



# Agenda City of Sacramento Planning Commission

## COMMISSION MEMBERS:

*Anna Molander  
Jon Bagatelos  
Michael Mendez, MCP  
Philip Harvey*

*Jameel Pugh  
Joseph Contreras  
Michael Notestine, Chair  
Rommel Declines*

*James Frayne  
Joseph Yee, AIA, Vice Chair  
Panama Bartholomy*

## CITY STAFF:

*Tom Pace, Long Range Planning Manager  
Sabina Gilbert, Senior Deputy City Attorney*

*New City Hall  
915 I Street, 1st Floor – Council Chambers*

*August 26, 2010 – 5:30 P.M.*

*The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.*

## **NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

**Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.**

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Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.



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## AGENDA

**August 26, 2010**

*New City Hall*

*915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

### Call to Order – 5:30 p.m.

#### Roll Call

### Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes for August 12, 2010**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from August 12, 2010.

**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

### Director's Report

2. **Director's Report** (Oral)

**Location:** Citywide

**Recommendation: Receive and File-** Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

### Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. **M09-034 2010 Regulatory Improvement Code Changes** (Noticed 8/16/10)

**Location:** Citywide

**Recommendation: Amend the Zoning Code, the Subdivision Code, and other parts of the City Code relating to application processing and code maintenance –**  
**Item A:** Regulatory Improvement Zoning Code Amendments - An ordinance amending various sections Title 17 of the Sacramento City Code (Zoning Code) relating to application processing and code maintenance; **Item B:** Regulatory Improvement Subdivision Code Amendments: An ordinance amending various sections Title 16 of the Sacramento City Code (Subdivision Code) relating to application processing and code

maintenance; **Item C:** Regulatory Improvement Home Occupation Zoning Code Amendments: An ordinance amending various sections Title 17 of the Sacramento City Code (Zoning Code) relating to home occupations; **Item D:** Regulatory Improvement Sidewalk Café Code Amendments: An ordinance amending various sections, Title 17 and Title 3, of the Sacramento City Code relating to sidewalk cafes.

**Contact:** Sandra Yope, Senior Planner, 916-808-7158; Joy Patterson, Principal Planner, 916-808-5607

4. **P10-028 Army Depot Solar Project** (Noticed 8/13/10)

**Location:** 8400 Okinawa Street, 062-0010-029-0000, District - 6

**Recommendation:** **Withdrawn, to be re-noticed.**

**Contact:** Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659

**Staff Reports**

Staff reports include oral presentations including those recommending Receive and File.

5. **LR09-021 Northeast Line Implementation Plan**

**Location:** Citywide

**Recommendation:** **1)** Initiate and direct staff to begin the process of rezoning of approximately 41 parcels located along Del Paso Boulevard and Arden Way; **2)** initiate and direct staff to begin the process to amend the boundaries of the Del Paso Boulevard Special Planning District, and **3)** review and comment on the proposed project.

**Contact:** Greg Sandlund, Associate Planner, 916-808-8931; Jim McDonald, Senior Planner, 916-808-5723

6. **Planning Commission Procedures** (Oral Report)

**Location:** Citywide

**Recommendation:** **Review and Comment**

**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

**Public Comments- Matters Not on the Agenda**

7. **To be announced.**

**Questions, Ideas and Announcements of Commission Members**

8. **To be announced.**

**Adjournment**



# Minutes City of Sacramento Planning Commission

# 1

### COMMISSION MEMBERS:

*Anna Molander  
Jon Bagatelos  
Michael Mendez, MCP  
Philip Harvey*

*Jameel Pugh  
Joseph Contreras  
Michael Notestine, Chair  
Rommel Declines*

*James Frayne  
Joseph Yee, AIA, Vice Chair  
Panama Bartholomy*

### CITY STAFF:

*Stacia Cosgrove, Senior Planner  
Sabina Gilbert, Senior Deputy City Attorney*

*New City Hall  
915 I Street, 1st Floor – Council Chambers*

*August 12, 2010 – 5:30 P.M.*

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### **NOTICE TO THE PUBLIC**

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## Minutes

**August 12, 2010**

*New City Hall  
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

### Call to Order – 5:30 p.m.

**Roll Call - All commissioners present except Molander and Bartholomy. Commissioner Molander arrived at 5:34.**

### Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes for July 22, 2010**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from July 22, 2010.

**Contact:** Stacia Cosgrove, Senior Planner, 916-808-7110

**Action: Moved, seconded, and carried (Declines/Contreraz; 9:0:2, Abstained-Yee, Absent-Bartholomy) to approve minutes.**

### Director's Report

2. **Director's Report**

**Location:** Citywide

**Recommendation: Receive and File-** Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

**Contact:** Stacia Cosgrove, Senior Planner, 916-808-7110

**Action: Received and Filed.**

### Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. **P10-013 Riverside ClearWire** (Noticed on 8/2/10)

**Location:** 3200 Riverside Boulevard, 012-0331-022-0000, District 4

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15301);

**Item B:** Special Permit-Antennas/Wireless A request to construct a new telecommunications facility within the General Commercial (C-2) zone.

**Contact:** Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659

**Public comment made by Ilene Combs, Susan Yeager, Nancy Yilk, Bill Trainor and eComment by Lisa Webber, Lucinda Bonnifield-Wolinski, Jillian Perinati, Sharon Osborn, Richard Pierce, Johna Pierce, Nancy Bruton, Robert Kuhlmann, Marsha Lueck, Dianne Schaffer, Nancy Yilk, Jane Pittari, Kathy Garozzo, Diane Henderson, Teresa Mora, and Karen Ford.**

**Action: Moved, seconded, and carried (Harvey/Mendez; 10:0:1, Absent-Bartholomy) to continue to an undetermined date, to be re-noticed, to allow time for the applicant to determine if they can place the equipment outside instead of in the attic space of the commercial building.**

4. **P10-001 Odd Fellows Cemetery Monopine** (Noticed on 8/2/10)  
**Location:** 2720 Riverside Blvd, 009-0030-014-0000, 009-0030-048-0000, District 4  
**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless A request to construct a 104-foot Monopine (pine tree cellular antenna) in the Single-Family Residential (R-1) zone located at 2720 Riverside Boulevard.  
**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

**Public comment made by Dan Hood, Luree Stetson, and Anthony Pruitt.**

**Motion: Withhold action until Item #5 is heard.**

**Substitute motion: Moved, seconded, carried (Harvey/Mendez; 6:2:3, No-Pugh, Frayne Recused-Declines and Contreraz; Absent- Bartholomy) to approve staff recommendation.**

5. **P07-153 T-Mobile Riverside Blvd Monopine** (Noticed on 8/2/10)  
**Location:** 2661 Riverside Blvd, 009-0321-061-0000, District 4  
**Recommendation: Deny – Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless A request to construct a new 65' monopine (pine tree monopole) and associated ground equipment at 2661 Riverside Boulevard in the General Commercial (C-2) zone.  
**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

**Public comment made by Judie Balshor-Plumm, Al Balshor, Manuel Perry, Mike Breverly, Mary Collins, Jerry Balshor, and eComments by Kathy Garozzo, Nancy Yilk, and Teresa Mora.**

**Substitute motion: Moved, seconded (Pugh/Frayne; 4:4:3, No-Harvey, Mendez, Notestine, Yee; Recused-Declines and Contreraz; Absent- Bartholomy) to create an intent motion to approve the applicants project. Motion fails.**

**Motion: Moved, seconded, and failed(Mendez/Harvey; 4:4:3, No-Pugh, Molander, Frayne, Bagatelos; Recused-Declines and Contreraz; Absent-Bartholomy) to approve staff recommendation. Motion fails.**

**Action: Moved, seconded, and carried (Notestine/Pugh; 6:2:3, Recused-Declines and Contreraz; Absent-Bartholomy) to be continued September 9, 2010.**

### **Staff Reports**

Staff reports include oral presentations including those recommending Receive and File.

- 6. M09-003 River District Specific Plan**  
**Location:** Citywide  
**Recommendation: Review and Comment**  
**Contact:** Evan Compton, Associate Planner, 916-808-5260

**Public comment made by Patty Kleinknecht and eComments by William Burg.**

**Action: Reviewed and commented.**

### **Public Comments- Matters Not on the Agenda**

- 7. None**

### **Questions, Ideas and Announcements of Commission Members**

- 8. Commissioner Declines commented that Sacramento State got Gold Certified on their new housing.**
- 9. Commissioner Notestine had a couple of items that he wanted to share with the rest of the Commissioners. An article from the Sacramento Business Journal regarding Sacramento development projects and the status of those projects. He also wanted to let the commission know that Sacred Heart Parish School and Mercy General Hospital Joint Use Construction Project Neighborhood Advisory Committee has a meeting scheduled for Tuesday, August 17, 2010 at 5:30 p.m. in the new Sacred Heart Parish School gymnasium.**

**Adjournment– 11:10 p.m.**



# Oral Report

For

## City of Sacramento

Planning Commission

### Agenda Packet

**For the Meeting of:** August 26, 2010

**Title:** Director's Report - **Receive and File**- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact Information: Tom Pace, Long Range Planning Manager, 916-808-6848

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# REPORT TO PLANNING COMMISSION City of Sacramento

# 3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
August 26, 2010

Members of the Planning Commission

**Subject:** 2010 Regulatory Improvement Code Changes (M09-034)

- A. Regulatory Improvement Zoning Code Amendments:** An ordinance amending various sections Title 17 of the Sacramento City Code (Zoning Code) relating to application processing and code maintenance.
- B. Regulatory Improvement Subdivision Code Amendments:** An ordinance amending various sections Title 16 of the Sacramento City Code (Subdivision Code) relating to application processing and code maintenance.
- C. Regulatory Improvement Home Occupation Zoning Code Amendments:** An ordinance amending various sections Title 17 of the Sacramento City Code (Zoning Code) relating to home occupations.
- D. Regulatory Improvement Sidewalk Café Code Amendments:** An ordinance amending various sections Title 17 and Title 3 of the Sacramento City Code relating to sidewalk cafes.

