



# City of Sacramento Sacramento 2030

ATTACHMENT 2 - EXHIBIT B



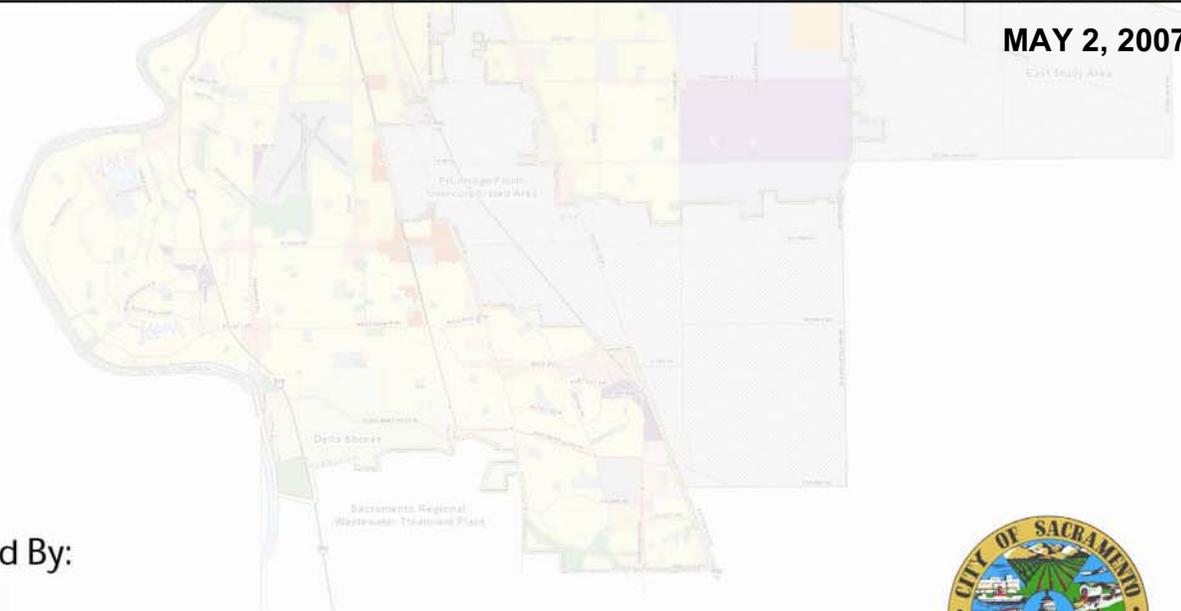
# General Plan

## DRAFT

# Land Use & Urban Form Workbook



MAY 2, 2007



Prepared By:



# Table of Contents

## Introduction

Background .....	1
General Plan System .....	2
Land Use & Urban Form Overview .....	3

## Land Use & Urban Form Designations

Neighborhoods .....	6
Rural Residential.....	7
Suburban Neighborhood.....	8
Traditional Neighborhood.....	10
Urban Neighborhood.....	12
Centers .....	14
Suburban Center.....	15
Traditional Center .....	16
Regional Commercial Center.....	17
Urban Center .....	18
Central Business District.....	19
Corridors .....	20
Suburban Corridor .....	21
Urban Corridor .....	22
Other Designations .....	23
Employment Center Low Rise.....	24
Employment Center Mid Rise .....	25
Industrial .....	26
Public/Quasi-Public.....	27
Parks, Greenways, & Recreation Facilities .....	28
Open Space .....	29
Special Study Area .....	30
Planned Development.....	30

# Introduction

## Background

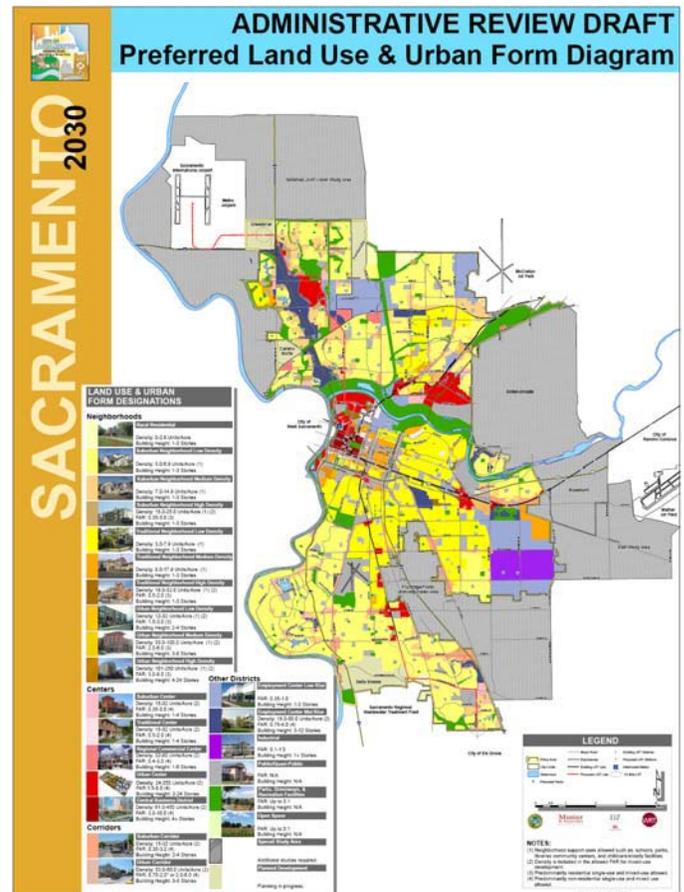
This report describes the Land Use and Urban Form Diagram and associated designations developed as part of the 2030 General Plan program. Begun in August 2004, the General Plan program is a three-year effort to comprehensively update the City of Sacramento's current General Plan, which the City Council adopted nearly 20 years ago in 1988. Earlier reports published in the General Plan program include the Technical Background Report, the Planning Issues Report, and the Vision and Guiding Principles Report. The General Plan Land Use and Urban Form Diagram describes future development in the city of Sacramento over the next 25 years.

The General Plan Land Use and Urban Form Diagram was developed by City staff and General Plan Consultants based on:

- Sacramento's current General Plan and Community Plans
- Existing land uses and patterns
- Population and employment projections
- SACOG's Blueprint Project
- Public input from the first two rounds of Town Hall Forums in 2005 and 2006
- Planning Issues Report
- Vision and Guiding Principles
- City Leadership Workshop

Based in part on SACOG regional projections, the City projects Sacramento will grow by an additional 200,000 people and 140,000 additional employees by 2030. The General Plan Land Use and Urban Form Diagram is designed to accommodate this projected growth within the General Plan Policy Area. The General Plan Policy Area covers the

***The City is projecting that Sacramento will grow by an additional 200,000 people and 140,000 additional employees by 2030.***



existing city limits, the Panhandle area, Greenbriar, Camino Norte, and the town of Freeport.

The Land Use and Urban Form Diagram is based on three other diagrams developed as part of the General Plan program.

## Concept Diagram

The Concept Diagram is a simplified representation of the Preferred Land Use Diagram. This diagram is a culmination of the work completed during the Alternatives phase of the General Plan program and reflects direction from the City Leadership Workshop in February 2007. The Concept Diagram highlights the major components of the new General Plan with areas that are expected to significantly change prominently displayed. This diagram should give the viewer an overall idea of how the City will look in 2030 including where the major centers will be and what areas will not experience significant change.

