7/40	40/69		
Boat dock/marina—Private	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Building contractor shop															
Bus/transit terminal, depots, & passenger stations—Public & private *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Bus and other transit vehicle maintenance and storage *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Cabinet shop															
Cemetery	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Check cashing center*												7/84	69/84		18/84
Child care center *	52	52	52	52	52	52	52	52	52	52	52	52	52/69	52	51/18
Church and allied facilities	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Cleaning plant, commercial															
College campus *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
College extension *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Commercial services *								7	7	7	7	7	69		18
Community center -Teen, senior public or private		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Convenience market/store *								7/32	7/32	7/32	7/32	7/32	32/69		64/18
Copy shop								7	7	7	7	7	69		64/18
Delivery service															
Diet center, tanning center								7	7	7	7	7	69		18
Drive-in theater	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Drive-through service facility *													44/69		44/18
Dry cleaning, laundry agency								7	7	7	7	7	69		64/18
Equipment rental & sales yard															
Flea market *															
Florist								7	7	7	7	7	69		64/18
Food store/grocery/deli								7/32	7/32	7/32	7/32	7/32	32/69		64/18
Furniture refinishing															
Furniture store															
Golf course or driving range	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Gun/rifle range *															
Heliport or helistop *	57	57	57	57	57	57	57	57	57	57	57	57	57/69	57	57/18
Hotel *															
Janitorial service company															
Kennel *	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18

Table 17.24.030A (Continued)

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R M X	R O	O B
Laboratory—Medical, dental, optical											14	14	14/69	14	18
Laundry, commercial plant															
Laundromat—Self service cleaner								7	7	7	7	7	69		
Major medical facility *															
Medical clinic or office *								7	7	7	7	7	69	77	18
Mini storage/locker building															
Mortuary															
Motel *															
Non-profit organization—Food prep for off-site consumption *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Non-profit organization—Food storage and distribution *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Non-profit organization—Meal service facility *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Non-residential care facility *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Nursery for plants and flowers															
Offices											7	7	69	77	18
Parking lot, garage or facility		43	43	43	43	43	43	43	43	43	43	43	43/69	43	43/18
Penal institution		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Pest control company															
Photographic studio								7	7	7	7	7	69		18
Prescription pharmacy, optician											14	14	69	14	18
Printing and blueprinting															64/18
Produce stand	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Recycling facilities															
Residential Hotel—SRO *											50	50	50/69	50	
Restaurant *								7	7	7	7	7	69		64/18
Retail stores *								7	7	7	7	7	/69		64/18
RV/Mobilehome sales yard															
RV storage (commercial)															
School—Public or private (K—12) *		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
School—Vocational *															
School—Dance/music/art/martial arts *								7	7	7	7	7	69		
Service Station *															
Sidewalk cafes											55	55	55/69		
Sign shop															
Social club—Public or private		5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Social service financial management facility *															5
Somatic practitioner/somatic practitioner establishment *											67	67	67/69	67	67/18
Sports complex															
Superstore															
Temporary building	65	65	65	65	65	65	65	65	65	65	65	65	65/69	65	65
Temporary commercial use													83	83	83
Theater—Movie or stage															
Tire shop (including recapping)															
Towing service & vehicle storage yard *															
Tutoring center *								7/68	7/68	7/68	7/68	7/68	68/69	5/68	18/68
Veterinarian clinic/hospital	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Wholesale stores and distributors *															

Ordinance No. 2009-XXX Exhibit 3: Table 17.24.030 B--Commercial land use chart

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I P	M R D	H	S P X	T C	A	A O S	F	A R P-F
Adult entertainment business*					22	22	22	22	22/20	22	22/20									
Adult related est *					24	24	24	24	24/20	24	24/20									
Advertising signs																				
Airport *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Alcoholic beverage sales for off-premises cons	40		40/15	40	40	40	40	40	40/20	40	40/20	40/53								
Amusement ctr— Indoor only		16	15	5	x	x	x	x	20	x	20									
Amusement ctr— Outdoor		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Antenna/com tower *	58/53	58/16	58/15	58	58	58	58	58	58/20	58	58/20	58/53	58/53	58	58/70	58/71	58/72	58/72	58/19	
Appliance repair shop			15	x	x	x	x	x	20	x	20	53								
Astrology etc. *					x	x	x	x	20	x	20									
Athletic club *	53		15	x	x	x	x	x	x	x	x									
Auto sales (new/used), service, repair, storage, rental	53				10/ 79/ 80	10	80	80	20/80	80	20/80									
Bakery	53		9/15	9	x	x	x	x	20	x	20	14/53	14/53							
Banks			15	x	x	x	x	x	20	x	20	14/53	14/53							
Bar, nightclub *	40/53	40/16	40/15	40	40	40	40	40	40/20	40	40/20	40/53								
Barber, beauty shop	53		15	x	x	x	x	x	20	x	20									
Bed and breakfast inn *	53			29	29	29														
Beer and wine sales for off-premises cons	40		40/15	40	40	40	40	40	40/20	40	40/20	40/53								
Boat dock/marina		5/16	5/15	5	5	5	5	5	5/20	5	5/20						5/72	5/72	5/19	
Bldg contractor shop					4	4	x	x	20	x	20									
Bus terminal—Public and private *		5/16	5/15	5	x	x	x	x	20	x	20					5/71	5/72	5/72		
Bus et. al. vehicle maintenance & storage *		5/16	5/15	5	5	5	x	x	20	x	20					5/71	5/72	5/72		
Cabinet shop					4	4	x	x	20	x	20	53								
Cemetery		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5			5/72	5/72		
Check cashing center*			15/84	84	84	84	84	84	20/84	84	20/84	14/53/ 84	14/53 /84							
Child care center *	51/53	52/16	51/15	51	51	51	52	52	52/20	52	52/20	52/53	52/53	51	52/70	52/71	52/72			
Church et al.	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Cleaning plant					9/80	9	80	80	20/80	80	20/80									
College campus *	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
College extension *	53		15		x	x	x	x	20	x	20									
Commercial services *	53		15	x	x	x	12	12	12/20	12	12/20				14/70					
Community center public or private		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Convenience mkt *	53	34/16	34/15	32	34	34	34	34	34/20											
Copy shop				x	x	x	x	x	20	x	20						5/72			
Delivery service							9	x	20	x	20	53								
Diet center, etc.	53		15	x	x	x	x	x	20	x	20									
Drive-in theater		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Drive-thru fac *	44/53	44/16	44/15	44	44	44	44	44	44/20	44	44/20									
Dry cleaning	53		15	x	x	x	x	x	20	x	20									
Equipment rental/sales yard					10/ 79/ 80	10	10/80	10/80	10/ 20/ 80	10/80	10/ 20/ 80									
Flea market *					45	45	45	45	45/20	45	45/20				45/70					
Florist	53		15	x	x	x	x	x	20	x	20									
Food/grocery/deli	53		15	32	x	x	x	x	20	x	20				14/70					

Table 17.24.030B (Continued)