**Location:** Citywide

**Recommendation:** Staff recommends that the Planning Commission recommend approval of the proposed ordinances amending the Zoning Code and the Subdivision Code of the Sacramento City Code relating to regulatory improvements and forward its recommendation to the City Council.

**Contact:** Sandra Yope, Senior Planner, CDD, 916-808-7158

**Summary:** Staff has prepared four ordinances that propose numerous amendments to the Zoning Code, the Subdivision Code, and other parts of the City Code. The first two ordinances include a bundle of code changes that incorporates Council directed changes, streamlines land use entitlement processing, corrects previous omissions or errors in the code, and creates uniformity between processes in Title 17, the Zoning Code, and Title 16, the Subdivision Code. The third ordinance cleans up and clarifies the Home Occupation chapter of Title 17. The final ordinance streamlines the sidewalk café (in the public right-of-way [ROW]) permitting process and places the review with the Department of Transportation who issues the encroachment permit.

**2010 Regulatory Improvement Code Changes (M09-034)**

**Background:** 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.

**Public/Neighborhood Outreach and Comments:** Staff presented the proposed code changes to the Neighborhood Advisory Group (NAG) on August 16, 2010. There was no opposition to the proposed changes.

**Environmental Considerations:** The adoption of the ordinances would establish new and amend existing administrative processes for development entitlement applications, and would not result in a direct or reasonably foreseeable indirect physical effect on the environment. Therefore, the adoption of the ordinance is not a “project” covered by the California Environmental Quality Act (CEQA) under CEQA Section 21065 and CEQA Guidelines Section 15060(c)(2). Individual projects that may apply for entitlements under the ordinances would undergo separate environmental review.

**Policy Considerations :** The proposed ordinances are consistent with the Community Development Department’s strategic areas to promote an appropriate regulatory environment and streamline the process. Additionally, updating the zoning ordinance will help to facilitate implementation of the 2030 General Plan.

**Proposed Amendments to the City Code:**

Staff has prepared four ordinances. The first ordinance amends Title 17, the Zoning Code, the second ordinance amends Title 16, the Subdivision Code, the third ordinance amends the Home Occupation requirements of Title 17, and the fourth ordinance amends the sidewalk café provisions of Title 17 and Title 3, Revenue and Finance. All the proposed changes improve processes within the codes, simplify and clarify sections of the code, or correct errors.

The first proposed ordinance includes the City Council directed changes to the Zoning Code. Both the first and second proposed ordinances incorporate numerous changes to both Title 17 and Title 16. The proposed changes that simplify the development process or requirements are considered streamlining. Those proposed changes that eliminate confusing code language, correct errors, or ensure conformance with state law and other parts of the City Code are considered clarifying. The final area is uniformity for those changes that create consistency between processes, requirements, or other codes.

**Council Directed:**

**2010 Regulatory Improvement Code Changes (M09-034)**

- Changes the definitions for auto sales, service, repair, storage and rental to be more expansive and separates all service and repair related activities from sales, rental and storage activities, and also includes all types of vehicles both registered and non-registered. (Sections 17.16.010, 17.24.030 A and B, 17.24.050)
- Establishes the minimum 1,000 foot required distance between “fuel storage yards” and residential properties as a fixed standard applicable to all “fuel storage yards.”(Sections 17.16.010, 17.24.050)
- Adds a definition for thrift store or secondhand store and adds this use to the land use tables. (Sections 17.16.010, 17.24.030 A and B, 17.94.030)
- Reduces the period of time that a discontinuance of a use with a deemed special permit will cause automatic revocation of the special permit from two years to one year, to be consistent with the provisions of discontinuance of non-conforming uses. (Section 17.88.030)

Streamlining:

- Exempt re-roofing projects from Design Review for structures less than 50 years old and that meet specific criteria. Exempt HVAC installations from Design Review that meet specific criteria. (Section 17.132.290)
- Removed the special permit requirement in the C-4 and M-1 zones that was added last year as part of the General Plan Update Zoning Code changes for towing services. Allow dairy processing plant, food processing plant, and terminal yard, trucking by right in the M-1 zone. Staff visited several of the facilities and determined the uses are compatible in the zone without a special permit. (Section 17.24.040 Tables A and B)

Clarifying/Administrative Clean-Up Language:Title 17, Zoning Code Changes:

- Add a “Terminal yard, trucking” definition as a result of the General Plan update to clarify the difference between a terminal trucking yard and a warehouse/distribution facility with trucks. (Section 17.20.010)
- Correct numerous code section references to reflect previously adopted code changes or additions made to the Zoning Code. Clean up the land use charts to eliminate duplicative entries which can be confusing. (Sections 17.20.020, 17.24.020 Tables A and B, 17.24.030 Tables A and B, 17.24.040 Tables A and B, 17.080.050, 17.108.060, 17.200.040, 17.204.010)
- Add clarifying language to code sections to help clarify intent of the section. (Sections 17.24.050 Footnotes 11 and 80, 17.76.020, 17.196.010)

Title 16, Subdivision Code Changes:

- Makes numerous administrative text changes to clean up previous errors or omissions and to make the language consistent with other sections of the City

**2010 Regulatory Improvement Code Changes (M09-034)**

Code and ensure compliance with state law. (Sections 16.04.040, 16.08.010, 16.12.20, 16.40.130, 16.52.020)

- Add clarifying language to code sections to help clarify intent. (Sections 16.40.220, 16.40.240, 16.52.010 and 16.52.020.)

Uniformity:Title 17, Zoning Code Changes:

- Change the noticing requirements for text changes to the General Plan and specific plans to require publication only. (Section 17.204.020)
- Add lighting standards for parking areas (Section 17.64.030)

Title 16, Subdivision Code Changes:

- Require that when halfplex lots are created, the halfplex must be constructed and have a final inspection as a condition of finaling the map. This eliminates potential density conflict issues and lots created for halfplexes that later have entitlement requests to turn them into substandard single family lots. (Sections 16.04.040, 16.28.060, 16.32.090, 16.32.150)
- Changed the call-up provisions to only the mayor and the councilmember whose district the project is located to be consistent with all other call-up provisions. (Section 16.24.100)

The third ordinance amends the Home Occupation Requirements found in Title 17 by clarifying the rules and identifying common home occupations. Additionally, the internal permitting process was changed so that Home Occupation Permits (HOP) are issued by either Revenue or Planning and are reviewed by Planning for compliance. The code changes reflect the process changes.

The final ordinance amends Titles 3 and 17 relating to sidewalk cafes in the public ROW and streamlines the process by moving permitting to the Department of Transportation (DOT) who already issues the encroachment permit. Previously applications were filed with the Community Development Department with a fee; however, the actual encroachment permit was issued by DOT resulting in an unnecessarily cumbersome and lengthy process. The development and design standards will not change as those requirements in their entirety were moved from Title 17 to Title 3.

Respectfully submitted by: Sandra L Yope  
SANDRA YOPE  
Senior Planner

Recommendation Approved:

Joy Patterson  
Joy Patterson  
Principal Planner

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Attachment 5	Title 16 Subdivision Code Ordinance relating to Application Processing – Page – 62
Attachment 6	Title 17, Zoning Code Ordinance relating to Home Occupations Redlined- Page- 69
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Attachment 1

**City Planning Commission Record of Decision/Recommendation:  
Regulatory Improvement Code Changes (M09-034)**

- A. The Planning Commission recommends approval and forwards to the City Council the **Regulatory Improvement Zoning Code Amendments** as set forth in Attachments 2 and 3.
  
- B. The Planning Commission recommends approval and forwards to the City Council the **Regulatory Improvement Subdivision Code Amendments** as set forth in Attachments 4 and 5.
  
- C. The Planning Commission recommends approval and forwards to the City Council the **Regulatory Improvement Home Occupation Zoning Code Amendments** as set forth in Attachments 6 and 7.
  
- D. The Planning Commission recommends approval and forwards to the City Council the **Regulatory Improvement Sidewalk Café Code Amendments** as set forth in Attachments 8 and 9.

Attachment 2

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 17.16.010, 17.20.020, 17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.64.030, 17.76.020, 17.80.050, 17.88.030, 17.94.030, 17.108.060, 17.132.290, 17.196.010, 17.200.040, 17.204.010, AND 17.204.020 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO APPLICATION PROCESSING AND CODE MAINTENANCE (M09-034)**

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

**SECTION 1.** Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The definition of “auto sales (new or used), service, repair, storage and rental” in Section 17.16.010 is amended to read as follows:

“Auto sales (new or used), storage, or rental” means establishments primarily engaged in the sale, long term storage, or rental or leasing of automobiles, motorcycles, scooters, mopeds, light trucks, vans, trailers, and recreational vehicles subject to registration with the California Department of Motor Vehicles. This term does not include heavy trucks and tractors. Sales of heavy trucks and tractors are included within the category of truck and tractor sales, service, and repair. See also “towing service and vehicle storage yard.”

B. The following definition of “auto service or repair” is added to Section 17.16.010 to read as follows:

“Auto service or repair” means establishments primarily engaged in the maintenance, service, diagnosis, repair, or painting of automobiles, motorcycles, scooters, mopeds, light trucks, vans, trailers, and recreational vehicles subject to registration with the California Department of Motor Vehicles. Included in this definition are body shops, automotive paint shops, tire stores, muffler shops, auto electric shops, van conversion shops, lubrication centers, auto-sound shops, auto-alarm shops, auto-upholstery shops, wheel alignment shops, and similar automotive-related repair and

**2010 Regulatory Improvement Code Changes (M09-034)**

installation businesses. “Auto service or repair” does not include service stations, as defined in this section, or automotive telecommunication or computer installers. “Auto service or repair” does not include auto parts stores with no service or repair, which are considered retail stores. Service and repair of heavy trucks and tractors are included within the category of truck and tractor sales, service, and repair.