# Introduction



## Areas of Change Diagram

The Areas of Change Diagram identifies, graphically, the relative amount of change that is expected to occur over the next 25 years in different parts of the Policy Area. Each area is classified as one of the following five categories of change, from very little change (Open Space) to dramatic change (Transformation - New Growth)

*Open Space.* These areas are expected to remain in open space use such as agriculture, habitat protection, or regional recreation (e.g., Natomas Joint Vision Area one mile buffer, Land Park, and the American River Parkway).

*Preserve and Enhance.* These areas are expected to retain their current form and character, but will experience some minor infill and reuse consistent with their current form and character (e.g., Pocket, East Sacramento, and South Natomas).

*Improve and Evolve.* These areas are expected to experience significant change through infill, reuse, and redevelopment (e.g., Lemon Hill, UC Davis Med Center, and Central Business District).

*Transformation - Urban.* These existing urban areas are expected to experience dramatic change through major development and redevelopment projects (e.g., Richards Boulevard, UP Railyards, and I-5 Employment Centers).

*Transformation - New Growth.* These existing open space areas are expected to experience dramatic change through major new development projects (e.g., Greenbriar and Delta Shores).

## Opportunity Area Diagram

The Opportunity Areas Diagram identifies areas that are expected to experience significant change in existing use between now and 2030. These areas are classified on the Areas of Change diagram as: Improve and Evolve, Transform - Urban, or Transform - New Growth. These areas will receive more focused planning attention in the community plan sections of the new General Plan.

## General Plan System

The General Plan resulting from this update process will use a new approach to provide direction on the type and form of urban development. The City of Sacramento's 1988 General Plan uses a traditional land use diagram that shows the distribution of existing and proposed land uses and describes each category of land use in terms of allowable uses and standards of density and intensity. Almost all city and county general plans in California today use the same approach.

With the increasing interest in urban form and implementing Smart Growth principles, the new General Plan will include a diagram and set of designations that combine direction for both land use and urban form.

The system includes components that address legal requirements for allowed uses, population density and building intensity as well as urban form criteria for the different neighborhoods and centers throughout the city.

These components work together to define allowed uses and building intensities as well as the overall role of each area of the city, whether it's for living (neighborhoods), gathering and employment (centers), travel and commerce (corridors), preservation (open space), or a unique role (special district) such as a college.

The Land Use and Urban Form designations are depicted by color on the Land Use and Urban Form diagram.

The following pages describe the land use and urban form diagram, legal requirements, and the land use and urban form designations, including the allowed uses and development densities and intensities, with urban form context for development in relation to surrounding uses and forms.

# Introduction

## Land Use & Urban Form Overview

Each of the land use and urban form designations describes existing and future uses in terms of 1) allowed uses, 2) development standards, and 3) urban form.

### Allowed Uses

Required by law, these descriptions outline the range of uses that are legally allowed within each designation.

### Development Standards

Required by law, these are standards of density for residential uses (i.e., minimum and maximum dwelling units per acre), standards of building intensity for non-residential and mixed-use (i.e., minimum and maximum floor area ratio), and allowable building height (i.e., number of stories). Standards of density and intensity are explained below.

State planning law requires general plans to establish “standards of population density and building intensity” for the various land use designations in the plan (Government Code Section 65302(a)). These standards are stated differently for residential and non-residential development. Following are explanations of how these standards operate.

## Net Acres vs. Gross Acres

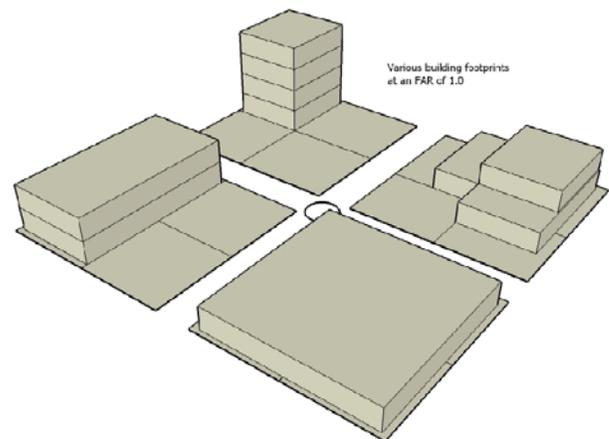
“Gross acres” includes all land (including streets, parks, and public rights-of-way) designated for a particular use, while “net acreage” excludes streets and right of ways. In urban areas, net acreage ranges from 15 to 30 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is used in this plan to provide standards for density.

**Gross Area** = Total development / total developable land area

**Net Area** = Total building area / total built area (excludes roads and other public uses)

Standards of *building* density for residential uses are stated as the allowable range of dwelling units per *net* acre. Standards of *population* density for residential uses can be derived by multiplying the target number of dwelling units per net acre by the average number of persons per dwelling unit assumed for the applicable residential designation (e.g., two persons per dwelling unit).

Standards of building intensity for non-residential uses such as mixed use, commercial, and industrial



development are stated as floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage (excluding parking structures) on a lot to the net square footage of the lot (or parcel). For example, on a lot with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet. The diagram above shows graphically how various building configurations representing a FAR of 1.00 could cover a lot.



# Introduction

## Urban Form

Authorized, but not required by State law, urban form describes key urban form characteristics envisioned for each designation. Using urban form to guide future development and protect existing areas includes the identification of what aspects in existing areas of the city should be protected, enhanced, or changed to create more attractive, more functional, and more sustainable human environments. These elements or formal qualities include characteristics such as the height and bulk of buildings, the location of buildings on their lots, the relationship of buildings to streets, and the location and character of parking and pedestrian facilities.

Urban form is intended to inform future development by ensuring that all parties (i.e., developers, the City, and the public) share a common understanding of the characteristics that contribute to good design and consider the implications of individual project design on the form and character of the community as a whole.

\* \* \*

The Land Use and Urban Form designations are organized by their unique character and uses under four main categories as follows:

**Neighborhoods** - primary residential areas of the city:

- Rural Residential
- Suburban Neighborhood Low Density
- Suburban Neighborhood Medium Density
- Suburban Neighborhood High Density
- Traditional Neighborhood Low Density
- Traditional Neighborhood Medium Density
- Traditional Neighborhood High Density
- Urban Neighborhood Low Density
- Urban Neighborhood Medium Density
- Urban Neighborhood High Density

**Centers** - primary gathering areas for commerce, employment, and entertainment within the city:

- Suburban Centers
- Traditional Centers
- Regional Commercial
- Urban Centers
- Central Business District

**Corridors** - primary travel routes throughout the city, with associated residential and commercial and employment services:

- Suburban Corridors
- Urban Corridors

**Other Designations** - areas of the city with unique characteristics:

- Employment Center Low Rise
- Employment Center Mid Rise
- Industrial
- Public/Quasi-Public
- Open Space
- Special Study Area
- Planned Development

# Neighborhoods

Neighborhoods can be defined by the period in which they were developed, their mix of land uses, or their physical form and patterns. Sacramento’s neighborhoods encompass areas of the city that are primarily residential, but may, and frequently do, include other uses such as schools, parks, community centers, and local-serving commercial centers.

While Sacramento’s residential neighborhoods are quite diverse, the General Plan identifies four basic types that are differentiated by their physical form. Each of these neighborhood types are defined by unique physical characteristics, including density form and character of buildings; patterns created by streets, blocks, and building placement; and the circulation and open space systems. For example, it is easy to see the differences between a Rural Neighborhood, such as Robla in North Sacramento which is characterized by low-density, large-lot residential development, and an Urban Neighborhood, such as Midtown Sacramento, where single family homes, condos, and apartments are compactly intermixed within walking distance of employment, shopping, and entertainment.