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Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I P	M R D	H	S P X	T C	A	A O S	F	A R P-F
Furniture refinishing					4	4	x	x	20	x	20									
Furniture store			15		x	x	x	x	20	x	20									
Golf course or range		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Gun/rifle range *							66	66	66	66	66									
Heliport or helistop *	57/53	57/16	57/15	57	57	57	57	57	57/20	57	57/20	57/53	57/53	57	57/70	57/71	57/72	57/72	57/19	
Hotel *	53	16	5/15		x	21	x	x	20	x	20									
Janitorial svc co					9	9	x	x	20	x	20	53								
Kennel *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Laboratory	53		15		x	x	x	x	20	x	20	53	53	x						
Laundry, commercial					9/80	9	80	80	20/80	80	20/80									
Laundromat	53		15	x	x	x	x	x	20	x	20									
Major medical fac *														5						
Medical clinic/ofc	53		15	x	x	x	35	35	35/20	35	35/20			x	14/70					
Mini storage/ locker bldg	53				5/80	5	36/80	36/80	20/36/80	36/80	20/36/80	53/80								
Mortuary					x	x	x	x	20	x	20									
Motel *	53	16	5/15		x	21	x	x	20	x	20									
Non-profit org— Food prep for off-site con *		5/16	5/15	5	x	x	x	x	20	x	20	5/53	5/53	x			5/72			
Non-profit org— Food storage & dist *		5/16	5/15	5	9	9	9	x	20	x	20	5/53	5/53	5			5/72			
Non-profit org— Meal service facility *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5			5/72			
Non-res care fac *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70		5/72			
Nursery			15		80		80	80	20/80	80	20/80									
Offices	53		15	x	x	x	35	35	35/20	35	35/20	14/53	53		14/70					
Parking lot, garage	43/53	43/16	43/15	43	43	43	43	43	43/20	43	43/20									
Penal institution		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Pest control company							9	x	20	x	20	53								
Photographic studio			15	x	x	x	x	x	20	x	20									
Prescription, optician	53		15	x	x	x	x	x	20	x	20				70					
Printing & blueprinting	53				x	x	x	x	20	x	20		53							
Produce stand		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Recycling facilities			41/15	41	41	41	41	41	41/20	41	41/20						41/72			
Residential hotel—SRO *				50	50	50	50	50	50/20	50	50/20									
Restaurant *	53	16	15	x	x	x	x	x	20	x	20	53	53		14/70					5/19
Retail stores *	53		15	x	x	x	12	12	12/20	12	12/20				14/70					
RV/mobilehome sales yard					10/79	10	10	10	10/20	10	10/20									
RV storage (commercial)					79		x	x	20	x	20									
School (K—12) *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72		
School—Vocational *	53		15		x	x	x	x	20	x	20									
School—Dance etc. *	53		15	5	x	x	x	x	20	x	20									
Service station	53	16	10/15		10/79/80	10	10/80	10/80	10/20/80	10/80	10/20/80									
Sidewalk cafe	55/53			55	55	55	55	55	55											
Sign shop					x	x	x	x	20	x	20									
Social club		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Social svc financial mgt*	5		5		5	5	5	5	5	5	5									

Table 17.24.030B (Continued)

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I P	M R D	H	S P X	T C	A	A O S	F	A R P-F
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Somatic practitioner/somatic practitioner establishment*	67/53	67/16	67/15	67	67	67	67	67	67/20	67	67/20			67						
Sports complex														5/70						
Superstore			81	/81	81	81	81	81	20/81	81	20/81									
Temporary building	65	65	65	65	65	65	65	65	65	65	65	65/53	65/53	65	65/70	65/71	65/72	65/72	65/19	65
Temporary commercial use	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83
Theater—Movie or stage		73/16	73/15	73	73	X	73	73	73/20	73	73/20				73/70					
Tire shop					4/79	4	x	x	20	x	20									
Towing svc & storage yd *					38	38	5	5	5	/20	39	39/20								
Tutoring center *	53/68		15/68	68	68	68	68	68	68/20	68	68/20	14/68	5/68							
Vet clinic/ hospital	53/60	5/16	60/15	5	60	5	60	60	60/20	60	60/20	53	53	5	5/70	5/71	5/72	5/72	5/19	
Wholesale stores	53				9	9	9	80	20/80	80	20/80									

Ordinance No. 2009-XXX Exhibit 4: Table 17.24.040 A--Industrial and agricultural land use chart

Use	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R M X	R O	O B
Agriculture—General uses															
Agriculture—No structures															
Animal or poultry slaughter															
Antenna/communication tower *	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58/18
Assembly of electrical &/or electronic equipment															
Assembly of plastic &/or rubber items															
Auto dismantler *															
Beverage bottling plant															
Billboard manufacture															
Boat building (small)															
Concrete batch plant															
Cement or clay products manufacturing															
Contractor's storage yard															
Dairy processing plant															
Electrical transmission facilities	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61/18
Food processing plant															
Fuel storage yard *															
Garment shop															
Hazardous waste facilities *															
Hog ranch															
Ice manufacture—Cold storage plant															
Junk yard *															
Laboratory—Research, experimental															
Livestock sales yard															
Lumber yard—Retail															
Machine shop															
Manufacturing, assembly, and treatment of merchandise															
Mining operations—Surface *	46				46	46	46	46	46	46	46	46		46	46/18
Monument works, stone															
Planing mill															
Public utility yard															
Railroad ROW, use of															
Railroad yard or shops															
Reclamation or disposal operation	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18
Recycling facilities															
Riding stables															
Solid waste landfill	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18
Solid waste transfer station	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18
Terminal yard, trucking															
Truck and tractor repair															
Warehouse *															
Wholesale store *															
Wells, gas or oil	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18

Ordinance No. 2009-XXX Exhibit 5: Table 17.24.040 B--Industrial and agricultural land use chart

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M 1 (S)	M 2	M 2 (S)	M I P	M R D	H	S P X	T C	A	A O S	F	A R P-F
Ag—General uses																	x	x	19	
Ag—No structures																	x	x	19	x
Animal slaughter							5	5	5/20	5	5/20	5/53	5/53				5/72	5/72	5/19	
Antenna *		58/16	58/15	58	58	58	58	58	58/20	58	58/20	58/53	58/53	58	58/70	58/71	58/72	59/72	58/19	
Assembly— Electrical electronic equip	53						9	x	20	x	20	53	53							
Assembly— Plastic/rubber	53						9	x	20	x	20	53	53							
Auto dismantler *								5	5/20	5	5/20									
Beverage bottling plant							x	x	20	x	20									
Billboard manufacture							x	x	20	x	20									
Boat building (small)							x	x	20	x	20									
Concrete batch plant								5	5/20	x	20									
Cement/clay products							4	4	4/20	x	20	53								
Contractors storage yd							5	5	5/20	x	20									
Dairy processing plant							5	5	5/20	x	20									
Electrical trans fac	53/61	61/16	61/15	61	61	61	61	61	61/20	61	61/20	61/53	61/53	61	61/70	61/71	61/72	61/72	61	61
Food processing plant								5	5/20	x	20									
Fuel storage yard *							82	82	20/82	82	20/82									
Garment shop							9	x	20	x	20	53								
Hazardous waste fac *								54	54/20	54	54/20									
Hog ranch																	5/72	5/72	5/19	
Ice manufacture							x	x	20	x	20									
Junk yard *								5	5/20	5	5/20									
Lab— Research	53						x	x	20	x	20	53	53							
Livestock sales yard							5	5	5/20	5	5/20	53	53				5/72	5/72	5/19	
Lumber yard—Retail							5	5	5/20	x	20									
Machine shop							x	x	20	x	20	53								
Manufactur'g, assembly treatment— Merch	53							x	20	x	20	53	53							
Mining operations *	46/53	46/16	46/15	46	46	46	46	46	46/20	46	46/20	46/53	46/53	46	46/70	46/71	46/72	46/72	46/19	
Monument works, stone							x	x	20	x	20									
Planing mill								5	5/20	x	20									
Public utility yard							5	5	5/20	x	20					x				
Railroad ROW, use of							63	63	63/20	63	63/20									

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Railroad yard or shops										x	20									
Reclamation operation	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Recycling facilities							41	41	41/20	41	41/20						41/72			
Riding stables																	72	72	19	
Solid waste landfill	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Solid waste transfer stn	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	
Terminal yard, trucking							5	5	5/20	x	20									
Truck and tractor repair							5	5	5/20	x	20									
Warehouse *	53					x	x	x	20	x	20	53	53							
Wholesale store	53				9	9	9	80	20/80	80	20/80									
Wells, gas or oil	5/53	5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70	5/71	5/72	5/72	5/19	

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Ordinance No. 2009-XXX Exhibit 6: 17.60.020 Basic height and area regulations chart