C. The definition of “fuel storage yard” in Section 17.16.010 is amended to read as follows:

“Fuel storage yard” means portions of properties where flammable and combustible liquids and gasses are received by tank vessels, pipe lines, tank cars or tank vehicles, and are stored above ground, blended in bulk, or compressed, for the purpose of distributing such liquids by tank vessels, pipelines, tank cars, tank vehicles, or containers.

D. The definition of “gas station” in Section 17.16.010 is deleted.

E. The following definition of “service station” is added to Section 17.16.010 to read as follows:

“Service station” means any building, land area, or other premises, or portion thereof, used primarily for the retail dispensing or sales of vehicular fuels. Servicing and repair of automobiles; sale and installation of lubricants, tires, batteries, and similar vehicle accessories; and a car wash facility may be allowed based upon the regulations of the zone of the site. A service station use with greater than one hundred (100) square feet of retail sales, unrelated to automobile service, shall be considered to include a convenience market and must meet the regulations for a convenience market (see Section 17.24.050, footnote 34).

F. The following definition of “secondhand store” is added to section 17.16.010 to read as follows:

“Secondhand store” and “thrift store” mean an establishment operated by a private person or not-for-profit organization that devotes 40% or more of floor space to the display of used merchandise, including used appliances, furniture, household items, clothing, or other personal property, that is offered for sale to the public.

G. The following definition of “terminal yard, trucking” is added to section 17.16.010 to read as follows:

2010 Regulatory Improvement Code Changes (M09-034)

“Terminal yard, trucking” means a major assemblage station and maintenance and repair facility, as at a terminus where trucks originate or terminate, or at which they are distributed or combined.

H. The following definition of “thrift store” is added to section 17.16.010 to read as follows:

“Thrift store” See “secondhand store.”

I. The definition of “warehouse” in Section 17.16.010 is amended to read as follows:

“Warehouse and distribution center” means a building or portion of a building used primarily for the long- or short-term storage of goods and materials awaiting transportation or distribution, and not generally accessible to the general public. Incidental storage, repair, and maintenance of trucks associated with the distribution of goods from the warehouse are allowed.

J. Except as specifically amended by the amendments to definitions set forth in subsections A through I, Section 17.16.010 remains unchanged and in full force and effect.

**SECTION 2.** Section 17.20.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.20.020 Overlay zones.

The following overlay zones are discussed in more detail in Chapters 17.136 through 17.176 and are listed here for convenient reference only:

I-5	Interstate 5 corridor overlay zone	Ch. 17.140
EA	Executive airport overlay zone	Ch. 17.144
LI	Labor intensive overlay zone	Ch. 17.148
AOL	Ascot Avenue overlay zone	Ch. 17.152
FF	Floodway fringe overlay zone	Ch. 17.156
FW	Floodway overlay zone	Ch. 17.156

PC	American River parkway corridor overlay zone	Ch. 17.160
NC	Neighborhood corridor overlay zone	Ch. 17.164
UN	Urban neighborhood overlay zone	Ch. 17.168
MC	Midtown commercial overlay zone	Ch. 17.172
BC	Building conservation overlay zone	Ch. 17.176
TO	Transit Overlay Zone	17.178

**SECTION 3.** 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. Table 17.24.020B is amended to read as set forth in Exhibit 2 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 1 and 2 of this Ordinance, section 17.24.020 and Tables 17.24.020A and 17.24.020B remain unchanged and in full force and effect.

**SECTION 4.** 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 3 to this Ordinance.
- B. Table 17.24.030B is amended to read as set forth in Exhibit 4 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 3 and 4 of this Ordinance, section 17.24.030 and Tables 17.24.030A and 17.24.030B remain unchanged and in full force and effect.

**SECTION 5.** Section 17.24.040 Industrial and Agricultural Land Use Charts 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 5 to this Ordinance.

B. Table 17.24.040B is amended to read as set forth in Exhibit 6 to this Ordinance.

C. Except as specifically amended as set forth in Exhibits 5 and 6 of this Ordinance, section 17.24.040 and Tables 17.24.040A and 17.24.040B remain unchanged and in full force and effect.

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

A. Footnote 4 of Section 17.24.050 is amended to read as follows:

4. Entire business shall be conducted within a building. No outdoor storage or display of new and/or used merchandise is permitted in this zone.

B. Footnote 11 of Section 17.24.050 is amended to read as follows:

11. Auto sales (new or used), storage, or rental and auto service or repair. Auto sales (new or used) and auto rental are not allowed in residential zones. Auto storage and auto service or repair are not allowed in residential zones except as a permissible accessory use as expressly provided in this subsection (11). Auto service or repair shall be considered a permissible accessory use in a residential zone only if the work is being done on a vehicle registered to a resident of the premises. Auto storage shall be considered a permissible accessory use in a residential zone only if the vehicle being stored is registered to a resident of the premises. Any such vehicle being serviced, repaired, or stored must be located on an approved paved surface and must not violate any other provision of this title or the city code. No more than two vehicles may be undergoing service or repair or may be stored on any premises at any one time. A vehicle that is inoperable or in pieces is presumed by this definition to be undergoing repair. No person shall operate an auto service or repair or auto storage business in a residential zone.

C. Subsection (a) of Footnote 80 of Section 17.24.050 is amended to read as follows:

a. Purpose. The purpose of this footnote is to encourage appropriate transit-supportive uses on existing vacant or underutilized parcels located in whole or in part within a quarter-mile radius of a light rail station. Certain commercial and light industrial uses otherwise allowed by right in these areas are not considered transit-supportive and, therefore, are made subject to review on a case-by-case basis to ensure that new development within a quarter-mile radius of light rail stations is pedestrian friendly, supports light rail ridership, and does not preclude future transit-supportive development. The special permit, plan review, and other requirements and regulations contained in this footnote are intended to apply only to buildings constructed or expanded on or after September 28, 2004 and uses established on or after September

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28, 2004, as provided below. In addition, the special permit, plan review, and other requirements and regulations contained in this footnote apply only to uses and buildings located on properties within a quarter-mile radius of a light rail station. Therefore, if the use or building is located on a property that is beyond a quarter-mile radius of a light rail station, the requirements and regulations contained in this footnote do not apply and the use is allowed, subject to any other requirements of the zone in which the use is located.

D. Footnote 82 of Section 17.24.050 is amended to read as follows:

82. Fuel storage yards.

Fuel storage yards are permitted in this zone, subject to the following limitations and requirements:

a. No fuel storage yard shall be established or located within one thousand (1,000) feet, measured from the nearest property lines of each of the affected parcels, of any existing residential zone or residential use.

b. A planning commission special permit issued pursuant to and subject to the findings required by Chapter 17.212 is required to establish a fuel storage yard that meets all of the following criteria:

i. The fuel storage yard will be located on a parcel that is greater than two acres in size;

ii. The parcel would contain one or more tanks of five hundred (500) gallon or greater capacity containing liquefied or compressed flammable or combustible gases;

iii. Liquefied or compressed flammable or combustible gases are generated or manufactured on the site; and

iv. Liquefied or compressed flammable or combustible gases are distributed in containers with a capacity of greater than twenty (20) gallons.

E. Except as specifically amended by the amendments to footnotes 4, 11, 80, and 82, Section 17.24.050 remains unchanged and in full force and effect.

**SECTION 7.** Section 17.64.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection J is added to Section 17.64.030 to read as follows:

J. Exterior Lighting.

Exterior lighting conforming to the following requirements shall be provided for all parking lots:

1. Exterior lighting shall be provided to meet the following performance standards:
  - a. Minimum maintained illumination of 1.5 foot candles per square foot of parking area during business hours;
  - b. Minimum maintained illumination of .25 foot candles per square foot of surface area of all walkways, alcoves, and passageways serving the parking lot from one-half hour before dusk to one-half hour after dawn.
2. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
3. All light fixtures shall be vandal resistant.
4. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination of adjacent streets and properties.

B. Except as specifically amended by the addition of subsection J, Section 17.64.030 remains unchanged and in full force and effect.

**SECTION 8.** Section 17.76.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

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

A. Residential Developments (Single-Family, Two-Family, and Multi-Family)Front and Street Side Yard.

Walls or fences not exceeding four feet in height may be placed along the front and street side property lines or within the front yard and street side yard setback areas subject to the following exceptions.

1. Exception—Wrought Iron Fences.

A decorative open metal wrought iron or tubular steel fence not exceeding six feet in height may be placed along the front and street side property lines or within the front yard and street side yard setback areas. This exception does not authorize solid walls or fences composed of woven wire, wood, or materials other than open metal wrought iron or tubular steel. A post or pilaster, consisting of masonry, brick or other solid material not exceeding eighteen (18) inches square and six feet tall, may be used to support a wrought iron or tubular steel fence at a minimum distance between posts of six feet.

## 2. Exception—Street Side Yard Setback Area.

a. Fence Location. A fence or wall not exceeding six feet in height may be placed within the street side yard setback area if it is either located at least five feet from the street side property line, or is placed on a line parallel to the street which represents the extension of the wall of the main building which is nearest to the street.

b. Landscaping Requirement. Climbing vines, shrubs or trees shall be planted along the base of that portion of the wall or fence that fronts a public street. The remaining setback area between the fence and property line shall be landscaped with grass or other low ground cover. All plants shall be properly irrigated and maintained. Only living vegetation may be used to meet the landscaping requirements.

## 3. Exception—Gate Feature.

A decorative gateway feature is permitted as long as the feature has a maximum height of ten (10) feet, a maximum length of eight feet and a maximum width of twenty-four (24) inches.

B. Subsection B of Section 17.76.020 is amended to read as follows:

B. Residential Development (Single-Family, Two-Family, and Multi-Family)Rear and Interior Side Yard.

Walls or fences not exceeding six feet in height may be placed along the rear or interior side property lines or within the rear or interior side yard setback areas. A decorative gateway feature is permitted as long as the feature has a maximum height of ten (10) feet, a maximum length of eight feet and a maximum width of twenty-four (24) inches. Fences exceeding six feet in height are allowed outside the required rear and interior side yard setback areas (i.e., within the building envelope of the lot).