It is important to note that Sacramento has many mature, well-established residential neighborhoods where the form and character is not expected to significantly change. Traditional Neighborhoods such as Curtis Park are expected to maintain the existing mix of pre-WWII homes with infill occurring only in vacant or underutilized areas, such as Curtis Park Village northeast of Sacramento Community College.

By contrast, certain neighborhoods, such as Lemon Hill and Strawberry Manor, are anticipated to evolve from their current form into neighborhoods



with a greater mix of housing choices and services. An example of this type of transformation can be seen in Del Paso Heights where the Del Paso Nuevo housing project is in the process of transforming an underutilized area into a vibrant neighborhood complete with new housing, a commercial/community services center, and access to transit.

The following pages describe four categories of residential neighborhoods with direction for allowed uses, development standards.

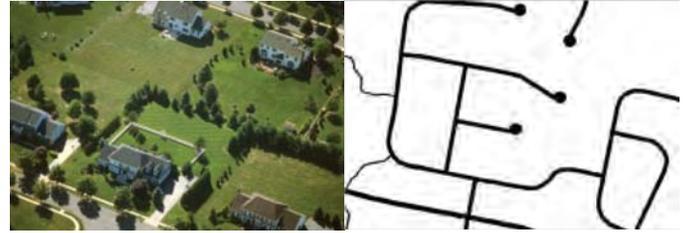
<b>Rural</b>	Rural Residential
<b>Suburban</b>	Suburban Neighborhood Low Density Suburban Neighborhood Medium Density Suburban Neighborhood High Density
<b>Traditional</b>	Traditional Neighborhood Low Density Traditional Neighborhood Medium Density Traditional Neighborhood High Density
<b>Urban</b>	Urban Neighborhood Low Density Urban Neighborhood Medium Density Urban Neighborhood High Density

# Rural Residential

Rural Residential has a clear, but limited, role in Sacramento’s future. Rural neighborhoods contribute to variety and choice in housing and lifestyle. However, given the inefficient use of land and infrastructure, this development pattern limits its future to a few areas of the city. Rural neighborhoods will be located on the city’s periphery and serve as a physical transition between Sub-Urban and Traditional Neighborhoods and the city’s outer edges that abut open space.

This is the preferred residential designation to support “buffers” between urban and natural or agricultural areas. This designation provides for the following uses:

- Single family detached residential uses normally associated with urban/rural interface areas;
- Accessory second units;
- Limited neighborhood-serving commercial uses; and
- Other neighborhood-serving uses such as: schools, parks, community centers, and childcare/elderly care facilities



Typical rural residential neighborhood and street pattern. Edinburg, NJ. © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S. MacLean. Aerial photographs © 2007 Alex S. MacLean

Key urban form characteristics of the Rural Neighborhood that should be preserved, enhanced and/or introduced include:

- Large blocks relating to the size and shape of older agricultural landholdings;
- Large residential lots with low building coverage (e.g., less than 10 percent);
- Building heights that generally range from 1 to 3 stories;
- Buildings are sited centrally within the parcel with deep front, side, and rear setbacks.
- Straight, narrow streets designed to accommodate lower traffic volumes generated by low-density development (i.e., not over-designed to urban standards); and
- Rural street improvement standards that include:
  - compacted shoulders and open drainage swales rather than standard curb and gutter improvements;
  - minimal or no street lights;
  - no on-street parking lanes;
  - paved and/or compact aggregate pedestrian/multi-use trails separated from and aligned along one side of the public roadway (rather than sidewalks on both sides of roadway); and
  - large street trees scaled to the open character of the rural landscape and set back from the roadway.

## Rural Residential



Minimum Density	0 Unit/Net Acre
Maximum Density	2.9 Units/Net Acre
Building Height	1-3 Stories

# Suburban Neighborhood

The suburban neighborhood designations (low, medium, and high) will continue to be the predominant land use and urban form in Sacramento's future. These designations are not only firmly established as a development pattern, they also represents the preferred neighborhood choice for a majority of Sacramento's residents. As a result, the magnitude of change anticipated for these areas is substantially less than what is anticipated for the commercial corridors and centers that serve them. Changes proposed in areas identified as suburban neighborhoods are more subtle, focusing on how to enhance the quality of such areas by improving characteristics such as connectivity, pedestrian safety, neighborhood character, and housing choice.



Typical suburban residential neighborhood and street pattern. Edinburg, NJ. © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S. MacLean. Aerial photographs © 2007 Alex S. MacLean

Key urban form characteristics envisioned for areas designated as one of the suburban neighborhood designations include:

- Predominantly single-family residential scale (generally 1-3 stories), including second units and duplexes;
- Integrated neighborhood-serving uses such as: schools, parks, libraries, community centers, and childcare/elderly care facilities
- Higher-density uses near centers or major transit routes;
- Lot coverage generally not exceeding 60 percent;
- An interconnected street system that provides greater distribution of traffic and route flexibility;
- Neighborhood parks within walking distance of local residents;
- Reduced prominence of garage doors and curb cuts;
- Greater diversity of housing types consistent with existing forms and patterns;
- Street design that equitably and safely balances pedestrian and bicycle use with vehicular circulation by incorporating traffic-calming measures and more attractive and functional pedestrian/bicycle facilities; and
- Consistent patterns of street trees that provide shade and enhance character and identity

The three land use and urban form designations described on the following page show the range of residential densities that comprise a suburban neighborhood.

# Suburban Neighborhood

**Suburban Neighborhood Low Density<sup>(3)</sup>**



This designation provides for low intensity neighborhood uses including:

- Single family detached and attached units;
- Accessory second units; and
- Limited neighborhood serving commercial uses.

Minimum Density	3.0 Unit/Net Acre <sup>(1)</sup>
Maximum Density	6.9 Units/Net Acre <sup>(1)</sup>
Building Height	1-3 Stories

**Suburban Neighborhood Medium Density<sup>(3)</sup>**



This designation provides for medium density uses and higher intensity uses including: This designation provides for

- Small lot single family units ( single family detached, duplexes, condominiums, townhomes);
- Multifamily dwellings; and
- Limited neighborhood serving commercial uses.

Minimum Density	7.0 Unit/Net Acre <sup>(1)</sup>
Maximum Density	14.9 Units/Net Acre <sup>(1)</sup>
Building Height	1-3 Stories

**Suburban Neighborhood High Density<sup>(3)</sup>**



This designation provides for multifamily housing in areas served by major transportation routes and facilities, and near major shopping areas. Uses include:

- Condominiums, townhomes and apartments and
- Mixed-use neighborhood serving commercial.

Minimum Density	15.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	25.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	0.35 FAR <sup>(2)</sup>
Maximum FAR	3.0 FAR <sup>(2)</sup>
Building Height	1-3 Stories

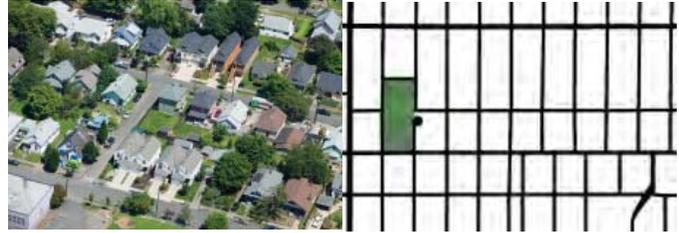
<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Predominantly residential mixed use allowed.