Zone	Location	Maximum Height (Ft.)	Minimum Yard Requirements				Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU in Sq. Ft.	Maximum Density (DU per Net Acre)
			Front	Front	Front	Front				
RE	General	35 ft.	(1)	15 ft.	5 ft.	12 1/2 ft.	NA	(4)	(4)	2.0
R-1	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	5,200 I/ 6,200 C	8.4/I 7.0/C
R-1A	General	35 ft.	(5)	(5)	(5)	(5)	NA	(5)	(5)	(5)
R-1B	General	35 ft.	(1)	(2)	(3)	(3)	NA	60%	NR	NR
R-2	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	2,600 I/ 3,100 C	16.1/I 14.1/C
R-2A	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	2,500	17.4
R-2B	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	2,000	21.8
R-3	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	1,450	30.0
R-3A	General	35 ft.	(1)	(2)	(3)	25 ft.	(25)	50%	1,200	36.3
	Central city	(8)	(1)	(2)	(3)	(3)	(25)	60%	1,200	36.3
R-4	General	35 ft.	(1)	(2)	(3)	(3)	(25)	60%	750	58.1
	Central city	(8)	(1)	(2)	(3)	(3)	(25)	(9)	750	58.1
R-4A	General	55 ft.	(1)	(2)	(3)	(3)	(25)	60%	396	110.0
R-5	Central city	(6)	(1)	(2)	(3)	(3)	(25)	(6)	(6)	(6)
RMX	General	(24)	(1)	(2)	(3)	(3)	(25)	70%	1,200	36.3
	Central city	(8)	(28)	(2)	(3)	(3)	(25)	(9)	1,200	36.3
R-O	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	(25)	(7)	1,200	36.3
	Central city	35 ft.	(1)	(2)	(3)	(3)	(25)	(9)	1,200	36.3
OB	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	NR	NA	NA
	Central city	(8)	(1)	(2)	(3)	(3)	NA	(9)	NA	NA
EC	General	(23)	(23)	(23)	(23)	(23)	NA	(23)	(23)	(23)
HC	General	35 ft.	50 ft.	15 ft.	15 ft.	50 ft.	NA	40%	NA	NA
	Central city	(8)	50 ft.	15 ft.	15 ft.	50 ft.	NA	(9)	NA	NA
SC	General	35 ft.	20 ft.	(10)	(11)	20 ft.	NA	NR	1,500	29.0
	Central city	(8)	20 ft.	(10)	(11)	20 ft.	NA	(9)	1,500	29.0
C-1	General	(17)	(16)	(16)	(16)	5 ft.	(25)	(15)	1,500	29.0
	Central city	(8)	(16)	(16)	(16)	5 ft.	(25)	(9)	1,500	29.0
C-2	General	(17)	(16)	(16)	(16)	5 ft.	(25)	(15)	(31)	(31)
	Central city	(8)	(16/29)	(16/29)	(16/29)	(16/29)	(25)	(9)	(31)	(31)
C-3/ CBD	Central city	(26)	NR	(10)	(11)	NR	(25)	(9)	NR	NR
C-4	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
M-1	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
M-1S	General	75 ft.	25 ft.	(10)	(11)	25 ft.	NA	NR	NA	NA
	Central city	(18)	25 ft.	(10)	(11)	25 ft.	NA	(18)	(18)	(18)
M-2	General	75 ft.	(12)	(10)	(11)	NR	NA	NR	NA	NA
	Central city	(18)	NR	(10)	(11)	NR	NA	(18)	(18)	(18)
M-2S	General	75 ft.	25 ft.	(10)	(11)	25 ft.	NA	NR	NA	NA
	Central city	(18)	25 ft.	(10)	(11)	25 ft.	NA	(18)	(18)	(18)
MIP	General	(20)	(20)	(20)	(20)	(20)	NA	(20)	(20)	(20)
MRD	General	(22)	(22)	(22)	(22)	(22)	NA	(22)	(22)	(22)
H	General	(13)	25 ft.	(14)	(14)	25 ft.	NA	NR	NA	NA
	Central city	(8)	(1)	(14)	(14)	(14)	NA	(9)	NA	NA
SPX	General	(21)	(21)	(21)	(21)	(21)	NA	(21)	(21)	(21)
TC	General	(27)	(27)	(27)	(27)	(27)	NA	(27)	(27)	(27)
A	General	50 ft.	(1)	15 ft.	10 ft.	12 1/2 ft.	NA	NR	*5 ac	0.2
A-OS	General	50 ft.	50 ft.	50 ft.	25 ft.	50 ft.	NA	NR	*20 ac	0.05
F	General	(19)	(19)	(19)	(19)	(19)	NA	(19)	(19)	(19)

I = Interior lot C = Corner lot NR = No requirement NA = Not applicable \* = Unless otherwise noted

**Redlined**

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTION 15.44.020 OF TITLE 15, SECTIONS 16.52.010 AND 16.52.060 OF TITLE 16, AND SECTIONS 17.20.010, 17.20.030, 17.24.050, 17.60.040, 17.64.080, 17.68.020, 17.68.030, 17.72.030, 17.76.020, 17.76.030, 17.76.070, 17.100.030, 17.128.035, 17.172.010, 17.184.020, 17.196.010, 17.224.010, 17.232.010, 17.232.040, AND 17.232.050 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO REGULATORY IMPROVEMENT AND GENERAL CODE MAINTENANCE (M08-051)**

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

**SECTION 1.** Section 15.44.020 of the Sacramento City Code is amended to read as follows:

15.44.020 Permit required.

A. General Rule.

Prior to commencing any demolition or wrecking work on any building or structure, the wrecker shall obtain a permit from the building official. The building official may require completion of any preparatory work which may be required prior to issuing the permit.

B. Demolition of Historic Resources.

No demolition permit shall be approved for demolition of a historic resource as defined in Chapter 17.134 of this code, except pursuant to the provisions of Chapter 17.134.

C. Demolition of Structures Adjacent to Historic Resources.

No demolition permit shall be issued for demolition of a building which is adjacent to a historic resource as defined in Chapter 17.134 and which the building official has

determined is structurally connected to the historic resource so that the demolition of the adjacent structures presents the potential for substantial damage to, or collapse or demolition of, the historic resource until the building official has consulted with, or made reasonable efforts to consult with, the preservation director and the chairperson of the preservation commission. Prior to issuance of any demolition permit, the building official may require the wrecker to submit a report from a licensed architect or licensed civil or structural engineer or such other reports as the building official deems reasonable and necessary to evaluate the potential impact of demolition of the structure on the adjacent historic resource and to determine the adequacy of the proposed method of demolition in terms of protecting the adjacent historic resource. The building official shall require such a report unless he or she determines that the proposed method of demolition will protect adequately the adjacent historic resource. The building official shall impose such conditions on the demolition permit as he or she determines necessary and appropriate to protect the historic resource. Nothing in this section is intended to affect or interfere with the authority of the building official to order or approve the immediate demolition of a building or structure determined to be immediately dangerous as defined in Section 8.96.120 of this code.

~~D. Demolition or Move of Nonhistoric Residential Structures.~~

~~1. General.~~

~~— Except as provided below, a nonhistoric residential structure located within the city may not be demolished or moved unless, acting pursuant to this section, the zoning administrator has issued a residential structure demolition/building move permit authorizing said demolition or move.~~

~~2. Exceptions.~~

~~— The requirements of this subsection for zoning administrator approval of a residential structure demolition/building move permit shall not apply in the following situations:~~

~~a. Replacement Structure for which a Building Permit has been Issued.~~

~~— Where all discretionary entitlements, if any, have been approved for a replacement building or structure to be built on the site of the building or structure proposed for demolition or relocation, and either (i) a building permit and all other necessary permits or entitlements to construct the replacement building or structure have been issued by the building official or designee; or (ii) to the extent permitted by the building code, a building permit for the replacement building or structure has been applied for, and a partial permit, whether a demolition permit, foundation permit or other permit, has been issued by the building official or designee, to authorize one or more initial phases of construction associated with and necessary for the replacement building or structure, a permit to demolish or move the existing building or structure shall be issued by the building official or designee upon receiving written confirmation from the planning director or designee that the replacement building or structure has been approved for the site.~~

~~b. Redevelopment Projects.~~

~~—The demolition or relocation of structures required as part of a redevelopment project for which an owner's participation agreement (OPA) or development disposition agreement (DDA) has been approved and executed shall not be subject to the requirement of this section to obtain zoning administrator approval of a residential structure demolition/building move permit.~~

~~—c. Demolition of Dangerous or Substandard Structures Undertaken by the City.~~

~~—Demolition of dangerous or substandard structures undertaken by the city shall not be subject to the requirement of this section to obtain zoning administrator approval of a residential structure demolition/building move permit.~~

~~—d. Demolition of Immediately Dangerous Structures.~~

~~—Demolition of immediately dangerous structures shall not be subject to the requirement of this section to obtain zoning administrator approval of a residential structure demolition/building move permit.~~

~~—3. Zoning Administrator Approval.~~

~~—Except as provided in subsection (D)(2), of this section, zoning administrator approval shall be required for a residential demolition/building move permit.~~

~~—4. Procedure Zoning Administrator Approval.~~

~~—The application for a residential demolition/building move permit shall be subject to the same procedures governing zoning administrator's special permits as set forth in Chapter 17.212 of Title 17 of the city code.~~

~~—5. Authority and Findings.~~

~~—The zoning administrator shall have the authority to approve, approve with conditions or deny an application for a residential demolition/building move permit. The zoning administrator may approve an application for a residential demolition/building move permit if the zoning administrator makes one or more of the following findings:~~