C. Subsection C of Section 17.76.020 is amended to read as follows:

C. Multiple Family Developments—Wall Requirement.

Any residential development consisting of three or more units which is located on a single parcel shall provide a minimum of six foot high solid wall of masonry, brick or similar material along all property lines which border the on-site parking lot and which abut a single-family or two-family residential zone or residence. The six foot wall shall not extend into any required front yard or street side yard setback areas of the multiple family development or adjacent residential development. The height of the wall in the front or street side setback areas shall comply with subsection A of this section.

D. Except as specifically amended by the amendments to subsections A, B, and C, section 17.76.020 remains unchanged and in full force and effect.

**SECTION 9.** Section 17.80.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The chart set forth in Section 17.80.050 is amended to read as follows:

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Type of Accessory Structure	Minimum Setbacks	Max. Lot Coverage	Max. Lot Coverage of Required Rear Yard	Minimum Distance from Main Building	Maximum Height	Driveway	Other Standards
Garage	1	2	3	4	5	6	7,8
Carport	1	2	3	4	5	6	7,8
Covered patio or covered unenclosed structure	1	2	3	9	5	N/A	—
Uncovered deck	10	11	3	12	13	N/A	14
Covered deck	1	2	3	9	5	N/A	14
Enclosed structure	1	2	3	4	5	6	7,15

B. Except as specifically amended by the amendments to the chart set forth in subsection A, Section 17.80.050 remains unchanged and in full force and effect.

**SECTION 10.** Section 17.88.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 10 of Section 17.88.030 is amended to read as follows:

10. Discontinuance of a Nonconforming Use.

a. Except as provided in subsections (c) and (d) of this footnote 10, any lot, building, or structure occupied by a nonconforming use that becomes vacant and remains unoccupied for a continuous period of one year or more shall not be thereafter occupied except by a use which conforms to the use regulations of the zone in which it is located.

b. Except as provided in subsections (c) and (d) of this footnote 10, the special permit for any use of a lot, building, or structure that is considered to have a special permit pursuant to footnote 7 of this section shall be deemed automatically revoked if the use is voluntarily or involuntarily interrupted for a continuous period of one year or more.

c. Exception—Nonconforming Residential Uses in Residential and Nonresidential Zones. If a nonconforming residential use remains vacant and unoccupied for a continuous period of one year it may be re-established subject to an approved zoning administrator’s special permit pursuant to Chapter 17.212 of this title. For nonconforming residential uses, the use shall not be considered discontinued unless all of the units on the lot or in the building remain vacant and unoccupied for a continuous period of one year.

d. Exception—Pending Application(s) for Change of Use. For purposes of this chapter, a lot, building, or structure for which a request for a change from one nonconforming use to another nonconforming use is filed pursuant to subsection (9)(a) of this section shall be considered to have been discontinued from the date that the old use ceases until the date that the application for change of use is filed. Two applications

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for a change from one non-conforming use to another nonconforming use may be made pursuant to subsection (9)(a) of this section. If the first application is denied and less than thirty (30) days remain of the one-year period, or if the one-year period has expired, a second application may be filed not later than thirty (30) days from the date of denial of the first application. For purposes of this subsection, the date of denial shall be the date the decision becomes final.

B. Except as specifically amended by the amendments to footnote 10, Section 17.88.030 remains unchanged and in full force and effect.

**SECTION 11.** Section 17.94.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection (D)(1)(g) of Section 17.94.030 is amended to read as follows:

g. Secondhand store;

B. Except as specifically amended by the amendment to subsection (D)(1)(g), Section 17.94.030 remains unchanged and in full force and effect.

**SECTION 12.** Section 17.108.060 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection (C)(3) of Section 17.108.060 is amended to read as follows:

3. "A" Frame and Portable Signs. Notwithstanding the provisions of Section 15.148.670(E) of this code, in-lieu of a detached monument sign, the director of the department of transportation may approve "A" frame and portable signs in the public right-of-way, subject to an encroachment permit.

B. Except as specifically amended by the amendments to subsection (C)(3), Section 17.108.060 remains unchanged and in full force and effect.

**SECTION 13.** Section 17.132.290 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection D of Section 17.132.290 is amended to read as follows:

D. Projects Exempt from Design Review.

Notwithstanding the provisions of subsections A, B, and C of this section to the contrary, design review shall not be required for the following projects:

1. Remodels or repairs to the interior of any existing building or structure;

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2. The following repair and replacement projects; provided, the value of the work does not exceed ten thousand dollars (\$10,000.00), and the work proposed does not alter, expand or otherwise modify the existing structure:

a. The repair or replacement of stairs, rails and porches to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or replaced in the previous 36 months does not exceed 50% of the existing porch or stair area of the structure,

b. The repair or replacement of roofing to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or replaced in the previous 36 months does not exceed 25% of the existing roof area of the structure,

c. The repair or replacement of exterior siding materials to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or re-placed in the previous 36 months does not exceed 25% of the existing siding area of the structure,

d. The repair or replacement of windows and exterior doors to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or replaced in the previous 36 months does not exceed 25% of the existing windows or 50% of the existing doors of the structure;

3. New construction of single-family residential units utilizing, without substantial deviation, registered house plans approved for use in the design review district where the proposed construction is located;

4. The construction or installation of public utility boxes and public utility sheds;

5. Billboards;

6. Properties located within a planned unit development subject to Chapter 17.180.

7. Re-roofing projects on buildings or structures that are less than 50 years old and that are not listed in the Sacramento Register of Historic and Cultural Resources, if the project conforms to the following criteria:

a. The new roofing will match the original roofing.

b. If repair or replacement of existing gutters is proposed, the new gutters will match existing. If there are no existing gutters, new fascia or OG gutters can be provided. Downspouts shall be repaired or replaced to match existing.

c. No change or cutting is proposed to original exposed rafter tails, if any.

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8. HVAC installations that conform to the following criteria:
  - a. Ground-mounted units.
    - i. The new unit replaces, in the same location, an existing unit, and the new unit does not exceed the size of the existing unit by more than 25%; or
    - ii. The new unit is fully screened behind a solid fenced area and will not be visible from any street views, or existing shrubs or building will screen the unit and will not be visible from any street views.
  - b. Roof-mounted units.
    - i. The new unit replaces, in the same location, an existing unit, and the new unit does not exceed the size of the existing unit by more than 25%; or
    - ii. The new unit is fully screened by the building such that no portion of the new unit is visible from any street views.
- B. Except as specifically amended by the amendments to subsection D, Section 17.132.290 remains unchanged and in full force and effect.

**SECTION 14.** Section 17.196.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

- A. All applications for entitlements described in this title shall be in writing and shall be filed with the planning director upon forms provided by the city.
- B. Fees shall be charged to permit applicants to cover all aspects of administration of the planning department and all other city departments relating to entitlement applications under this title, including but not limited to application intake; processing; review and evaluation; hearings and appeals; meetings, consultations, and research; preparation and revisions to plans and policies that the city is required to adopt to make necessary findings and determinations; environmental reviews and studies; and other service charges, enforcement, and administrative overhead. The amount or method of calculation of all fees (including deposits) authorized by and charged under this title shall be established by resolution of the city council.
- C. 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.

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

**SECTION 15.** Section 17.200.040 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection (A)(1) of Section 17.200.040 is amended to read as follows:

1. Planning Director.

The planning director shall make a report of the following decisions to the city council as soon as reasonably practicable after the decision is made: (i) entitlements under this title first heard by the planning commission which are approved or conditionally approved by the planning commission; (ii) entitlements under this title first heard and decided by the zoning administrator and thereafter approved, conditionally approved, or denied by the planning commission upon appeal; (iii) entitlements under this title first heard and decided by the planning director and thereafter approved, conditionally approved, or denied by the planning commission upon appeal, and (iv) a permit for activities affecting heritage trees first heard and decided by the director of transportation or the director's authorized representative under section 12.64.050 of this code and thereafter approved, conditionally approved or denied by the planning commission upon appeal under section 12.64.060 of this code .

B. Except as specifically amended by the amendments to subsection (A)(1), Section 17.200.040 remains unchanged and in full force and effect.

**SECTION 16.** Section 17.204.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

[17.204.010 Initiation of a plan amendment.](#)

An amendment to the general plan land use designation or any specific plan land use designation may be initiated by the planning director, planning commission, city council, or an application by the property owner submitted to the planning director pursuant to Chapter 17.196 of this title. An amendment to the text of the general plan, including any community plan, or specific plan may be initiated by the planning director, the planning commission, or the city council.

**SECTION 17.** Section 17.204.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection B of Section 17.204.020 is amended to read as follows:

B. Procedures—Planning Commission.

The procedural requirements for the hearing before the planning commission and the contents of the hearing notice shall be governed by the provisions of Chapter 17.200 of this title. For an amendment to the text of the general plan or specific plan, notice of the hearing shall be given by publication pursuant to subsection (C)(2)(a) of Section 17.200.010. For an amendment to the general plan land use designation or any specific plan land use designation, notice shall be given by publication and by mail pursuant to subsections (C)(2)(a) and (c) of Section 17.200.010, except that the notice by mail required by subsection (C)(2)(c)(i)(C) of Section 17.200.010 shall be given to the owners of real property located within five hundred (500) feet of the subject real property. After completion of notice and public hearing, the planning commission may recommend approval, denial, or modification of the plan amendment and forward to the city council for action.

B. Except as specifically amended by the amendments to subsection (B), Section 17.204.020 remains unchanged and in full force and effect.

**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	
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		
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															



Exhibit 2

Table 17.24.020 B--Residential land use chart.