<sup>(3)</sup> Neighborhood support uses (schools, parks, libraries, community centers, and childcare/elderly care facilities) allowed.

# Traditional Neighborhood

Existing traditional neighborhoods and the characteristics associated with this form are highly desirable and expected to be highly sought after in the future. Many existing traditional neighborhoods are well-established and generally well-preserved, thus, changes to these areas will be relatively modest. Conversely some traditional neighborhoods, such as Oak Park, have many of the key formal characteristics of a traditional neighborhood, but have declined over time. These neighborhoods will experience more substantial change related to rehabilitation of units, infill development, and streetscape improvements. Changes proposed in these traditional neighborhoods will focus on preserving and restoring the quality of such areas by protecting and enhancing characteristics such as scale and quality of housing, neighborhood character, and housing choice. It is also anticipated that future greenfield development areas will be planned with attributes that emulate the traditional neighborhood form and character and include adequate neighborhood serving uses.



Typical traditional residential neighborhood and street pattern. *Portland, OR.* © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S. MacLean. Aerial photographs © 2007 Alex S. MacLean

Key urban form characteristics of low, medium, and high density residential development in traditional neighborhoods include:

- Predominantly single-family residential scale (generally 1-3 stories), including second units and duplexes;
- Integrated neighborhood serving uses such as: schools, parks, libraries, community centers, and childcare/elderly care facilities
- Lot coverage that generally does not exceed 70 percent;
- A highly interconnected, grid street system that provides greater flow of traffic and route flexibility;
- More pedestrian-scale blocks;
- A comprehensive, integrated, and interconnected pedestrian/bicycle system;
- Neighborhood parks and schools within walking distance of local residents;
- Reduced prominence of garages and curb cuts along the street frontage;
- Greater diversity of housing types consistent with the neighborhoods existing and patterns;
- Street design that balances pedestrian and bicycle uses and safety with vehicular circulation;
- Incorporating traffic-calming measures, sidewalks with parkways (e.g., planting strips), and more attractive and functional pedestrian/bicycle facilities; and
- Consistent planting of street trees that provide shade and enhance neighborhood character and identity.

The three land use and urban form designations described on the following page show the range of residential densities that comprise a traditional neighborhood.

# Traditional Neighborhood

## Traditional Neighborhood Low Density<sup>(3)</sup>



This designation provides for moderate intensity neighborhood uses including:

- Single family detached and attached units;
- Accessory second units; and
- Limited neighborhood-serving commercial uses.

Minimum Density	3.0 Unit/Net Acre <sup>(1)</sup>
Maximum Density	7.9 Units/Net Acre <sup>(1)</sup>
Building Height	1-3 Stories

## Traditional Neighborhood Medium Density<sup>(3)</sup>



This designation provides for uses between lower and higher intensity uses including:

- Small-lot single family units (duplexes, condominiums, townhomes);
- Multifamily dwellings; and
- Limited neighborhood-serving commercial uses.

Minimum Density	8.0 Unit/Net Acre <sup>(1)</sup>
Maximum Density	17.9 Units/Net Acre <sup>(1)</sup>
Building Height	1-3 Stories

## Traditional Neighborhood High Density<sup>(3)</sup>



This designation provides for multifamily housing in areas served by transit (light rail) and facilities, and near local shopping/gathering areas. Uses include:

- Condominiums, townhomes and apartments; and
- Mixed-use neighborhood-serving commercial.

Minimum Density	18.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	32.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	0.50 FAR <sup>(2)</sup>
Maximum FAR	2.0 FAR <sup>(2)</sup>
Building Height	1-3 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Predominantly residential mixed use allowed.

<sup>(3)</sup> Neighborhood support uses (schools, parks, libraries, community centers, and childcare/elderly care facilities) allowed..

# Urban Neighborhood

While the area proposed for Urban Neighborhoods is relatively small compared to the other neighborhood form categories, Urban Neighborhoods will play a significant role in Sacramento's future. The city's continued growth as a regional center for business, culture and entertainment increases the demand for and interest in urban residential living. Urban Neighborhoods are highly active areas where people live, work and recreate seven-days a week and around the clock. As the city continues to grow, new Urban Neighborhoods will be developed in Sub-Regional centers outside the Central City.

The three land use and urban form designations described on the following page show the range of residential densities that comprise an urban neighborhood.



Emeryville, CA © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S. MacLean. Aerial photographs © 2007 Alex S. MacLean



Typical urban residential neighborhood and street pattern. Sacramento, CA © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S. MacLean. Aerial photographs © 2007 Alex S. MacLean

Key urban form characteristics of low, medium, and high density residential development in urban neighborhoods include:

- Buildings that create a consistent and well-defined street wall;
- Building façades and entrances that directly address the street and have a high degree of transparency (i.e., numerous windows) on street-fronting façades;
- Building heights that generally range from 2 to 24 stories (with occasional exceptions for shorter and taller);
- Lot coverage generally does not exceed 80 percent;
- An interconnected street system that provides for traffic and route flexibility;
- Vertical and horizontal integration of complementary non-residential uses;
- Off-street parking that is integrated into the buildings or placed in separate parking structures;
- Minimal or no curb cuts along street fronts and façades;
- Side or rear access to parking and service functions;
- Broad sidewalks appointed with appropriate pedestrian amenities/facilities;
- Street design that integrates pedestrian, bicycle, and vehicular use and incorporates traffic-calming features and on-street parking;
- Consistent planting of street trees that provide shade and enhance character and identity; and
- Public parks and open space areas within walking distance of local residents.

# Urban Neighborhood

## Urban Neighborhood Low Density<sup>(3)</sup>



This designation provides for high intensity neighborhood uses including:

- Small-lot single family attached or detached units;
- Townhomes and condominiums;
- Accessory second units; and
- Neighborhood-serving commercial.

Minimum Density	12.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	32.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	1.5 FAR <sup>(2)</sup>
Maximum FAR	3.0 FAR <sup>(2)</sup>
Building Height	2-4 Stories

## Urban Neighborhood Medium Density<sup>(3)</sup>



This designation provides for uses between lower and higher intensity uses including:

- Small lot single family units
- Duplexes, condominiums, and townhomes;
- Multifamily dwellings; and
- Neighborhood-serving commercial.

Minimum Density	33.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	100.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	2.0 FAR <sup>(2)</sup>
Maximum FAR	6.0 FAR <sup>(2)</sup>
Building Height	3-8 Stories

## Urban Neighborhood High Density<sup>(3)</sup>



This designation provides for multifamily housing in areas served by public transportation and facilities in central urban areas. Uses include:

- Condominiums, townhomes and apartments and
- Neighborhood-serving commercial.

Minimum Density	101.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	250.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	3.0 FAR <sup>(2)</sup>
Maximum FAR	8.0 FAR <sup>(2)</sup>
Building Height	4-24 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Predominantly residential mixed use allowed.

<sup>(3)</sup> Neighborhood support uses (schools, parks, libraries, community centers, and childcare/elderly care facilities) allowed..

# Centers

Centers are places of focused activity that the city's neighborhoods metaphorically revolve around. They are areas where the synergy created by an aggregation of uses transforms an area into a recognizable destination; one that consists typically of a combination of employment, services, retail and/or entertainment and high density housing. Some Centers have a single narrow focus, such as neighborhood-serving retail, while other centers include a complex and diverse mix of uses and activities. The defining elements of a center can be characterized as a physically compact pattern of development that includes a concentration of complementary uses and a distinct identity.