~~—a. Based upon sufficient evidence, including evidence provided by the applicant, the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value, the costs of rehabilitation to meet the requirements of the building code or other city, state or federal law;~~

~~—b. The approval of the permit and subsequent demolition or removal of the residential structure will not (i) cause or contribute further to blight in the neighborhood or otherwise cause a decline in the nature and quality of the neighborhood; and (ii) be detrimental to the public health, safety or welfare; or~~

~~—c.— The benefits of demolition or removal of the residential structure outweigh any negative impacts or potential negative impacts associated with its demolition or removal.~~

~~— In considering whether to approve a residential demolition/building move permit, the zoning administrator shall consider the nature and character of the existing neighborhood, the proximity of vacant lots, vacant buildings, including buildings which are damaged, in poor condition or boarded up, and other conditions of blight or potential blight in the neighborhood for which the permit is sought, the quality, condition and character of the building proposed for demolition or removal, the potential for replacement of the residential structure and the anticipated timing of replacement of the residential structure.~~

~~—6.— Conditions.~~

~~— The zoning administrator shall have the authority to place conditions on the residential demolition/building move permit which are determined to be reasonably necessary to achieve the purposes and intent of this section, including, but not limited to, maintenance, landscaping and fencing requirements, and the establishment of appropriate funding and other mechanisms to ensure compliance with the conditions.~~

~~—7.— Appeal.~~

~~— The decision of the zoning administrator on an application for a residential demolition/move permit shall be subject to appeal to the planning commission in the same manner, and pursuant to the same procedures, as a decision on a zoning administrator's special permit under Chapter 17.200 of Title 17 of the city code.~~

~~—8.— Definitions.~~

~~— The following definitions shall apply to this subsection:~~

~~— “Blight” means a combination of vacant lots, vacant or boarded up buildings and buildings in a state of disrepair or deterioration so prevalent and so substantial that it constitutes a serious physical, aesthetic, or economic burden on the neighborhood.~~

~~— “Nonhistoric residential structure” means any residential building or structure that is not a historic resource.~~

~~— “Residential structure” means a building or structure currently or most recently used for residential purposes.~~

~~—9.— Other Provisions.~~

~~— The requirement for a residential structure demolition/building move permit shall be in addition to the requirements for a moving permit found at Chapter 15.48 of this code; and in addition to any other permit(s) or approval(s) required by provisions of this code, including, but not limited to, the provisions of Chapter 17.132 relating to design review and the provisions of Chapter 17.134 applicable to the demolition or relocation of~~

~~historic resources and buildings and structures fifty (50) years old or older. Where the preservation commission or preservation director is responsible for approval of one or more entitlements under Chapter 17.134, the preservation commission or preservation director shall hear and decide the application for a residential structure demolition/building permit. The application shall be noticed and heard in the same manner as the other entitlements before the preservation commission or preservation director, and shall be subject to appeal and call up in the manner specified in Chapters 17.134 and 17.200.~~

**SECTION 2.** Section 16.52.010 of the Sacramento City Code is amended to read as follows:

Section 16.52.010 Modification authority.

~~A.~~—The zoning administrator, planning commission or city council may, in accordance with the provisions of this chapter, grant, conditionally grant, or deny requests by a subdivider for modifications to the requirements or standards imposed by these regulations; provided, however, that no modifications may be made to any requirement imposed by the Subdivision Map Act; and further provided, that nothing herein shall be construed as altering or conflicting with the powers and duties of the planning director or planning commission to authorize variances from the regulations and requirements of the zoning ordinance. The subdivision review committee Modifications may be recommended to the zoning administrator, planning commission or city council by the subdivision review committee modifications relating to tentative maps that are subject to its review and approval. A minor change in the design of a subdivision which is not violative of the requirements or standards imposed by these regulations shall not be deemed to be a “modification” as the term is used herein. Where a modification is sought from the requirements or standards imposed by these regulations, and the same requirement is imposed by the city’s zoning ordinance, a separate variance under the zoning ordinance shall not be required.

**SECTION 3.** Section 16.52.060 is amended as follows:

A. Subsection A of section 16.52.060 is amended to read as follows:

A. Subdivision Review Committee Consideration. ~~Any modification shall be considered by T~~the subdivision review committee shall consider any modification relating to a tentative map that is subject to its review and recommendation under this title, and which shall make a recommendation on the requested modification. A subdivision modification shall be noticed in the same manner as the tentative map application, and shall be considered by the subdivision review committee at the same meeting as it considers the tentative map application. A post-subdivision modification shall be noticed in the same manner as a tentative map over which the planning commission has final authority.

Upon conclusion of the meeting, the subdivision review committee shall within thirty (30) days, or at the time it takes action on the tentative map, make a recommendation to the zoning administrator, planning commission or city council based upon the evidence and testimony produced before it, together with the results of its

investigations. If the modification is recommended, a statement of any conditions attached thereto shall be forwarded to the subdivider and to the planning commission or city council. If disapproval is recommended, the subdivider and the planning commission or city council shall be furnished with the statement of reasons for such denial.

B. Except as specifically amended by the amendments to subsection A, section 16.52.060 shall remain unchanged and in full force and effect.

**SECTION 4.** Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the C-1 Limited Commercial Zone to read as follows:

C-1—Limited Commercial Zone. This is a limited commercial zone which allows certain office, retail stores, and commercial service establishments which are compatible with residential developments. This zone is intended to be applied to small parcels which are surrounded by a residential neighborhood. Any nonresidential development in the C-1 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.~~035(C)~~180 and as they may be amended from time to time.

B. Section 17.20.010 is amended by amending the description of the C-2 General Commercial Zone to read as follows:

C-2—General Commercial Zone. This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Any nonresidential development in the C-2 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.~~035(C)~~180 and as they may be amended from time to time.

C. Except as specifically amended by the amendments to the descriptions of the C-1 Limited Commercial Zone and the C-2 General Commercial Zone, section 17.20.010 remains unchanged and in full force and effect.

**SECTION 5.** Section 17.20.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.20.030 Special planning districts.

The following special planning districts (SPDs) are discussed in more detail in Chapters 17.92 through 17.130 of this title and are listed here for convenience only:

Broadway-Stockton SPD	Ch. 17.94
Central business district SPD	Ch. 17.96
<u>McClellan Heights and Parker Homes</u>	<u>Ch. 17.98</u>

Northgate Boulevard SPD	Ch. 17.100
Alhambra Corridor SPD	Ch. 17.104
Del Paso Boulevard SPD	Ch. 17.108
Del Paso Nuevo SPD	Ch. 17.112
Sacramento Army Depot SPD	Ch. 17.116
Richards Boulevard SPD	Ch. 17.120
Sacramento Railyards SPD	Ch. 17.124
R Street Corridor SPD	Ch. 17.128
Freeport SPD	Ch. 17.130

**SECTION 6.** Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 20 of Section 17.24.050 is amended to read as follows:

20. Development in the M-1S and M-2S Zones. All uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence, or wall extend into said area. All street frontages must have a twenty-five (25) foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be twenty-five (25) feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to twenty-seven (27) feet. A six-inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than fifteen (15) feet from the property line, this curb is not required. If there is less than fifteen (15) feet of turf, this requirement may be modified subject to the review and approval of the [public works/development services](#) department.

B. Subsection (g)(iii) of footnote 26 (relating to single-family dwellings) is amended to read as follows:

iii. Conversion or Demolition of an Existing Garage. Conversion of an existing garage to habitable space or demolition of an existing garage is permitted if a carport or an uncovered parking pad can be provided ~~outside the required front or street side yard setbacks. A driveway located in the front or street side yard setback does not comply with this requirement.~~ The carport or uncovered parking pad shall be a minimum of ten (10) feet wide and twenty (20) feet deep. This width may be reduced to eight feet if the existing interior side yard setback between the existing residence and the property line is eight feet. A carport must meet the accessory building regulations in Chapter 17.80 of this title. An uncovered parking pad must meet the surfacing requirements in Section 17.68.020(A) of this title.

C. Subsection (b)(iii) of footnote 76 (relating to residential uses in commercial zones) is amended to read as follows:

iii. The special permit shall be subject to the requirements of Chapter 17.212 and compliance with the noise standards in subsection (a)(i) of this footnote. In granting a special permit for this use, and in addition to the findings required by Chapter 17.212, the planning commission or zoning administrator shall find that the proposed project is compatible with the surrounding neighborhood and is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.~~035(G)~~180 and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict.