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M (S)	M 2	M (S)	M I	M R	S P	S T	A A	A S	A F	A P-F
Acc dwlg for ag																72	72		
Alternative ownership housing*			8/15	8	8	8	8	8	8	8	8								
Apartments	53		5/15	76	76	76	13	13	13/20	13	13/20								
Artist's live/work *53	53	49/16	49/15	49	49	49	49	49	49/20	49	49/20	49/53	49/53	49	49/70		49/72	49/72	
Condo, conversion *			3/15	3	3	3													
Deep lot development *																			
Dormitory *			47/15	47	47	47													
Duplex *			5/15	76	76	76	13	13	13/20	13	13/20								
Family care facility *		16	15	x	x	x													
Family day care facility *		16	15	x	x	x	5	5	5/20	5	5/20			x			72	72	
Family day care home *		42/16	42/15	42	42	42	42	42	42/20	42	42/20	5/53	5/53	42	5/70		42/72	42/72	
Franklin Villa com serv'g																			
Fraternity/sorority *			47/15	47	47	47													
Halfplexes			5/15	76	76	76	13	13	13/20	13	13/20								
Home occupation *	6		6	6	6	6	6	6	6	6	6	6/53	6/53	6	6/70		6/72	6/72	6/19
Mobile/manuf. home *			5/15	5	5	5	13	13	13/20	13	13/20						26/62	26/72	
Used as SF dwelling																			
Mobile/manuf. home *																			
Used as a watch qtrs	53/25	25/16	25/15	25	25	25	25	25	25/20	25	25/20						25/72		
Mobilehome parks *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70				
Modelhome complex/temp sales																			
office																			
Res care facility *		5/16	5/15	5	5	5	5	5	5/20	5	5/20			5			5/72		
Residential hotel—SRO *				50	50	50	50	50	50/20	50	50/20								
Rooming and boarding house			5/15	5	5														
Second residential unit *																			
Single-family dwelling *			5/15	76	76	5	13	13	13/20	13	13/20						26/72	26/72	
Temporary residential building	65	65	65	65	65	65	65	65	65	65	65	65					65/72	65/72	
Temporary residential shelters		5/16	5/15	5	5	5	78	78	78/20	78	78/20	5/53	5/53	5	5/70	5/71	5/72	5/72	

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	E	H	S	C	C	C	C	M	M	M	M		S			A		A			
Use	C	C	C	1	2	3	4	1	1	2	1	2	P	D	H	X	C	A	S	F	P-F
Watchperson's quarters	53/25	25	25	25	25	25	25	25	25	25	25	25	25/53	25/53	25	25	25	25/72	25/72		

Exhibit 3

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 *															
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	5/69		
Amusement center—Outdoor	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Appliance repair shop											7	7	69		
Astrology and related practices *											7	7			23/18
Athletic club/fitness center *											7	7	69		18
Auto sales (new or used), storage, or rental *	11	11	11	11	11	11	11	11	11	11	11	11		11	
Auto service or repair*	11	11	11	11	11	11	11	11	11	11	11	11		11	
Bakery or bakery goods store											7	7	9/69		64/18
Bank—savings and loan											7	7	69		18
Bar, nightclub *											7/40	7/40	40/69		64/18
Barber, beauty shop											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 /landscape 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	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	32/69		64/18
Copy shop											7	7	69		64/18
Delivery service															
Diet center, tanning center											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	69		64/18
Equipment rental & sales yard															
Flea market *															
Florist											7	7	69		64/18
Food store/grocery/deli											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 *															
Helicopter or heliport *	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	69		
Major medical facility *															
Medical clinic or office *											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	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
Residential Hotel—SRO *											50	50	50/69	50	
Restaurant *											7	7	69		64/18
Retail stores *											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	69		
Secondhand store*															
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															
Towing service & vehicle storage yard *															
Tutoring center *											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 *															

Exhibit 4 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									
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	
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), storage, rental	53				10/79/80	10	80	80	20/80	80	20/80									
Auto service or repair*	53				4/10/79/80	4/10	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/landscape 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						5/72	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	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	10/80	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)

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	80	36/80	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	
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									
Secondhand store*	53		15	x	x	x	12	12	12/20	12	12/20				14/70					
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)

2010 Regulatory Improvement Code Changes (M09-034)

August 26, 2010

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
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					
Towing svc & storage yd *					38	38	39	39	39	/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									

Exhibit 5

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 sales, service, and repair															
Warehouse and distribution center*															
Wells, gas or oil	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18

Exhibit 6

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 (S)	M 2	M (S)	M I	M R	S H	S P	T X	A C	A A	A S	A O	A 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							x	x	x/20	x	20	53										
Contractors storage yd							5	x	20	x	20											
Dairy processing plant							5	x	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								x	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	x	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											
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	x	20	x	20											

Truck and tractor sales, service, and repair							5	5	5/20	x	20									
Warehouse and distribution center*	53					x	x	x	20	x	20	53	53							
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	

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 17.16.010, 17.20.020, 17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.64.030, 17.76.020, 17.80.050, 17.88.030, 17.94.030, 17.108.060, 17.132.290, 17.196.010, 17.200.040, 17.204.010, AND 17.204.020 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO APPLICATION PROCESSING AND CODE MAINTENANCE (M09-034)**

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

**SECTION 1.** Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The definition of “auto sales (new or used), service, repair, storage and rental” in Section 17.16.010 is amended to read as follows:

“Auto sales (new or used), storage, or rental” means establishments primarily engaged in the sale, long term storage, or rental or leasing of automobiles, motorcycles, scooters, mopeds, light trucks, vans, trailers, and recreational vehicles subject to registration with the California Department of Motor Vehicles. This term does not include heavy trucks and tractors. Sales of heavy trucks and tractors are included within the category of truck and tractor sales, service, and repair. See also “towing service and vehicle storage yard.”

B. The following definition of “auto service or repair” is added to Section 17.16.010 to read as follows:

“Auto service or repair” means establishments primarily engaged in the maintenance, service, diagnosis, repair, or painting of automobiles, motorcycles, scooters, mopeds, light trucks, vans, trailers, and recreational vehicles subject to registration with the California Department of Motor Vehicles. Included in this definition are body shops, automotive paint shops, tire stores, muffler shops, auto electric shops, van conversion shops, lubrication centers, auto-sound shops, auto-alarm shops, auto-upholstery shops, wheel alignment shops, and similar automotive-related repair and installation businesses. “Auto service or repair” does not include service stations, as defined in this section, or automotive telecommunication or computer installers. “Auto

service or repair” does not include auto parts stores with no service or repair, which are considered retail stores. Service and repair of heavy trucks and tractors are included within the category of truck and tractor sales, service, and repair.

C. The definition of “fuel storage yard” in Section 17.16.010 is amended to read as follows:

“Fuel storage yard” means portions of properties where flammable and combustible liquids and gasses are received by tank vessels, pipe lines, tank cars or tank vehicles, and are stored above ground, blended in bulk, or compressed, for the purpose of distributing such liquids by tank vessels, pipelines, tank cars, tank vehicles, or containers.

D. The definition of “gas station” in Section 17.16.010 is deleted.

E. The following definition of “service station” is added to Section 17.16.010 to read as follows:

“Service station” means any building, land area, or other premises, or portion thereof, used primarily for the retail dispensing or sales of vehicular fuels. Servicing and repair of automobiles; sale and installation of lubricants, tires, batteries, and similar vehicle accessories; and a car wash facility may be allowed based upon the regulations of the zone of the site. A service station use with greater than one hundred (100) square feet of retail sales, unrelated to automobile service, shall be considered to include a convenience market and must meet the regulations for a convenience market (see Section 17.24.050, footnote 34).

F. The following definition of “secondhand store” is added to section 17.16.010 to read as follows:

“Secondhand store” and “thrift store” mean an establishment operated by a private person or not-for-profit organization that devotes 40% or more of floor space to the display of used merchandise, including used appliances, furniture, household items, clothing, or other personal property, that is offered for sale to the public.

G. The following definition of “terminal yard, trucking” is added to section 17.16.010 to read as follows:

“Terminal yard, trucking” means a major assemblage station and maintenance and repair facility, as at a terminus where trucks originate or terminate, or at which they are distributed or combined.

H. The following definition of “thrift store” is added to section 17.16.010 to read as follows:

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“Thrift store” See “secondhand store.”

I. The definition of “warehouse” in Section 17.16.010 is amended to read as follows:

“Warehouse and distribution center” means a building or portion of a building used primarily for the long- or short-term storage of goods and materials awaiting transportation or distribution, and not generally accessible to the general public. Incidental storage, repair, and maintenance of trucks associated with the distribution of goods from the warehouse are allowed.

J. Except as specifically amended by the amendments to definitions set forth in subsections A through I, Section 17.16.010 remains unchanged and in full force and effect.

**SECTION 2.** Section 17.20.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.20.020 Overlay zones.

The following overlay zones are discussed in more detail in Chapters 17.136 through 17.176 and are listed here for convenient reference only:

I-5	Interstate 5 corridor overlay zone	Ch. 17.140
EA	Executive airport overlay zone	Ch. 17.144
LI	Labor intensive overlay zone	Ch. 17.148
AOL	Ascot Avenue overlay zone	Ch. 17.152
FF	Floodway fringe overlay zone	Ch. 17.156
FW	Floodway overlay zone	Ch. 17.156
PC	American River parkway corridor overlay zone	Ch. 17.160
NC	Neighborhood corridor overlay zone	Ch. 17.164
UN	Urban neighborhood overlay zone	Ch. 17.168
MC	Midtown commercial overlay zone	Ch. 17.172

BC	Building conservation overlay zone	Ch. 17.176
TO	Transit Overlay Zone	17.178

**SECTION 3.** 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. Table 17.24.020B is amended to read as set forth in Exhibit 2 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 1 and 2 of this Ordinance, section 17.24.020 and Tables 17.24.020A and 17.24.020B remain unchanged and in full force and effect.

**SECTION 4.** 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 3 to this Ordinance.
- B. Table 17.24.030B is amended to read as set forth in Exhibit 4 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 3 and 4 of this Ordinance, section 17.24.030 and Tables 17.24.030A and 17.24.030B remain unchanged and in full force and effect.

**SECTION 5.** Section 17.24.040 Industrial and Agricultural Land Use Charts 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 5 to this Ordinance.
- B. Table 17.24.040B is amended to read as set forth in Exhibit 6 to this Ordinance.
- C. Except as specifically amended as set forth in Exhibits 5 and 6 of this Ordinance, section 17.24.040 and Tables 17.24.040A and 17.24.040B remain unchanged and in full force and effect.