Sacramento has a number of Centers that range in size and intensity. The General Plan defines five types of centers:

- Suburban Center;
- Traditional Center;
- Regional Commercial Center;
- Urban Center; and
- Central Business District.



# Suburban Center

Sacramento has numerous automobile-oriented suburban centers that represent a significant opportunity for transformation and enhancement. New infill development can be added to surface parking areas and along adjoining public corridors to create a more compact and consistent development pattern that adds character and spatial definition to the public realm. Parking can be relocated behind buildings and out of public view. Residential and office uses can be integrated into the suburban centers to create a more balanced mix of uses. Broad sidewalks with street trees and pedestrian zone amenities can be provided internally and externally to accommodate an active pedestrian component, and physical connections made to adjoining neighborhoods.

This designation provides for low density/intensity single use commercial development or horizontal and vertical mixed use development that includes:

- Retail, service, office, and/or residential uses and
- Central public gathering places.
- Centers should be predominantly non-residential.



Minimum Density	15.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	32.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	0.35 FAR <sup>(2)</sup>
Maximum FAR	3.0 FAR <sup>(2)</sup>
Building Height	1-4 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Single use commercial or mixed use allowed.



Key urban form characteristics envisioned for suburban centers include:

- A more compact development pattern with buildings sited near adjacent streets to add character and spatial definition to the public realm;
- Building façades and entrances have a high degree of transparency and include on street and parking lot street fronting façades;
- Building heights that generally range from 1 to 4 stories (taller heights are acceptable if supported by context and market);
- Lot coverage generally does not exceed 60 percent;
- Greater integration (vertical and horizontal) of residential and office uses into the centers;
- Separated parking such as between buildings, pedestrian paths and, landscaping;
- Attractive pedestrian streetscapes both internally and externally with broad sidewalks appointed with appropriate landscaping, lighting, and pedestrian amenities/facilities;
- Convenient and attractive pedestrian connections from adjoining neighborhoods and transit;
- Streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow;
- Attractive landscaping of public right-of-way with street trees and other plantings to enhance center character and identity.

# Traditional Center

Sacramento’s traditional centers are a critical element of many sustainable, walkable traditional neighborhoods that accommodate uses that provide essential daily services retail needs within walking distance of the surrounding residents. In-fill development in areas designated traditional center can create additional character and spatial definition to traditional neighborhoods. Residential and office uses can be integrated into the traditional centers to create a more balanced mix of uses and additional job opportunities for surrounding residents. Sidewalks integrated with existing pedestrian amenities can provide external linkages that accommodate an active pedestrian component, and physical connections made to adjoining neighborhoods.

This designation provides for moderate density/intensity single-use commercial development or horizontal and vertical mixed-use development that includes:

- Retail, service, office, and/or residential uses; and
- Central public gathering places.
- Centers should be predominantly non-residential.

## Traditional Center



Minimum Density	15.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	32.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	0.50 FAR <sup>(2)</sup>
Maximum FAR	2.0 FAR <sup>(2)</sup>
Building Height	1-4 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Single use commercial or mixed use allowed.



Key urban form characteristics envisioned for traditional centers include:

- Blocks are small and rectangular, allowing for convenient pedestrian access from adjacent areas;
- Lot sizes that are relatively small and narrow, providing a fine-grained development pattern;
- Building heights that generally range from 1 to 4 stories (taller heights are acceptable if supported by context and market);
- Lot coverage generally does not exceed 80 percent;
- Buildings are sited at or near the sidewalk and typically abut one another with no side yard setbacks;
- Building entrances are set at the sidewalk;
- Rear alleys and secondary streets provide vehicular and service access, thereby reducing the need for driveways and curb cuts on the primary street;
- Parking is provided on-street as well as in individual or shared lots at the rear of structures, or in screened parking structures;
- Building frontages are transparent with pedestrian-scaled articulation and detailing;
- Sidewalks are moderately wide (e.g., 6-10 feet), and are furnished with street trees and other amenities that create inviting streetscapes; and
- The public streetscape serves as the area’s primary open space, complemented by semi-public plazas, courtyards and semi-public sidewalk dining areas.

# Regional Commercial Center

Sacramento has numerous regional commercial centers along major corridors and freeway interchanges (Natomas Marketplace or Arden Fair). These centers represent a significant opportunity for transformation and enhancement to increase residential and employment. New infill development can be inserted into surface parking areas and along adjoining corridors to create a more compact and development pattern that adds character and creates a regional destination for living, working, and shopping. Parking can be relocated into structures and behind building, while residential and office uses can be integrated into the regional commercial centers to create a more balanced mix of uses. Broad sidewalks with street trees and pedestrian amenities within the centers can create internal and external linkages to accommodate an active pedestrian component that promotes walking.

This designation provides for large scale regional shopping centers with a mix of uses that include:

- Major retail stores, home improvement stores, offices, restaurants, and services;
- Multifamily units; and
- Central public gathering places.
- Centers should be predominantly non-residential.



Minimum Density	32.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	80.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	0.40 FAR <sup>(2)</sup>
Maximum FAR	3.0 FAR <sup>(2)</sup>
Building Height	1-6 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Single use commercial or mixed use allowed.



Key characteristics envisioned for regional commercial centers include:

- A development pattern with buildings sited up to internal streets that add character and spatial definition to the center;
- Centrally-located gathering places that are connected to pedestrian paths;
- Building façades and entrances that have a high degree of transparency on street-fronting façades;
- Building heights that generally range from 1 to 6 stories (taller heights are acceptable if supported by context and market);
- Lot coverage generally does not exceed 60 percent;
- Integration (vertical and horizontal) of residential and office uses into the centers;
- Parking that is located behind buildings or accommodated in parking structures;
- Internal pedestrian streetscapes with broad sidewalks appointed with appropriate landscaping, lighting, and pedestrian amenities/facilities;
- Convenient and attractive pedestrian connections from adjacent transit;
- Internal streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow;
- Attractive landscaping of public and internal right-of-ways with street trees and other plantings to enhance center character and identity.

# Urban Center

Sacramento’s urban centers will be thriving areas with concentrations of uses similar to downtown. Each center will include employment-intensive uses, high-density housing, and a wide variety of retail uses including large-format retail, local shops, restaurants, and services. Urban centers will be major transportation hubs with connections to public transit, major highways and local arterials, and facilitate pedestrian access and travel. Building heights in urban centers will tend toward high-rise (e.g., 2 to 24 stories). Other characteristics, such as building orientation, frontage-type, access/parking, streetscape, and open space, are similar to those in the Central Business District.

This designation provides for high density/intensity single-use commercial or residential development or horizontal and vertical mixed-use development that includes:

- Retail, service, office, and/or residential uses; and
- Central public gathering places.
- Centers should contain an equal mix of residential and non-residential uses.



Minimum Density	24.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	250.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	1.5 FAR <sup>(2)</sup>
Maximum FAR	8.0 FAR <sup>(2)</sup>
Building Height	2-24 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.  
<sup>(2)</sup> Single use commercial or mixed use allowed.



Key urban form characteristics envisioned for urban centers include:

- A mix of mid- and low-rise buildings (2 to 24 stories) that creates a varied and defined skyline;
- Lot coverage generally does not exceed 90 percent;
- Buildings that are sited to positively define the public streetscape and civic spaces;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- An interconnected street system that provides greater distribution of traffic and route flexibility;
- Vertical and horizontal integration of residential uses;
- Public parks and open space areas within walking distance of local residents;
- Schools and neighborhood-serving retail that serve residents;
- Parking that is integrated into buildings or placed in separate structures;
- Minimal or no curb cuts along primary street façades, with side or rear access to parking and service functions;
- Broad sidewalks appointed with appropriate pedestrian amenities/facilities; and
- Street design that integrates safe pedestrian, bicycle, transit and vehicular use and incorporates traffic-calming features and on-street parking.