D. Subsection (a)(i) of footnote 79 (relating to special uses in the C-1 and C-2 zones) is amended to read as follows:

i. That the proposed project is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.~~035(G)~~180 and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

E. Subsection (c)(ii) of footnote 80 (relating to commercial and industrial uses within a quarter mile radius of a light rail transit station) is amended to read as follows:

ii. The design of commercial development conforms to the commercial corridor design principles adopted pursuant to Section 17.132.~~035C~~180 and as they may be amended from time to time; provided, that if the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines, and the design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

F. Except as specifically amended by the amendments to footnotes 20, 26, 76, 79, and 80, section 17.24.050 remains unchanged and in full force and effect.

**SECTION 7.** Section 17.60.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to height and are regulations) is amended as follows:

A. Subsection (E) of Section 17.60.040 is amended to read as follows:

E. Setback Requirements for a Through Lot.

1. On a through lot with depth less than one hundred twenty-five (125) feet, one street frontage can be considered the front of the lot and the other street frontage can be considered the rear of the lot.

2. On a through lot with a depth of one hundred twenty-five (125) feet or more, each street frontage shall be considered a front yard. For R-1 zoned through lots, said lot may have two residences constructed on the lot subject to the following requirements:

a. Said lot may be assumed to be two lots with the rear lines of each approximately equal distant from the front lot lines;

b. Each such lot shall have an area of not less than two thousand five hundred (2,500) square feet;

c. All R-1 zone yard requirements must be met; and

d. Each street shall have public access approved by ~~public works~~the transportation department.

B. Except as specifically amended by the amendment noted above to Subsection (E), Section 17.60.040 shall remain unchanged and in full force and effect.

**SECTION 8.** Section 17.64.080 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to temporary surface parking lots in the central city) is amended as follows:

A. Subsection (B) of section 17.64.080 is amended to read as follows:

B. Definitions. In addition to the definitions in Chapter 17.16 of this title, the following definitions shall apply for purposes of this section:

“Parking high need area” means areas where the on-street parking is occupied at eight-five (85) percent or greater as determined by the parking manager under subsection ~~F~~E of this section.

B. Except as specifically amended by the amendments to subsection B, section 17.64.080 remains unchanged and in full force and effect.

**SECTION 9.** Section 17.68.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.68.020 Paving requirements.

Paving is required for all storage and service areas, as well as off-street parking, driveways, maneuvering areas 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.

A. Surface Requirements. Surfacing shall consist of asphaltic concrete or portland cement concrete paving. ~~The proposed pavement thickness, together with supporting calculations shall be submitted to the department of public works by a qualified consultant for approval.~~ Paving shall include driveways from facility to the edge of public right-of-way paving. Provided, however, that a maximum of two feet of any parking stall depth, as specified in the charts included in Section 17.64.030(F) ~~of this title~~, may be unpaved if such area is landscaped and a six-inch-high and -thick raised front bumper curb separates the landscaped and paved portions of the parking stall.

B. Alternate Paving. Alternate paving, such as pavers, cobblestone, turfblock, or similar treatments, requires review and approval by the ~~planning director, public works department, of transportation~~ and fire department. Surfaces with alternate paving treatments are included as paved area.

C. Drainage. Drainage is required for all surfaced areas in accordance with specifications established by the city engineer.

**SECTION 10.** Section 17.68.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to other site requirements) is amended as follows:

A. Subsection (D) of Section 17.68.030 is amended to read as follows:

D. Private Street Conditions. Approval of any private street shall be based on compliance with the following conditions to the city's satisfaction:

1. The private streets are developed to city street standards; ~~plans and improvements to be approved by the public works director.~~

2. Adequate access shall be provided to accommodate public service and emergency vehicles.

3. Easements shall be provided as deemed necessary.

4. The entrances to private streets shall be constructed in a manner to clearly identify that the streets are private.

5. Any landscaping located in a public right-of-way as part of the project shall be maintained by a homeowners' association. Landscape plans shall be approved by the city landscape architect.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.68.030 shall remain unchanged and in full force and effect.

**SECTION 11.** Section 17.72.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to recycling volume requirements) is amended as follows:

A. Section 5 of the table set out in section 17.72.030 is amended to read as follows:

5. Hospital/medical clinic	none except cafeteria (subsection (2)(b)) of this table and vending machines (Section <del>17.32.060(A)</del> <u>17.72.060(A)</u> of this chapter)	metal, glass, plastics, corrugated cardboard (OCC)
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B. Except as specifically amended by the amendment to section 5 of the table, section 17.72.030 shall remain unchanged and in full force and effect.

**SECTION 12.** Section 17.76.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in residential developments) is amended as follows:

A. Subsection D of section 17.76.020 is amended to read as follows:

D. **Parcels Abutting Nonresidential Uses.** Notwithstanding the provisions of subsection ~~C-B~~ of this section, walls or fences not exceeding eight feet in height may be placed along ~~the a rear and-or~~ interior side property line ~~if the residence that~~ abuts a school, park, alley, or other nonresidential use.

B. Except as specifically amended by the amendment to subsection D, section 17.76.020 shall remain unchanged and in full force and effect.

**SECTION 13.** Section 17.76.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in non-residential developments) is amended as follows:

A. Subsection (C) of section 17.76.030 is amended to read as follows:

C. **Concertina Wire, Barbed Wire.** Concertina wire, serpentine wire, barbed wire, razor wire and other similar fencing materials capable of inflicting significant physical injury shall be permitted on non-residential uses subject to all of the following requirements:

1. These materials may be used only at heights of six feet or more, except that one strand may be installed inside a fence near its base. The zoning administrator shall have the authority to grant a special permit to allow these materials at lower heights in accordance with the requirements of Chapter 17.~~424212~~. In granting a special permit for the fence, and in addition to the findings required by Chapter 17.~~424212~~, the zoning administrator shall find that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to

members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way.

2. In the C-1 and C-2 zones, fencing made in whole or in part of these materials are prohibited along the front and street side property lines and within the front and street side yard setback areas, but may be located along the rear or interior side property lines or within the rear or interior side setback areas with a zoning administrator's special permit issued subject to the requirements of and in accordance with Chapter 17.~~1212~~1212.

3. These regulations shall not apply to fencing required by court order.

B. Except as specifically amended by the amendment to subsection (C), section 17.76.030 shall remain unchanged and in full force and effect.

**SECTION 14.** Section 17.76.070 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the special permit procedure for gated developments) is amended as follows:

A. Subsection (B) of Section 17.76.070 is amended to read as follows:

B. Standards. The following standards shall be used by the planning commission in analyzing the design of gated developments. Deviation from these standards shall require a variance pursuant to Chapter 17.216 of this title in addition to the special permit.

1. Design and location of gates shall be consistent with Chapter 12.40 of this code, relating to streets and sidewalks.

2. Gated entrances shall be designed to allow vehicles to turn around within the driveway, without backing into the adjacent street (except on minor local streets).

3. Gates shall be designed to provide twenty-four (24) hour access by authorized maintenance and service providers (such as ~~public works,~~ utilities, mail ~~and,~~ parcel delivery, and cable).

4. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, ~~public works and transportation,~~ and utilities departments.

5. One pedestrian access gate shall be provided at each gated driveway entrance.

6. "Anti-directional" devices (i.e., metal spikes that can cause tire damage) at entrances and exits are prohibited.

7. Covenants, conditions and restrictions (CC&Rs) shall be established and recorded for the gated development. The CC&Rs shall identify, and at all times keep in effect, a legal entity responsible for maintaining the gates and associated features.

B. Except as specifically amended by the amendment noted above to Subsection (B), Section 17.76.070 shall remain unchanged and in full force and effect.

**SECTION 15.** Section 17.100.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the Northgate Boulevard Special Planning District) is amended as follows:

A. Subsection (A)(2)(a) of section 17.100.030 is amended to read as follows:

a. The design of the proposed commercial or office development conforms to the commercial corridor design principles adopted under Section 17.132.~~035(C)~~180 as they may be amended from time to time. The commercial corridor design principles shall be applied in addition to the design guidelines applicable under Chapter 17.132 Design Review. In the event of a conflict, the design guidelines applicable under Chapter 17.132 shall take precedence over the commercial corridor design principles.

B. Except as specifically amended by the amendment to subsection (A)(2)(a), section 17.100.030 shall remain unchanged and in full force and effect.