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

- A. Footnote 4 of Section 17.24.050 is amended to read as follows:

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4. Entire business shall be conducted within a building. No outdoor storage or display of new and/or used merchandise is permitted in this zone.

B. Footnote 11 of Section 17.24.050 is amended to read as follows:

11. Auto sales (new or used), storage, or rental and auto service or repair. Auto sales (new or used) and auto rental are not allowed in residential zones. Auto storage and auto service or repair are not allowed in residential zones except as a permissible accessory use as expressly provided in this subsection (11). Auto service or repair shall be considered a permissible accessory use in a residential zone only if the work is being done on a vehicle registered to a resident of the premises. Auto storage shall be considered a permissible accessory use in a residential zone only if the vehicle being stored is registered to a resident of the premises. Any such vehicle being serviced, repaired, or stored must be located on an approved paved surface and must not violate any other provision of this title or the city code. No more than two vehicles may be undergoing service or repair or may be stored on any premises at any one time. A vehicle that is inoperable or in pieces is presumed by this definition to be undergoing repair. No person shall operate an auto service or repair or auto storage business in a residential zone.

C. Subsection (a) of Footnote 80 of Section 17.24.050 is amended to read as follows:

a. Purpose. The purpose of this footnote is to encourage appropriate transit-supportive uses on existing vacant or underutilized parcels located in whole or in part within a quarter-mile radius of a light rail station. Certain commercial and light industrial uses otherwise allowed by right in these areas are not considered transit-supportive and, therefore, are made subject to review on a case-by-case basis to ensure that new development within a quarter-mile radius of light rail stations is pedestrian friendly, supports light rail ridership, and does not preclude future transit-supportive development. The special permit, plan review, and other requirements and regulations contained in this footnote are intended to apply only to buildings constructed or expanded on or after September 28, 2004 and uses established on or after September 28, 2004, as provided below. In addition, the special permit, plan review, and other requirements and regulations contained in this footnote apply only to uses and buildings located on properties within a quarter-mile radius of a light rail station. Therefore, if the use or building is located on a property that is beyond a quarter-mile radius of a light rail station, the requirements and regulations contained in this footnote do not apply and the use is allowed, subject to any other requirements of the zone in which the use is located.

D. Footnote 82 of Section 17.24.050 is amended to read as follows:

82. Fuel storage yards.

Fuel storage yards are permitted in this zone, subject to the following limitations and requirements:

a. No fuel storage yard shall be established or located within one thousand (1,000) feet, measured from the nearest property lines of each of the affected parcels, of any existing residential zone or residential use.

b. A planning commission special permit issued pursuant to and subject to the findings required by Chapter 17.212 is required to establish a fuel storage yard that meets all of the following criteria:

i. The fuel storage yard will be located on a parcel that is greater than two acres in size;

ii. The parcel would contain one or more tanks of five hundred (500) gallon or greater capacity containing liquefied or compressed flammable or combustible gases;

iii. Liquefied or compressed flammable or combustible gases are generated or manufactured on the site; and

iv. Liquefied or compressed flammable or combustible gases are distributed in containers with a capacity of greater than twenty (20) gallons.

E. Except as specifically amended by the amendments to footnotes 4, 11, 80, and 82, Section 17.24.050 remains unchanged and in full force and effect.

**SECTION 7.** Section 17.64.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection J is added to Section 17.64.030 to read as follows:

J. Exterior Lighting.

Exterior lighting conforming to the following requirements shall be provided for all parking lots:

1. Exterior lighting shall be provided to meet the following performance standards:

a. Minimum maintained illumination of 1.5 foot candles per square foot of parking area during business hours;

b. Minimum maintained illumination of .25 foot candles per square foot of surface area of all walkways, alcoves, and passageways serving the parking lot from one-half hour before dusk to one-half hour after dawn.

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

3. All light fixtures shall be vandal resistant.

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

B. Except as specifically amended by the addition of subsection J, Section 17.64.030 remains unchanged and in full force and effect.

**SECTION 8.** Section 17.76.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

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

A. Residential Developments (Single-Family, Two-Family, and Multi-Family) Front and Street Side Yard.

Walls or fences not exceeding four feet in height may be placed along the front and street side property lines or within the front yard and street side yard setback areas subject to the following exceptions.

1. Exception—Wrought Iron Fences.

A decorative open metal wrought iron or tubular steel fence not exceeding six feet in height may be placed along the front and street side property lines or within the front yard and street side yard setback areas. This exception does not authorize solid walls or fences composed of woven wire, wood, or materials other than open metal wrought iron or tubular steel. A post or pilaster, consisting of masonry, brick or other solid material not exceeding eighteen (18) inches square and six feet tall, may be used to support a wrought iron or tubular steel fence at a minimum distance between posts of six feet.

2. Exception—Street Side Yard Setback Area.

a. Fence Location. A fence or wall not exceeding six feet in height may be placed within the street side yard setback area if it is either located at least five feet from the street side property line, or is placed on a line parallel to the street which represents the extension of the wall of the main building which is nearest to the street.

b. Landscaping Requirement. Climbing vines, shrubs or trees shall be planted along the base of that portion of the wall or fence that fronts a public street. The remaining setback area between the fence and property line shall be landscaped with

grass or other low ground cover. All plants shall be properly irrigated and maintained. Only living vegetation may be used to meet the landscaping requirements.

3. Exception—Gate Feature.

A decorative gateway feature is permitted as long as the feature has a maximum height of ten (10) feet, a maximum length of eight feet and a maximum width of twenty-four (24) inches.

B. Subsection B of Section 17.76.020 is amended to read as follows:

B. Residential Development (Single-Family, Two-Family, and Multi-Family)Rear and Interior Side Yard.

Walls or fences not exceeding six feet in height may be placed along the rear or interior side property lines or within the rear or interior side yard setback areas. A decorative gateway feature is permitted as long as the feature has a maximum height of ten (10) feet, a maximum length of eight feet and a maximum width of twenty-four (24) inches. Fences exceeding six feet in height are allowed outside the required rear and interior side yard setback areas (i.e., within the building envelope of the lot).

C. Subsection C of Section 17.76.020 is amended to read as follows:

C. Multiple Family Developments—Wall Requirement.

Any residential development consisting of three or more units which is located on a single parcel shall provide a minimum of six foot high solid wall of masonry, brick or similar material along all property lines which border the on-site parking lot and which abut a single-family or two-family residential zone or residence. The six foot wall shall not extend into any required front yard or street side yard setback areas of the multiple family development or adjacent residential development. The height of the wall in the front or street side setback areas shall comply with subsection A of this section.

D. Except as specifically amended by the amendments to subsections A, B, and C, section 17.76.020 remains unchanged and in full force and effect.

**SECTION 9.** Section 17.80.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The chart set forth in Section 17.80.050 is amended to read as follows:

Type of Accessory Structure	Minimum Setbacks	Max. Lot Coverage	Max. Lot Coverage of Required Rear Yard	Minimum Distance from Main Building	Maximum Height	Driveway	Other Standards
Garage	1	2	3	4	5	6	7,8
Carport	1	2	3	4	5	6	7,8

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Covered patio or covered unenclosed structure	1	2	3	9	5	N/A	—
Uncovered deck	10	11	3	12	13	N/A	14
Covered deck	1	2	3	9	5	N/A	14
Enclosed structure	1	2	3	4	5	6	7,15

B. Except as specifically amended by the amendments to the chart set forth in subsection A, Section 17.80.050 remains unchanged and in full force and effect.

**SECTION 10.** Section 17.88.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 10 of Section 17.88.030 is amended to read as follows:

10. Discontinuance of a Nonconforming Use.

a. Except as provided in subsections (c) and (d) of this footnote 10, any lot, building, or structure occupied by a nonconforming use that becomes vacant and remains unoccupied for a continuous period of one year or more shall not be thereafter occupied except by a use which conforms to the use regulations of the zone in which it is located.

b. Except as provided in subsections (c) and (d) of this footnote 10, the special permit for any use of a lot, building, or structure that is considered to have a special permit pursuant to footnote 7 of this section shall be deemed automatically revoked if the use is voluntarily or involuntarily interrupted for a continuous period of one year or more.

c. Exception—Nonconforming Residential Uses in Residential and Nonresidential Zones. If a nonconforming residential use remains vacant and unoccupied for a continuous period of one year it may be re-established subject to an approved zoning administrator’s special permit pursuant to Chapter 17.212 of this title. For nonconforming residential uses, the use shall not be considered discontinued unless all of the units on the lot or in the building remain vacant and unoccupied for a continuous period of one year.

d. Exception—Pending Application(s) for Change of Use. For purposes of this chapter, a lot, building, or structure for which a request for a change from one nonconforming use to another nonconforming use is filed pursuant to subsection (9)(a) of this section shall be considered to have been discontinued from the date that the old use ceases until the date that the application for change of use is filed. Two applications for a change from one non-conforming use to another nonconforming use may be made pursuant to subsection (9)(a) of this section. If the first application is denied and less than thirty (30) days remain of the one-year period, or if the one-year period has expired, a second application may be filed not later than thirty (30) days from the date of

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denial of the first application. For purposes of this subsection, the date of denial shall be the date the decision becomes final.

B. Except as specifically amended by the amendments to footnote 10, Section 17.88.030 remains unchanged and in full force and effect.

**SECTION 11.** Section 17.94.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection (D)(1)(g) of Section 17.94.030 is amended to read as follows:

g. Secondhand store;

B. Except as specifically amended by the amendment to subsection (D)(1)(g), Section 17.94.030 remains unchanged and in full force and effect.

**SECTION 12.** Section 17.108.060 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection (C)(3) of Section 17.108.060 is amended to read as follows:

3. "A" Frame and Portable Signs. Notwithstanding the provisions of Section 15.148.670(E) of this code, in-lieu of a detached monument sign, the director of the department of transportation may approve "A" frame and portable signs in the public right-of-way, subject to an encroachment permit.