# Central Business District

The Central Business District (CBD) is Sacramento’s most intensely developed urban form. The CBD includes a mixture of retail, office, governmental, entertainment and visitor-serving uses. Built on a formal framework of streets and park spaces laid out for the original city. The vision of the CBD is a vibrant downtown core that serves as the business, governmental, retail, and entertainment center for the city and the region. A significant element in the future CBD includes new residential uses. Increasing the residential population will add vitality to the CBD by extending the hours of activity and the built-in market for retail, services, and entertainment.

This designation provides for mixed use high rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums.

Uses include:

- Office, retail, and service uses; and
- Condominiums and apartments.
- All development in this designations should have easy access to transit.



Key urban form characteristics envisioned for the Central Business District include:

- A mixture of high-, mid- and low-rise buildings that create a varied and dramatic skyline;
- Lot coverage generally does not exceed 90 percent;
- Buildings that are sited to positively define the public streetscape and civic spaces;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- An interconnected street system that provides for traffic and route flexibility;
- Vertical and horizontal integration of residential uses;
- Public parks and open space areas within walking distance of local residents;
- Parking that is integrated into buildings or placed in separate structures;
- Minimal or no curb cuts along primary street façades;
- Side or rear access to parking and service functions;
- Broad sidewalks appointed with appropriate pedestrian amenities/facilities;
- Street design that integrates pedestrian, bicycle, transit and vehicular use and incorporates traffic-calming features and on-street parking; and
- Consistent planting of street trees that provide shade, and enhance character, and identity.

## Central Business District



Minimum Density	61.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	450.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	3.0 FAR <sup>(2)</sup>
Maximum FAR	10.0 FAR <sup>(2)</sup>
Building Height	4+ Stories (No Limit)

<sup>(1)</sup> Density is included in mixed-use FAR.  
<sup>(2)</sup> Single use non-residential or mixed use allowed.

# Corridors

Corridors provide connections between centers, districts, and neighborhoods, and include boulevards and arterial streets. The defining elements of corridors are that they connect people and goods with destinations throughout the community, and they function as transportation routes. Sacramento has a number of key corridors that fit this description, including Freeport, Franklin, Stockton, Folsom, Del Paso, and Northgate boulevards. Each of these provides a primary route that links the downtown to outlying areas of the city. Other smaller corridors provide connections between neighborhoods, public facilities and other corridors.



As both connectors and transportation routes, corridors are very dynamic places and a magnet for certain uses. They also tend to generate significant community design issues. As regional connectors, corridors are particularly attractive to commercial uses that desire high visibility, high volumes of pass-by traffic, and convenient access. The strong orientation to automobile traffic creates design challenges as to how to simultaneously accommodate high volumes of traffic while maintaining safe and attractive environments for pedestrians. Corridors are frequently lined with relatively shallow parcels that are not suited for contemporary retail. Corridors also tend to abut residential neighborhoods, which can often result in land use incompatibilities related to noise and traffic. The linear character of corridors raises design issues related to scale and place-making as buildings and signs are designed for visibility from moving vehicles rather than for pedestrians. There also tends to be a lack of differentiation from one segment to the next along Sacramento's corridors which generally

results in corridors that lack a distinct sense of place or identity.



This section provides design direction for Sacramento's major corridors including maintaining and further enhancing those corridors that have established an identity, such as Broadway, J Street, or Del Paso Boulevard. It also identifies corridor form types whose implementation will complement and enhance surrounding neighborhoods, such as transforming northern Stockton Boulevard into a corridor that promotes walking and integrates with adjacent residential neighborhoods.

It is the goal of these land use and urban form designations to create vibrant multi-use corridors that provide a place to live, work, and shop in a safe and pleasing environment. The general plan defines two types of corridors:

- Suburban Corridors; and
- Urban Corridors



# Suburban Corridor

Sacramento’s suburban corridors are envisioned as auto-oriented, moderate-density retail, office, and residential corridors that support surrounding suburban neighborhoods. Low-rise buildings will line auto-oriented corridors with new development along the corridor contributing to a more compact and consistent pattern that relocates parking primarily to the side and rear of buildings. Residential uses will be integrated along the corridor, with limited street level frontages that are lined with retail and restaurants. The streetscape will be appointed with landscaping, lighting, public art, and other amenities that support and enhance shopping and retail activities.

This designation provides single use commercial and residential development or horizontal and vertical mixed use development that includes:

- Retail, service, office, and/or residential uses; and
- Gathering places such as a center park.
- Development should be predominantly non-residential.



Key urban form characteristics envisioned for suburban corridors include:

- A development pattern with moderate lot coverage, moderate side yard setbacks, and buildings sited near the corridor to create a varied but consistent street wall;
- Building heights that are generally two to four stories with a gradual transition from adjacent neighborhoods (taller heights are acceptable if supported by context and market);
- Lot coverage generally does not exceed 50 percent;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- Buildings with a high degree of pedestrian-oriented uses located at street level;
- Integrated (vertical and horizontal) residential uses along the corridors;
- Parking that is located to the side or rear of buildings,
- Reduced number of curb cuts along front street façade, with shared and/or rear alley access to parking and service functions;
- Attractive streetscape with sidewalks designed to accommodate pedestrian traffic, that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; and
- Public and semi-public outdoor spaces such as plazas, courtyards, and cafes.

## Suburban Corridor



Minimum Density	15.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	32.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	0.35 FAR <sup>(2)</sup>
Maximum FAR	3.0 FAR <sup>(2)</sup>
Building Height	2-4 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Single use commercial or mixed use allowed.

# Urban Corridor

Urban Corridors are street corridors in highly urbanized areas that frequently include multi-story structures and highly developed transit service, such as light rail or heavily patronized bus lines. Mid- and high-rise buildings will line transit-served corridors with new development along the corridor contributing to a more compact and consistent pattern that relocates parking primarily to structures and the rear of buildings. Street level frontages will be lined with retail and other pedestrian-oriented uses, such as restaurants spilling out onto broad sidewalks and plazas. The streetscape will be appointed with landscaping, lighting, public art, and other pedestrian amenities that support and enhance pedestrian activity.

This designation provides horizontal and vertical mixed-use development and single-use commercial and residential development that includes:

- Retail, service, office, and/or residential uses; and
- Gathering places such as a center park.
- Development should be predominantly non-residential.

## Urban Corridor



Minimum Density	33.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	60.0 Units/Net Acre <sup>(2)</sup>
Minimum FAR	0.75 FAR <sup>(1)</sup>
Maximum FAR	6.0 FAR <sup>(2)</sup>
Building Height	3-8 Stories

<sup>(1)</sup> Density is included in mixed-use FAR.

<sup>(2)</sup> Single use commercial or mixed use allowed.