**SECTION 16.** Section 17.128.035 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the R Street Corridor Special Planning District) is amended to read as follows:

A. Footnote (a) set forth in subsection (B) of section 17.128.035 is amended to read as follows:

a. The maximum height in the C-2 zone at this location is forty-five (45) feet, except the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.~~424~~212 to allow additional height up to a maximum height of seventy-five (75) feet for buildings located within six hundred sixty (660) feet of a light rail station. For purposes of this subsection, the distance between the building and the light rail station means the distance between the center of the main entrance to the building and the center of the nearest platform of the light rail station.

B. Except as specifically amended by the amendment to footnote (a) of subsection (B), section 17.128.035 shall remain unchanged and in full force and effect.

**SECTION 17.** Section 17.172.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the MC Overlay zone) is amended as follows:

A. Subsection (D) of Section 17.172.040 is amended to read as follows:

D. Parking Lots. Parking lots to serve businesses may not have frontage on J Street, unless the ~~public works director~~city manager or city manager's designee makes a finding of no other feasible option. The zoning administrator or planning commission may opt to waive or reduce parking rather than have parking frontage on J Street.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.172.040 shall remain unchanged and in full force and effect.

**SECTION 18.** Section 17.184.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the TSM Program) is amended as follows:

A. The definition of "traffic engineer" in section 17.184.020 is amended to read as follows:

"Traffic engineer" means the person designated by the director of ~~public work~~transportation with the responsibility for the implementation of the TSM ordinance.

B. Except as specifically amended by the amendment noted above to definition of "traffic engineer," Section 17.184.020 shall remain unchanged and in full force and effect.

**SECTION 19.** Section 17.196.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.196.010 Submittal of applications.

A. All applications for entitlements described in this title shall be in writing and shall be filed in the neighborhoods, planning and development services department upon forms provided by the city.

B. Each application shall be accompanied by appropriate fees, plans, specifications and other information required by the planning director. Any application relating to the use of a specific parcel of property shall include a description of the present use and all existing trees and other natural features. The commission or council may, by resolution, specify information to be included with applications for particular types of projects.

C. The applicant shall attest by signature on the application that all submitted statements and documents are truthful.

**SECTION 20.** Section 17.224.010 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to home occupation permits) is amended as follows:

A. Subsection (D)(2) of section 17.224.010 is amended to read as follows:

~~2. Notice of the hearing at which the issuance of the home occupation permit is considered by the zoning administrator shall be as follows:~~

~~a. At least one public hearing shall be held on an application to the zoning administrator for a discretionary home occupation permit under this subsection D. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of Chapter 17.200 of this title. Notice of the hearing shall be given by posting and by mail pursuant to subsections (C)(2)(b) and (c) of Section 17.200.010.~~

~~a. By posting on the property for a period of seven days immediately prior to the date of the hearing.~~

~~b. All owners of property located within a radius of one hundred (100) feet from the property involved in the proceedings.~~

~~c. In writing to the person initiating the hearing.~~

B. Except as specifically amended by the amendment to subsection (D)(2), section 17.224.010 shall remain unchanged and in full force and effect.

**SECTION 21.** Section 17.232.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.010 Enforcement.

It shall be the duty of the building official to enforce any portion of this title relative to building construction and it shall be the duty of the planning director to enforce all other provisions of this title. No oversight or dereliction on the part of the building official or planning director or any authorized assistants of any official, or employee of the city, vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive, or excuse the violation of any provisions of this ~~ordinancetitle or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title~~. No permit or license for any use, building or purpose shall be issued by an official or employee of the city if the same would be in conflict with the provisions of this title or ~~any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title now in force referring to this title~~. Any permit or license so issued shall be null and void.

**SECTION 22.** Section 17.232.040 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.040 Violation is a public nuisance.

In the event any person, firm, or corporation should use, erect, construct, move or alter any property, building or structure or permit any of the foregoing in violation of the provisions of this title ~~or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title~~, the same is declared a public nuisance and the city attorney is authorized to bring and prosecute an action in any court of competent jurisdiction to enjoin such person, firm or corporation from continuing or permitting such use, erection, construction, moving or altering, or if such use,

erection, construction, moving or alteration is being, or has been accomplished, the city attorney is authorized to institute and maintain an action to enjoin such person, firm or corporation from maintaining or permitting the maintaining of same.

**SECTION 23.** Section 17.232.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.050 Penalty.

A. Any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title shall be guilty of a misdemeanor. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this title is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

B. Notwithstanding subsection A of this section, a violation of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title may be charged as an infraction pursuant to Section 1.28.020(B) of this code.

C. In addition to criminal sanctions and other remedies set forth in this title, administrative penalties may be imposed pursuant to Chapter 1.28 of this code against any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title. Imposition, enforcement, collection and administrative review of administrative penalties imposed shall be conducted pursuant to Chapter 1.28 of this code.

D. The city attorney, in the name of and on behalf of the city and the people of the state, may bring a civil action in a court of competent jurisdiction to enforce any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title, or to restrain or abate any violation of the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title as a public nuisance.

E. Unless otherwise expressly provided, the remedies, procedures and penalties provided in this title are cumulative to each other and to any other remedies, procedures and penalties available under state law or other city ordinances.

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTION 15.44.020 OF TITLE 15, SECTIONS 16.52.010 AND 16.52.060 OF TITLE 16, AND SECTIONS 17.20.010, 17.20.030, 17.24.050, 17.60.040, 17.64.080, 17.68.020, 17.68.030, 17.72.030, 17.76.020, 17.76.030, 17.76.070, 17.100.030, 17.128.035, 17.172.010, 17.184.020, 17.196.010, 17.224.010, 17.232.010, 17.232.040, AND 17.232.050 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO REGULATORY IMPROVEMENT AND GENERAL CODE MAINTENANCE (M08-051)**

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

**SECTION 1.** Section 15.44.020 of the Sacramento City Code is amended to read as follows:

15.44.020 Permit required.

A. General Rule.

Prior to commencing any demolition or wrecking work on any building or structure, the wrecker shall obtain a permit from the building official. The building official may require completion of any preparatory work which may be required prior to issuing the permit.

B. Demolition of Historic Resources.

No demolition permit shall be approved for demolition of a historic resource as defined in Chapter 17.134 of this code, except pursuant to the provisions of Chapter 17.134.

C. Demolition of Structures Adjacent to Historic Resources.

No demolition permit shall be issued for demolition of a building which is adjacent to a historic resource as defined in Chapter 17.134 and which the building official has determined is structurally connected to the historic resource so that the demolition of the adjacent structures presents the potential for substantial damage to, or collapse or demolition of, the historic resource until the building official has consulted with, or made

reasonable efforts to consult with, the preservation director and the chairperson of the preservation commission. Prior to issuance of any demolition permit, the building official may require the wrecker to submit a report from a licensed architect or licensed civil or structural engineer or such other reports as the building official deems reasonable and necessary to evaluate the potential impact of demolition of the structure on the adjacent historic resource and to determine the adequacy of the proposed method of demolition in terms of protecting the adjacent historic resource. The building official shall require such a report unless he or she determines that the proposed method of demolition will protect adequately the adjacent historic resource. The building official shall impose such conditions on the demolition permit as he or she determines necessary and appropriate to protect the historic resource. Nothing in this section is intended to affect or interfere with the authority of the building official to order or approve the immediate demolition of a building or structure determined to be immediately dangerous as defined in Section 8.96.120 of this code.

**SECTION 2.** Section 16.52.010 of the Sacramento City Code is amended to read as follows:

Section 16.52.010 Modification authority.

The zoning administrator, planning commission or city council may, in accordance with the provisions of this chapter, grant, conditionally grant, or deny requests by a subdivider for modifications to the requirements or standards imposed by these regulations; provided, however, that no modifications may be made to any requirement imposed by the Subdivision Map Act; and further provided, that nothing herein shall be construed as altering or conflicting with the powers and duties of the planning director or planning commission to authorize variances from the regulations and requirements of the zoning ordinance. The subdivision review committee may recommend to the zoning administrator, planning commission or city council modifications relating to tentative maps that are subject to its review and approval. A minor change in the design of a subdivision which is not violative of the requirements or standards imposed by these regulations shall not be deemed to be a "modification" as the term is used herein. Where a modification is sought from the requirements or standards imposed by these regulations, and the same requirement is imposed by the city's zoning ordinance, a separate variance under the zoning ordinance shall not be required.