B. Except as specifically amended by the amendments to subsection (C)(3), Section 17.108.060 remains unchanged and in full force and effect.

**SECTION 13.** Section 17.132.290 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection D of Section 17.132.290 is amended to read as follows:

D. Projects Exempt from Design Review.

Notwithstanding the provisions of subsections A, B, and C of this section to the contrary, design review shall not be required for the following projects:

1. Remodels or repairs to the interior of any existing building or structure;

2. The following repair and replacement projects; provided, the value of the work does not exceed ten thousand dollars (\$10,000.00), and the work proposed does not alter, expand or otherwise modify the existing structure:

a. The repair or replacement of stairs, rails and porches to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or replaced in the previous 36 months does not exceed 50% of the existing porch or stair area of the structure,

b. The repair or replacement of roofing to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or replaced in the previous 36 months does not exceed 25% of the existing roof area of the structure,

c. The repair or replacement of exterior siding materials to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or re-placed in the previous 36 months does not exceed 25% of the existing siding area of the structure,

d. The repair or replacement of windows and exterior doors to match the design and materials existing at the time of the proposed work, provided the portion to be repaired or replaced when added to the portion(s) repaired or replaced in the previous 36 months does not exceed 25% of the existing windows or 50% of the existing doors of the structure;

3. New construction of single-family residential units utilizing, without substantial deviation, registered house plans approved for use in the design review district where the proposed construction is located;

4. The construction or installation of public utility boxes and public utility sheds;

5. Billboards;

6. Properties located within a planned unit development subject to Chapter 17.180.

7. Re-roofing projects on buildings or structures that are less than 50 years old and that are not listed in the Sacramento Register of Historic and Cultural Resources, if the project conforms to the following criteria:

a. The new roofing will match the original roofing.

b. If repair or replacement of existing gutters is proposed, the new gutters will match existing. If there are no existing gutters, new fascia or OG gutters can be provided. Downspouts shall be repaired or replaced to match existing.

c. No change or cutting is proposed to original exposed rafter tails, if any.

8. HVAC installations that conform to the following criteria:

a. Ground-mounted units.

i. The new unit replaces, in the same location, an existing unit, and the new unit does not exceed the size of the existing unit by more than 25%; or

ii. The new unit is fully screened behind a solid fenced area and will not be visible from any street views, or existing shrubs or building will screen the unit and will not be visible from any street views.

b. Roof-mounted units.

i. The new unit replaces, in the same location, an existing unit, and the new unit does not exceed the size of the existing unit by more than 25%; or

ii. The new unit is fully screened by the building such that no portion of the new unit is visible from any street views.

B. Except as specifically amended by the amendments to subsection D, Section 17.132.290 remains unchanged and in full force and effect.

**SECTION 14.** Section 17.196.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

A. All applications for entitlements described in this title shall be in writing and shall be filed with the planning director upon forms provided by the city.

B. Fees shall be charged to permit applicants to cover all aspects of administration of the planning department and all other city departments relating to entitlement applications under this title, including but not limited to application intake; processing; review and evaluation; hearings and appeals; meetings, consultations, and research; preparation and revisions to plans and policies that the city is required to adopt to make necessary findings and determinations; environmental reviews and studies; and other service charges, enforcement, and administrative overhead. The amount or method of calculation of all fees (including deposits) authorized by and charged under this title shall be established by resolution of the city council.

C. 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.

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

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**SECTION 15.** Section 17.200.040 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection (A)(1) of Section 17.200.040 is amended to read as follows:

1. Planning Director.

The planning director shall make a report of the following decisions to the city council as soon as reasonably practicable after the decision is made: (i) entitlements under this title first heard by the planning commission which are approved or conditionally approved by the planning commission; (ii) entitlements under this title first heard and decided by the zoning administrator and thereafter approved, conditionally approved, or denied by the planning commission upon appeal; (iii) entitlements under this title first heard and decided by the planning director and thereafter approved, conditionally approved, or denied by the planning commission upon appeal, and (iv) a permit for activities affecting heritage trees first heard and decided by the director of transportation or the director's authorized representative under section 12.64.050 of this code and thereafter approved, conditionally approved or denied by the planning commission upon appeal under section 12.64.060 of this code .

B. Except as specifically amended by the amendments to subsection (A)(1), Section 17.200.040 remains unchanged and in full force and effect.

**SECTION 16.** Section 17.204.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.204.010 Initiation of a plan amendment.

An amendment to the general plan land use designation or any specific plan land use designation may be initiated by the planning director, planning commission, city council, or an application by the property owner submitted to the planning director pursuant to Chapter 17.196 of this title. An amendment to the text of the general plan, including any community plan, or specific plan may be initiated by the planning director, the planning commission, or the city council.

**SECTION 17.** Section 17.204.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection B of Section 17.204.020 is amended to read as follows:

B. Procedures—Planning Commission.

The procedural requirements for the hearing before the planning commission and the contents of the hearing notice shall be governed by the provisions of Chapter 17.200 of this title. For an amendment to the text of the general plan or specific plan,

notice of the hearing shall be given by publication pursuant to subsection (C)(2)(a) of Section 17.200.010. For an amendment to the general plan land use designation or any specific plan land use designation, notice shall be given by publication and by mail pursuant to subsections (C)(2)(a) and (c) of Section 17.200.010, except that the notice by mail required by subsection (C)(2)(c)(i)(C) of Section 17.200.010 shall be given to the owners of real property located within five hundred (500) feet of the subject real property. After completion of notice and public hearing, the planning commission may recommend approval, denial, or modification of the plan amendment and forward to the city council for action.

B. Except as specifically amended by the amendments to subsection B, Section 17.204.020 remains unchanged and in full force and effect.

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	
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		
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															

Exhibit 2

Table 17.24.020 B--Residential land use chart.

Use	E C	H C	S C	C 1	C 2	C 3	C 4	M 1	M (S)	M 2	M (S)	M I	M R	H	S P	T X	A C	A S	A F	A R P- F
Acc dwlg for ag																	72	72		
Alternative ownership housing*			8/15	8	8	8	8	8	8	8	8									
Apartments	53		5/15	76	76	76	13	13	13/20	13	13/20									
Artist's live/work *53	53	49/16	49/15	49	49	49	49	49	49/20	49	49/20	49/53	49/53	49	49/70		49/72	49/72		
Condo, conversion *			3/15	3	3	3														
Deep lot development *																				
Dormitory *			47/15	47	47	47														
Duplex *			5/15	76	76	76	13	13	13/20	13	13/20									
Family care facility *		16	15	x	x	x														
Family day care facility *		16	15	x	x	x	5	5	5/20	5	5/20			x			72	72		
Family day care home *		42/16	42/15	42	42	42	42	42	42/20	42	42/20	5/53	5/53	42	5/70		42/72	42/72		
Franklin Villa com serv'g																				
Fraternity/sorority *			47/15	47	47	47														
Halfplexes			5/15	76	76	76	13	13	13/20	13	13/20									
Home occupation *	6		6	6	6	6	6	6	6	6	6	6/53	6/53	6	6/70		6/72	6/72	6/19	
Mobile/manuf. home * Used as SF dwelling			5/15	5	5	5	13	13	13/20	13	13/20						26/62	26/72		
Mobile/manuf. home * Used as a watch qtrs	53/25	25/16	25/15	25	25	25	25	25	25/20	25	25/20						25/72			
Mobilehome parks *		5/16	5/15	5	5	5	5	5	5/20	5	5/20	5/53	5/53	5	5/70					
Modelhome complex/temp sales office																				
Res care facility *		5/16	5/15	5	5	5	5	5	5/20	5	5/20			5			5/72			
Residential hotel—SRO *				50	50	50	50	50	50/20	50	50/20									
Rooming and boarding house			5/15	5	5															
Second residential unit *																				
Single-family dwelling *			5/15	76	76	5	13	13	13/20	13	13/20						26/72	26/72		
Temporary residential building	65	65	65	65	65	65	65	65	65	65	65	65					65/72	65/72		
Temporary residential shelters		5/16	5/15	5	5	5	78	78	78/20	78	78/20	5/53	5/53	5	5/70	5/71	5/72	5/72		
Watchperson's quarters	53/25	25	25	25	25	25	25	25	25	25	25	25/53	25/53	25	25	25	25/72	25/72		

Exhibit 3

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 *															
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	5/69		
Amusement center—Outdoor	5	5	5	5	5	5	5	5	5	5	5	5	5/69	5	5/18
Appliance repair shop											7	7	69		
Astrology and related practices *											7	7			23/18
Athletic club/fitness center *											7	7	69		18
Auto sales (new or used), storage, or rental *	11	11	11	11	11	11	11	11	11	11	11	11		11	
Auto service or repair*	11	11	11	11	11	11	11	11	11	11	11	11		11	
Bakery or bakery goods store											7	7	9/69		64/18
Bank—savings and loan											7	7	69		18
Bar, nightclub *											7/40	7/40	40/69		64/18
Barber, beauty shop											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 /landscape 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	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	32/69		64/18
Copy shop											7	7	69		64/18
Delivery service															
Diet center, tanning center											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	69		64/18
Equipment rental & sales yard															
Flea market *															
Florist											7	7	69		64/18
Food store/grocery/deli											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

Exhibit 3 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	69		
Major medical facility *															
Medical clinic or office *											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	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
Residential Hotel—SRO *											50	50	50/69	50	
Restaurant *											7	7	69		64/18
Retail stores *											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	69		
Secondhand store*															
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															
Towing service & vehicle storage yard *															
Tutoring center *											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 *															

Exhibit 4 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									
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	
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), storage, rental	53				10/79/80	10	80	80	20/80	80	20/80									
Auto service or repair*	53				4/10/79/80	4/10	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/landscape 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	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	10/80	10/80	10/20/80									
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						

Exhibit 4 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
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	
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									
Secondhand store*	53		15	x	x	x	12	12	12/20	12	12/20				14/70					
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									

Exhibit 4 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
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					
Towing svc & storage yd *					38	38	39	39	39	/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									

Exhibit 5

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 sales, service, and repair															
Warehouse and distribution center*															
Wells, gas or oil	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5/18

Exhibit 6

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 (S)	M 2	M (S)	M I	M R	S H	S P	T X	A C	A S	A O	A 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							x	x	x/20	x	20	53									
Contractors storage yd							5	x	20	x	20										
Dairy processing plant							5	x	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								x	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	x	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										
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	x	20	x	20										
Truck and tractor sales, service, and repair							5	5	5/20	x	20										
Warehouse and distribution center*	53						x	x	x	20	x	20	53	53							
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		

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 16.04.040, 16.08.010, 16.12.020, 16.24.100, 16.28.060, 16.32.090, 16.32.150, 16.40.130, 16.40.220, 16.40.240, 16.52.010, AND 16.52.020 OF TITLE 16 OF THE SACRAMENTO CITY CODE (THE SUBDIVISION CODE) RELATING TO APPLICATION PROCESSING AND CODE MAINTENANCE (M09-034)**

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

**SECTION 1.** Section 16.04.040 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. The following changes are made to the definitions set out in Section 16.04.040:

1. The definition of “director of planning and development” is deleted.

2. A definition of “halfplex dwelling” is added to Section 16.04.040 to read as follows:

“Halfplex dwelling” means a building comprised of two dwelling units designed for occupancy by two families living independently of each other, where each dwelling unit is attached to the other and located on a lot that may be separately owned or conveyed.”