Key urban form characteristics envisioned for urban corridors include:

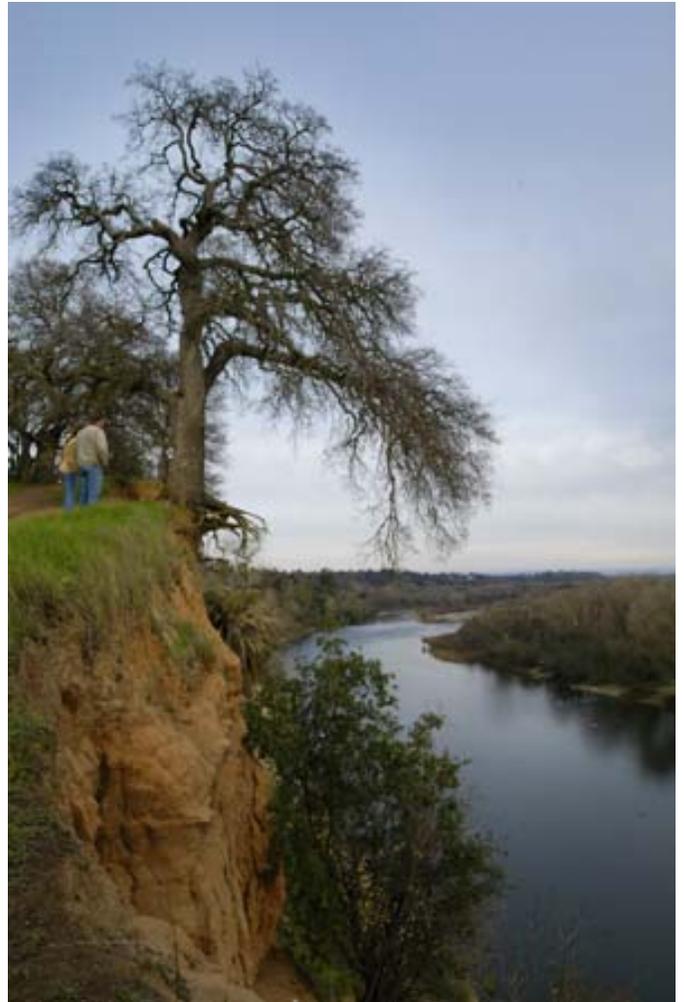
- A compact development pattern with high lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent and well-defined street wall;
- Building heights that are generally 3 to 8 stories with a gradual transition from adjacent neighborhoods (taller heights are acceptable if supported by context and market);
- Lot coverage generally does not exceed 80 percent;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- Buildings with a high degree of pedestrian-oriented uses located at street level;
- Integrated (vertical and horizontal) residential uses along the corridors;
- Parking that is located behind buildings, integrated into buildings, or accommodated in separate parking structures;
- Reduced number of curb cuts along front street façade, with shared and/or rear alley access to parking and service functions;
- Attractive pedestrian streetscape with broad sidewalks designed to accommodate high levels of pedestrian traffic, that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; and
- Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes.

# Other Designations

Other land use and urban form designations are areas defined by a single predominant use or function rather than by form. The function can result from a single tenant or use, such as Cal Expo, or by a common pattern of use such as in the city's employment centers and industrial districts. Whereas each of the identified form types (whether neighborhood, center or corridor) has a certain prototypical form and function, other designations generally lack a specific form that is inherent in or typifies its function. This is not to say that other designations can not have a distinct physical form or a distinct function. It may have a very unique and ordered pattern and function, but may be so unique that its form is not applicable in guiding the development of similar uses elsewhere in the city. These include areas such as the State Capitol and State government center, Sacramento State University, and Cal Expo. Unlike these single tenant districts, Sacramento's employment centers and industrial areas are multi-tenant areas defined by the functional characteristics associated with their primary use. As such, the characteristics of each of these designations are variable from one to another, and therefore need to be considered on a case-by-case basis.

The Special Study Area designation refers to possible future development areas that require further planning efforts to determine the best possible development and to preserve the most important assets. These are identified as special study areas because they are areas that currently do not have a built form, and are envisioned when developed to incorporate a number of form types, rather than just a single type. The general plan defines eight types of other designations:

- Employment Center Low Rise;
- Employment Center Mid Rise;
- Industrial;
- Public/Quasi-Public;
- Parks, Greenways, & Recreation Facilities;
- Open Space;
- Special Study Area; and
- Planned Development.



# Employment Center Low Rise

**B**usiness parks play an important role in the city by supporting businesses and providing employment. It is not anticipated that there will be any significant change in the form and character of areas designated Employment Center Low Rise in the foreseeable future. Changes are likely to be more subtle, including improvements in site planning to make these employment areas accessible to pedestrians, bicyclists, and transit.



This designation provides for employment generating uses that generally do not produce loud noise or noxious odor including:

- Light industrial or manufacturing that occur entirely within an enclosed building;
- Office uses; and
- Retail and service uses that provide support to employees.



Minimum FAR	0.35 FAR
Maximum FAR	1.0 FAR
Building Height	1-3 Stories



Key urban form characteristics envisioned for employment center low rise areas include:

- Building heights that generally range from 1 to 3 stories;
- Lot coverage generally does not exceed 60 percent;
- Building entrances oriented to the primary street frontage rather than to parking areas;
- Sidewalks along all streets to accommodate pedestrian movement, with connecting walkways from sidewalks into individual sites;
- Bicycle lanes along key roadways;
- Transit stops near business park entries;
- Location of surface parking behind or to the side of buildings rather than between primary street and primary street façade;
- Location of outdoor storage and production yards so that they are screened from public view by buildings, fencing and/or landscaping;
- Easily accessible support uses.



# Employment Center Mid Rise

**E**mployment Center Mid Rise areas will continue to play a critical role in accommodating new businesses and the creation of new jobs. The combination of high-density buildings and low site coverage provides the opportunity to infill existing and future office parks with complementary uses including retail, services, and residential, that will transform the existing single use areas into more self-sufficient mixed-use areas that reduce vehicle trips and vehicle miles traveled daily.

This designation provides for large mixed-use office/employment centers that include:

- Mid rise office complexes;
- Support retail and service uses, such as restaurants, dry-cleaners, gym/fitness centers, markets, hotels, and office services (printing/copying/shipping);
- Landscaped gathering places; and
- Residential uses as a supportive use adjacent to a large employment center.



Key urban form characteristics envisioned for the employment center mid rise areas include:

- A more compact development pattern with buildings sited up to adjacent streets to add character and spatial definition to the public realm;
- Building heights that generally range from 3 to 12 stories (taller heights are acceptable if supported by context and market);
- Lot coverage generally does not exceed 70 percent;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- Greater integration (vertical and horizontal) of residential, retail, and service uses;
- Reduced areas of surface parking and greater use of structured parking that is integrated into buildings or accommodated in separate parking structures;
- Convenient and attractive pedestrian and vehicular connections from adjoining neighborhoods;
- Building entrances oriented to the primary street frontage rather than to parking areas;
- Sidewalks along all streets that accommodate pedestrian movement, with connecting walkways from sidewalk into individual sites;
- Bicycle lanes along key roadways;
- Transit stops within office parks; and
- Shuttle bus and/or public transportation that provide connections to retail shopping district.