**SECTION 3.** Section 16.52.060 is amended as follows:

A. Subsection A of section 16.52.060 is amended to read as follows:

A. Subdivision Review Committee Consideration. The subdivision review committee shall consider any modification relating to a tentative map that is subject to its review and recommendation under this title, and shall make a recommendation on the requested modification. A subdivision modification shall be noticed in the same manner as the tentative map application, and shall be considered by the subdivision review committee at the same meeting as it considers the tentative map application. A

post-subdivision modification shall be noticed in the same manner as a tentative map over which the planning commission has final authority.

Upon conclusion of the meeting, the subdivision review committee shall within thirty (30) days, or at the time it takes action on the tentative map, make a recommendation to the zoning administrator, planning commission or city council based upon the evidence and testimony produced before it, together with the results of its investigations. If the modification is recommended, a statement of any conditions attached thereto shall be forwarded to the subdivider and to the planning commission or city council. If disapproval is recommended, the subdivider and the planning commission or city council shall be furnished with the statement of reasons for such denial.

B. Except as specifically amended by the amendments to subsection A, section 16.52.060 shall remain unchanged and in full force and effect.

**SECTION 4.** Section 17.20.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.20.010 is amended by amending the description of the C-1 Limited Commercial Zone to read as follows:

C-1—Limited Commercial Zone. This is a limited commercial zone which allows certain office, retail stores, and commercial service establishments which are compatible with residential developments. This zone is intended to be applied to small parcels which are surrounded by a residential neighborhood. Any nonresidential development in the C-1 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

B. Section 17.20.010 is amended by amending the description of the C-2 General Commercial Zone to read as follows:

C-2—General Commercial Zone. This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Any nonresidential development in the C-2 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

C. Except as specifically amended by the amendments to the descriptions of the C-1 Limited Commercial Zone and the C-2 General Commercial Zone, section 17.20.010 remains unchanged and in full force and effect.

**SECTION 5.** Section 17.20.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.20.030 Special planning districts.

The following special planning districts (SPDs) are discussed in more detail in Chapters 17.92 through 17.130 of this title and are listed here for convenience only:

Broadway-Stockton SPD	Ch. 17.94
Central business district SPD	Ch. 17.96
McClellan Heights and Parker Homes	Ch. 17.98
Northgate Boulevard SPD	Ch. 17.100
Alhambra Corridor SPD	Ch. 17.104
Del Paso Boulevard SPD	Ch. 17.108
Del Paso Nuevo SPD	Ch. 17.112
Sacramento Army Depot SPD	Ch. 17.116
Richards Boulevard SPD	Ch. 17.120
Sacramento Railyards SPD	Ch. 17.124
R Street Corridor SPD	Ch. 17.128
Freeport SPD	Ch. 17.130

**SECTION 6.** Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 20 of Section 17.24.050 is amended to read as follows:

20. Development in the M-1S and M-2S Zones. All uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence, or wall extend into said area. All street frontages must have a twenty-five (25) foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be twenty-five (25) feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to twenty-seven (27) feet. A six-inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than fifteen (15) feet from the property line, this curb is not required. If there is less than fifteen (15) feet of turf, this requirement may be modified subject to the review and approval of the development services department.

B. Subsection (g)(iii) of footnote 26 (relating to single-family dwellings) is amended to read as follows:

iii. Conversion or Demolition of an Existing Garage. Conversion of an existing garage to habitable space or demolition of an existing garage is permitted if a carport or an uncovered parking pad can be provided. The carport or uncovered parking pad shall be a minimum of ten (10) feet wide and twenty (20) feet deep. This width may be reduced to eight feet if the existing interior side yard setback between the existing residence and the property line is eight feet. A carport must meet the accessory building regulations in Chapter 17.80 of this title. An uncovered parking pad must meet the surfacing requirements in Section 17.68.020(A) of this title.

C. Subsection (b)(iii) of footnote 76 (relating to residential uses in commercial zones) is amended to read as follows:

iii. The special permit shall be subject to the requirements of Chapter 17.212 and compliance with the noise standards in subsection (a)(i) of this footnote. In granting a special permit for this use, and in addition to the findings required by Chapter 17.212, the planning commission or zoning administrator shall find that the proposed project is compatible with the surrounding neighborhood and is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict.

D. Subsection (a)(i) of footnote 79 (relating to special uses in the C-1 and C-2 zones) is amended to read as follows:

i. That the proposed project is consistent with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time. If the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines. The design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

E. Subsection (c)(ii) of footnote 80 (relating to commercial and industrial uses within a quarter mile radius of a light rail transit station) is amended to read as follows:

ii. The design of commercial development conforms to the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time; provided, that if the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the commercial corridor design principles shall be applied in addition to the design guidelines, and the design guidelines shall take precedence over the commercial corridor design principles in case of conflict;

F. Except as specifically amended by the amendments to footnotes 20, 26, 76, 79, and 80, section 17.24.050 remains unchanged and in full force and effect.

**SECTION 7.** Section 17.60.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to height and are regulations) is amended as follows:

A. Subsection (E) of Section 17.60.040 is amended to read as follows:

E. Setback Requirements for a Through Lot.

1. On a through lot with depth less than one hundred twenty-five (125) feet, one street frontage can be considered the front of the lot and the other street frontage can be considered the rear of the lot.

2. On a through lot with a depth of one hundred twenty-five (125) feet or more, each street frontage shall be considered a front yard. For R-1 zoned through lots, said lot may have two residences constructed on the lot subject to the following requirements:

a. Said lot may be assumed to be two lots with the rear lines of each approximately equal distant from the front lot lines;

b. Each such lot shall have an area of not less than two thousand five hundred (2,500) square feet;

c. All R-1 zone yard requirements must be met; and

d. Each street shall have public access approved by the transportation department.

B. Except as specifically amended by the amendment noted above to Subsection (E), Section 17.60.040 shall remain unchanged and in full force and effect.

**SECTION 8.** Section 17.64.080 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to temporary surface parking lots in the central city) is amended as follows:

A. Subsection (B) of section 17.64.080 is amended to read as follows:

B. Definitions. In addition to the definitions in Chapter 17.16 of this title, the following definitions shall apply for purposes of this section:

“Parking high need area” means areas where the on-street parking is occupied at eight-five (85) percent or greater as determined by the parking manager under subsection E of this section.

B. Except as specifically amended by the amendments to subsection B, section 17.64.080 remains unchanged and in full force and effect.

**SECTION 9.** Section 17.68.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.68.020 Paving requirements.

Paving is required for all storage and service areas, as well as off-street parking, driveways, maneuvering areas 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.

A. **Surface Requirements.** Surfacing shall consist of asphaltic concrete or portland cement concrete paving. Paving shall include driveways from facility to the edge of public right-of-way paving. Provided, however, that a maximum of two feet of any parking stall depth, as specified in the charts included in Section 17.64.030(F), may be unpaved if such area is landscaped and a six-inch-high and -thick raised front bumper curb separates the landscaped and paved portions of the parking stall.

B. **Alternate Paving.** Alternate paving, such as pavers, cobblestone, turfblock, or similar treatments, requires review and approval by the director of transportation and fire department. Surfaces with alternate paving treatments are included as paved area.

C. **Drainage.** Drainage is required for all surfaced areas in accordance with specifications established by the city engineer.

**SECTION 10.** Section 17.68.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to other site requirements) is amended as follows:

A. Subsection (D) of Section 17.68.030 is amended to read as follows:

D. **Private Street Conditions.** Approval of any private street shall be based on compliance with the following conditions to the city's satisfaction:

1. The private streets are developed to city street standards.
2. Adequate access shall be provided to accommodate public service and emergency vehicles.
3. Easements shall be provided as deemed necessary.
4. The entrances to private streets shall be constructed in a manner to clearly identify that the streets are private.
5. Any landscaping located in a public right-of-way as part of the project shall be maintained by a homeowners' association. Landscape plans shall be approved by the city

landscape architect.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.68.030 shall remain unchanged and in full force and effect.

**SECTION 11.** Section 17.72.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to recycling volume requirements) is amended as follows:

A. Section 5 of the table set out in section 17.72.030 is amended to read as follows:

5. Hospital/medical clinic	none except cafeteria (subsection (2)(b)) of this table and vending machines (Section 17.72.060(A) of this chapter)	metal, glass, plastics, corrugated cardboard (OCC)
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B. Except as specifically amended by the amendment to section 5 of the table, section 17.72.030 shall remain unchanged and in full force and effect.