## Employment Center Mid Rise



Minimum Density	18.0 Units/Net Acre <sup>(1)</sup>
Maximum Density	50.0 Units/Net Acre <sup>(1)</sup>
Minimum FAR	0.75 FAR
Maximum FAR	4.0 FAR
Building Height	3-12 Stories

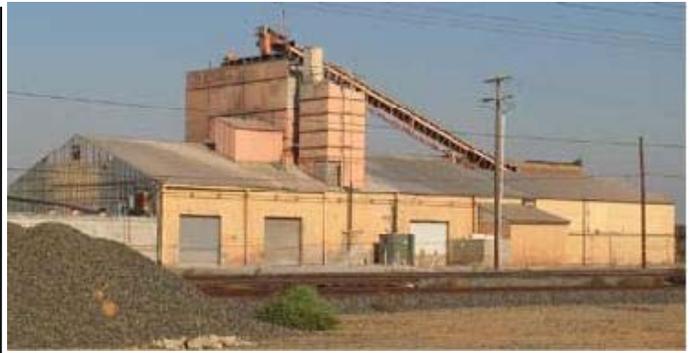
<sup>(1)</sup> Density is included in mixed-use FAR.

# Industrial

Industrial designated areas represent the built form typically associated with manufacturing, warehousing, and other industrial activities. Development patterns associated with industrial uses can vary significantly, with block sizes typically large and varied in terms of shape. Industrial area street systems typically are designed to serve large blocks (i.e., rather than having uses that fit into a prescribed block and street pattern), and are characterized by a limited number of streets with few interconnections.

This designation provides for employment generating uses that may produce loud noise or noxious odor and tend to have a high volume of truck traffic. These uses include:

- Industrial or manufacturing that may occur within or outside a building; and
- Office, retail and service uses that provide support to employees.
- This designation should not be located adjacent to a residential neighborhood without substantial buffers (employment center low rise, parks, greenways, or open space).



Key urban form characteristics envisioned for industrial areas include:

- Lot coverage highly variable and dependent upon the needs of a given activity.
- High building coverage high (e.g., 50-75 percent) or quite low (e.g., 25 percent or less) in areas where outdoor storage or production processes are the primary activity.
- Very large floorplates
- Generally single story buildings, with ceiling heights typically quite high (the equivalent of 2- and 3-story buildings) to accommodate production and storage.
- Minimal setbacks
- Front, side, and rear yards may serve as parking, storage, and/or service/ loading areas
- Building entrances generally oriented toward the parking lot with little or no relationship with the adjacent street
- Minimal articulation, detailing, and fenestration
- Wide curb cuts and ample internal circulation space permit large trucks to enter and maneuver within individual parcels.
- On-street parking, sidewalks, and street trees typically are not provided, or only limited amounts.
- Limited landscaping (e.g., around buildings or buffer yards at property lines)



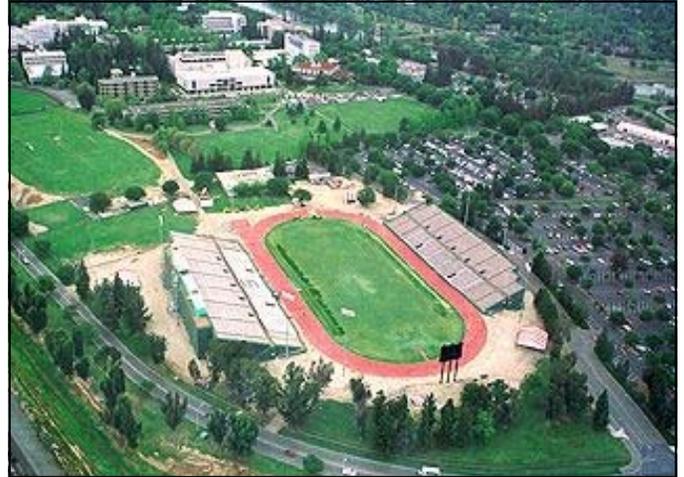
Minimum FAR	0.10 FAR
Maximum FAR	1.0 FAR
Building Height	1+ (No Limit)

# Public/Quasi-Public

The Public/Quasi-Public designation describes areas with unique and largely self-contained uses and urban form associated with Sacramento’s public use areas, such as community centers, schools, and colleges. These areas provide a combination of public services, academic, administrative, and recreational facilities located within a well-appointed landscape setting. Most of these areas provide a public function and as a result, often include a significant amount of surface parking lots and structured parking to accommodate users of the facilities.

This designation provides for public and quasi-public uses including:

- Government buildings;
- Public and private schools’
- Colleges;
- Community centers;
- Airports;
- Religious centers;
- Parking structures; and
- Utility stations.



Public use buildings tend to be organized around open spaces, with the development focused inward, rather than outward toward the surrounding neighborhood, providing a central gathering place for surrounding neighborhoods and communities. Building forms vary due to the variety of activities, though most buildings tend to be fairly large floor-plate, multi-story structures containing meeting rooms, classrooms, offices, and research space. Generally, automobile access and parking are limited to the periphery of an activity in order to create a park-like pedestrian zone. Similarly, recreation facilities such as parks, greenways, stadiums, track, ball fields, and tennis courts are located on the perimeter of the public use.

Sacramento’s existing public developments are generally built out, and it is assumed that their physical form will remain relatively unchanged in the future

## Public/Quasi-Public



Minimum FAR	N/A
Maximum FAR	N/A
Building Height	No Limit



# Parks, Greenways, & Recreation Facilities

**P**arks, greenways, and recreation facilities include areas for large developed parks and other areas primarily used for recreation (smaller parks and recreation facilities are included as elements within other urban form types). Typically, these areas are characterized by a high degree of open area, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses. Examples of this district in Sacramento include regional parks, such as Granite, William Land, and the Bing Maloney Golf Course.



This designation provides for public and private recreational opportunities to surrounding neighborhoods, communities, and the region including:

- Parks (such as pocket, neighborhood, community, and regional parks);
- Greenways and trails; and
- Golf courses and commercial recreation facilities with an emphasis on outdoor use are also allowed.

The intensive public use associated with these areas often requires the provision of off-street parking facilities. Sports fields and other facilities may include lighting for evening use, and require the use of amplified sound systems for announcers or music. These uses can generate large crowds, and so care must be taken when locating these types of facilities near neighborhoods. The city’s existing facilities have been established to serve the public’s outdoor recreational needs, and are not expected to undergo significant changes in the coming years, except where new facilities will be added to increase usability.



Minimum FAR	N/A
Maximum FAR	N/A
Building Height	No Limit

# Open Space

The Open Space designation includes areas that are intended to remain essentially open with limited or no development. This urban form type includes largely unimproved open spaces used primarily for passive recreation, resource protection, and/or hazard avoidance.

This designation provides for natural, managed, and cultivated open space, including:

- Natural parks;
- Woodlands;
- Habitat;
- Agriculture;
- Floodplains;
- Areas with permanent open space easements; and
- Buffers between urban areas.

Open space is an important component of all urban areas that is essential to preserving natural features, establishing quality living environments, and maintaining boundaries and buffers between communities and non-compatible uses.



## Open Space



Minimum FAR	N/A
Maximum FAR	N/A
Building Height	No Limit

# Special Study Area & Planned Development

The Special Study Area designation is applied to two (Natomas Joint Vision Area, East Area, ) large potential new growth (“greenfield”) areas that may develop in the future after additional studies have identified suitable development possibilities and areas that should be preserved. The future land use and urban form for these areas will include a combination of several land use and urban form designations applied in conjunction with a General Plan amendment.

The Planned Development designation is applied to four (Greenbriar, Panhandle, Camino Norte, and Panhandle) pending project areas that are in the development review process. Specific land use and urban form designations (i.e., designations outlined in this plan) will be applied to these areas once planning is complete and the City has approved the development.

## Special Study Area



Minimum FAR	N/A
Maximum FAR	N/A
Building Height	No Limit

## Planned Development



Minimum FAR	N/A
Maximum FAR	N/A
Building Height	No Limit