**SECTION 12.** Section 17.76.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in residential developments) is amended as follows:

A. Subsection D of section 17.76.020 is amended to read as follows:

D. **Parcels Abutting Nonresidential Uses.** Notwithstanding the provisions of subsection B of this section, walls or fences not exceeding eight feet in height may be placed along a rear or interior side property line that abuts a school, park, alley, or other nonresidential use.

B. Except as specifically amended by the amendment to subsection D, section 17.76.020 shall remain unchanged and in full force and effect.

**SECTION 13.** Section 17.76.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to wall, fence, and gate requirements in non-residential developments) is amended as follows:

A. Subsection (C) of section 17.76.030 is amended to read as follows:

C. **Concertina Wire, Barbed Wire.** Concertina wire, serpentine wire, barbed wire, razor wire and other similar fencing materials capable of inflicting significant physical injury shall be permitted on non-residential uses subject to all of the following requirements:

1. These materials may be used only at heights of six feet or more, except that one strand may be installed inside a fence near its base. The zoning administrator shall have the authority to grant a special permit to allow these materials at lower heights in accordance with the requirements of Chapter 17.212. In granting a special permit for the fence, and in addition to the findings required by Chapter 17.212, the zoning administrator shall find that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way.

2. In the C-1 and C-2 zones, fencing made in whole or in part of these materials are prohibited along the front and street side property lines and within the front and street side yard setback areas, but may be located along the rear or interior side property lines or within the rear or interior side setback areas with a zoning administrator's special permit issued subject to the requirements of and in accordance with Chapter 17.212.

3. These regulations shall not apply to fencing required by court order.

B. Except as specifically amended by the amendment to subsection (C), section 17.76.030 shall remain unchanged and in full force and effect.

**SECTION 14.** Section 17.76.070 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the special permit procedure for gated developments) is amended as follows:

A. Subsection (B) of Section 17.76.070 is amended to read as follows:

B. Standards. The following standards shall be used by the planning commission in analyzing the design of gated developments. Deviation from these standards shall require a variance pursuant to Chapter 17.216 of this title in addition to the special permit.

1. Design and location of gates shall be consistent with Chapter 12.40 of this code, relating to streets and sidewalks.

2. Gated entrances shall be designed to allow vehicles to turn around within the driveway, without backing into the adjacent street (except on minor local streets).

3. Gates shall be designed to provide twenty-four (24) hour access by authorized maintenance and service providers (such as utilities, mail, parcel delivery, and cable).

4. Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the city fire, police, transportation, and utilities departments.

5. One pedestrian access gate shall be provided at each gated driveway entrance.

6. "Anti-directional" devices (i.e., metal spikes that can cause tire damage) at entrances and exits are prohibited.

7. Covenants, conditions and restrictions (CC&Rs) shall be established and recorded for the gated development. The CC&Rs shall identify, and at all times keep in effect, a legal entity responsible for maintaining the gates and associated features.

B. Except as specifically amended by the amendment noted above to Subsection (B), Section 17.76.070 shall remain unchanged and in full force and effect.

**SECTION 15.** Section 17.100.030 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the Northgate Boulevard Special Planning District) is amended as follows:

A. Subsection (A)(2)(a) of section 17.100.030 is amended to read as follows:

a. The design of the proposed commercial or office development conforms to the commercial corridor design principles adopted under Section 17.132.180 as they may be amended from time to time. The commercial corridor design principles shall be applied in addition to the design guidelines applicable under Chapter 17.132 Design Review. In the event of a conflict, the design guidelines applicable under Chapter 17.132 shall take precedence over the commercial corridor design principles.

B. Except as specifically amended by the amendment to subsection (A)(2)(a), section 17.100.030 shall remain unchanged and in full force and effect.

**SECTION 16.** Section 17.128.035 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the R Street Corridor Special Planning District) is amended to read as follows:

A. Footnote (a) set forth in subsection (B) of section 17.128.035 is amended to read as follows:

a. The maximum height in the C-2 zone at this location is forty-five (45) feet, except the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow additional height up to a maximum height of seventy-five (75) feet for buildings located within six hundred sixty (660) feet of a light rail station. For purposes of this subsection, the distance between the building and the light rail station means the distance between the center of the main entrance to the building and the center of the nearest platform of the light rail station.

B. Except as specifically amended by the amendment to footnote (a) of subsection (B), section 17.128.035 shall remain unchanged and in full force and effect.

**SECTION 17.** Section 17.172.040 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the MC Overlay zone) is amended as follows:

A. Subsection (D) of Section 17.172.040 is amended to read as follows:

D. Parking Lots. Parking lots to serve businesses may not have frontage on J Street, unless the city manager or city manager's designee makes a finding of no other feasible option. The zoning administrator or planning commission may opt to waive or reduce parking rather than have parking frontage on J Street.

B. Except as specifically amended by the amendment noted above to Subsection (D), Section 17.172.040 shall remain unchanged and in full force and effect.

**SECTION 18.** Section 17.184.020 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to the TSM Program) is amended as follows:

A. The definition of "traffic engineer" in section 17.184.020 is amended to read as follows:

"Traffic engineer" means the person designated by the director of transportation with the responsibility for the implementation of the TSM ordinance.

B. Except as specifically amended by the amendment noted above to definition of "traffic engineer," Section 17.184.020 shall remain unchanged and in full force and effect.

**SECTION 19.** Section 17.196.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.196.010 Submittal of applications.

A. All applications for entitlements described in this title shall be in writing and shall be filed in the neighborhoods, planning and development services department upon forms provided by the city.

B. Each application shall be accompanied by appropriate fees, plans, specifications and other information required by the planning director. Any application relating to the use of a specific parcel of property shall include a description of the present use and all existing trees and other natural features. The commission or council may, by resolution, specify information to be included with applications for particular types of projects.

C. The applicant shall attest by signature on the application that all submitted statements and documents are truthful.

**SECTION 20.** Section 17.224.010 of Title 17 of the Sacramento City Code (the Zoning Code) (relating to home occupation permits) is amended as follows:

A. Subsection (D)(2) of section 17.224.010 is amended to read as follows:

2. At least one public hearing shall be held on an application to the zoning administrator for a discretionary home occupation permit under this subsection D. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of Chapter 17.200 of this title. Notice of the hearing shall be given by posting and by mail pursuant to subsections (C)(2)(b) and (c) of Section 17.200.010.

B. Except as specifically amended by the amendment to subsection (D)(2), section 17.224.010 shall remain unchanged and in full force and effect.

**SECTION 21.** Section 17.232.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.010 Enforcement.

It shall be the duty of the building official to enforce any portion of this title relative to building construction and it shall be the duty of the planning director to enforce all other provisions of this title. No oversight or dereliction on the part of the building official or planning director or any authorized assistants of any official, or employee of the city, vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive, or excuse the violation of any provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title. No permit or license for any use, building or purpose shall be issued by an official or employee of the city if the same would be in conflict with the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title . Any permit or license so issued shall be null and void.

**SECTION 22.** Section 17.232.040 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.040 Violation is a public nuisance.

In the event any person, firm, or corporation should use, erect, construct, move or alter any property, building or structure or permit any of the foregoing in violation of the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title, the same is declared a public nuisance and the city attorney is authorized to bring and prosecute an action in any court of competent jurisdiction to enjoin such person, firm or corporation from continuing or permitting such use, erection, construction, moving or altering, or if such use, erection, construction, moving or alteration is being, or has been accomplished, the city

attorney is authorized to institute and maintain an action to enjoin such person, firm or corporation from maintaining or permitting the maintaining of same.

**SECTION 23.** Section 17.232.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.232.050 Penalty.

A. Any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title shall be guilty of a misdemeanor. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this title is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

B. Notwithstanding subsection A of this section, a violation of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title may be charged as an infraction pursuant to Section 1.28.020(B) of this code.

C. In addition to criminal sanctions and other remedies set forth in this title, administrative penalties may be imposed pursuant to Chapter 1.28 of this code against any person, firm or corporation violating any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title. Imposition, enforcement, collection and administrative review of administrative penalties imposed shall be conducted pursuant to Chapter 1.28 of this code.

D. The city attorney, in the name of and on behalf of the city and the people of the state, may bring a civil action in a court of competent jurisdiction to enforce any provision of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title, or to restrain or abate any violation of the provisions of this title or any condition of approval of any special permit, variance, plan review, or other entitlement issued under this title as a public nuisance.

E. Unless otherwise expressly provided, the remedies, procedures and penalties provided in this title are cumulative to each other and to any other remedies, procedures and penalties available under state law or other city ordinances.