3. The definition of “planning director” is amended to read as follows;

“Planning director” means the principal administrative officer of the planning department established pursuant to Chapter 2.36 of this code given authority pursuant to this title.

4. The definition of “planning division” is deleted.

B. Except as specifically amended by the provisions in subsection A, Section 16.04.040 remains unchanged and in full force and effect.

**SECTION 2.** Section 16.08.010 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection D of Section 16.08.010 is amended to read as follows:

D. Zoning Administrator.

The zoning administrator shall be responsible for:

1. The approval, conditional approval, or denial of tentative maps for all subdivisions resulting in divisions of land into four or fewer parcels;

2. The approval, conditional approval, or denial of tentative maps for subdivisions described in subsections (A)(1) through (4) of Section 16.12.020.

3. The approval, conditional approval or denial of subdivision modifications for all subdivisions resulting in the division of land into four or fewer parcels, for lot line adjustments under Chapter 16.16, and for mergers of contiguous parcels under common ownership without reversion under Chapter 16.20;

4. The approval or denial of requests for extensions of time for tentative maps other than vesting tentative maps; and

5. The approval, conditional approval, or denial of all post subdivision modifications of four or fewer parcels.

B. Except as specifically amended by the provisions in subsection A, Section 16.08.010 remains unchanged and in full force and effect.

**SECTION 3.** Section 16.12.020 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection B of Section 16.12.020 is amended to read as follows:

B. A tentative map and a parcel map shall be required for those subdivisions described in subsections (A)(1) through (4) of this section, except that a parcel map may be waived by the planning commission or zoning administrator in accordance with the provisions of Section 16.32.150 of this title.

B. Except as specifically amended by the provisions in subsection A, Section 16.12.020 remains unchanged and in full force and effect.

**SECTION 4.** Section 16.24.100 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.24.100 City council call-up review.

If a tentative map is approved or conditionally approved by the planning commission, the planning director shall forthwith make a written report of such approval to the city council. The mayor or councilmember in whose district the project is located shall have the right to call up the tentative map for city council review by filing a written request with the planning director within ten (10) days of the final action by the planning commission. If the tenth day falls on a non-business day, the last day to call-up is the next business day. Upon the filing of a request by the mayor or councilmember to call up a tentative map for city council review, the council shall notice and set the matter for a public hearing, which shall be held within thirty (30) days after the request for review has been filed or made, unless the subdivider consents to a continuance. Notice of the public hearing shall be given in the same manner as specified in Section 16.24.095(A) of this chapter. The hearing before the city council shall be de novo, meaning that the city council shall hear the matter in the same manner that the design commission, preservation commission, or the planning commission heard the matter in the first instance. The council may add, modify or delete conditions if the council determines that such changes are necessary to ensure that the tentative map conforms to the Subdivision Map Act and this title. The city council may deny the tentative map on any of the grounds contained in Section 16.24.095(D) of this chapter. Within seven days following the conclusion of the hearing, the city council shall render its decision. If the city council does not act within the time limits set forth in this section, the tentative map shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the planning commission insofar as it complies with all other applicable provisions of the Subdivision Map Act, this title, this code and the general plan.

**SECTION 5.** Section 16.28.060 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection K is added to Section 16.28.060 to read as follows:

K. If the final map creates one or more halfplex lots, the approved final inspection of the halfplexes constructed on each of the halfplex lots.

B. Except as specifically amended by the addition of Subsection K, Section 16.28.060 remains unchanged and in full force and effect.

**SECTION 6.** Section 16.32.090 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection K is added to Section 16.32.090 to read as follows:

**2010 Regulatory Improvement Code Changes (M09-034)**

K. If the parcel map creates one or more halfplex lots, the approved final inspection of the halfplexes constructed on each of the halfplex lots.

B. Except as specifically amended by the addition of Subsection K, Section 16.32.090 remains unchanged and in full force and effect.

**SECTION 7.** Section 16.32.150 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection C of Section 16.32.150 is amended to read as follows:

C. Conditions. In addition to the foregoing requirements of this section, the following conditions must be satisfied before a certificate of compliance for the property may be recorded:

1. The subdivider must comply with Section 16.32.100 of this chapter and the requirements of the Subdivision Map Act.

2. Property descriptions, drawings showing bearings and distances, and closure calculations must be submitted.

3. A preliminary title report or letter from a title company showing that the subdivider is the owner of the subject property must be submitted.

4. A filing fee established by resolution by the city council must be paid.

5. If the proposed land division creates one or more halfplex lots, the approved final inspection of the halfplexes constructed on each of the halfplex lots must be submitted.

B. Except as specifically amended by the addition of Subsection (C) (5), Section 16.32.150 remains unchanged and in full force and effect.

**SECTION 8.** Section 16.40.130 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.40.130 Reserved.

**SECTION 9.** Section 16.40.220 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

**2010 Regulatory Improvement Code Changes (M09-034)**

16.40.220 Lots—Width and area in the R-1 and R-2 zones.

Except as provided in Section 16.40.240(B) for lots in the central city, and except for lots within a planned unit development or lots subject to a special permit for alternative ownership housing type development under Section 17.24.050(8) of this code, the minimum width and area of all lots proposed for single-family and two-family residential uses in the R-1 and R-2 zones shall conform to the following standards. For lots proposed for halfplex development, these standards shall be applied to the combined area, width, and depth of the two halfplex lots:

A. Interior lots shall have a minimum width of fifty-two (52) feet at the front building setback line.

B. Corner lots shall have a minimum width of sixty-two (62) feet at the front building setback lines.

C. Lot depth shall not exceed one hundred sixty (160) feet and shall not be less than one hundred (100) feet in depth.

D. Interior lots shall have an area of not less than five thousand two hundred (5,200) square feet.

E. Corner lots shall have an area of not less than six thousand two hundred (6,200) square feet.

F. Side lot lines shall be normally at right angles or radial to street lines.

G. For lots proposed for halfplex development, the standards set forth in subsections A through F shall be applied to the combined area, width, and depth of the two halfplex lots.

**SECTION 10.** Section 16.40.240 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.40.240 Lots—Width and area in zones other than R-1 and R-2 and in the central city.

A. Except as otherwise provided in Sections 16.40.220 and 16.40.230, and in subsection B of this section, and except for lots within a planned unit development or lots subject to a special permit for alternative ownership housing type development under Section 17.24.050(8) of this code, the area, depth and width of properties proposed in all zones other than the R-1 and R-2 zones (existing or proposed in connection with the subdivision) shall be reasonably adequate to provide for the off-street service and parking facilities required by the type of zone and development proposed; provided, in no event shall the lot area be less than five thousand two hundred (5,200) square feet for an interior lot of six thousand two hundred (6,200)

**2010 Regulatory Improvement Code Changes (M09-034)**

square feet for a corner lot. For lots proposed for halfplex development, the minimum area requirement shall be applied to the combined area of the two halfplex lots.

B. The width, depth, and area of all lots in any zone in the central city shall conform to the following standards:

1. Interior and corner lots shall have a minimum width of forty (40) feet at the front building setback line.

2. Lot depth shall not exceed one hundred sixty (160) feet and shall not be less than eighty (80) feet in depth.

3. Interior and corner lots shall have an area of not less than three thousand two hundred (3,200) square feet.

4. Side lot lines shall be normally at right angles or parallel to street lines.

5. For lots proposed for halfplex development, the standards set forth in this subsection B shall be applied to the combined area, width, and depth of the two halfplex lots:

**SECTION 11.** Section 16.52.010 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

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, or to the design of or the conditions of approval of a tentative subdivision or parcel map; 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 that does not violate 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 12.** Section 16.52.020 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

**2010 Regulatory Improvement Code Changes (M09-034)**

16.52.020 Required findings and conditions.

A. Modifications to the Requirements or Standards.

No modification to the requirements or standards imposed by these regulations shall be approved by the zoning administrator, planning commission or city council unless all the following findings are made:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city. In granting a modification, the planning commission or city council may impose such conditions as are necessary to protect the public health, safety or welfare, and assure compliance with the general plan, with all applicable specific plans, and with the intent and purposes of these regulations.

B. Modifications to Design or Conditions of Approval of a Tentative Subdivision or Parcel Map.

No modification to the design or to a condition of approval of a tentative subdivision or parcel map shall be approved by the zoning administrator, planning commission or city council unless all of the findings required for approval of a tentative map under Chapter 16.24 are made in support of the tentative map with the modified condition.

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTIONS 16.04.040, 16.08.010, 16.12.020, 16.24.100, 16.28.060, 16.32.090, 16.32.150, 16.40.130, 16.40.220, 16.40.240, 16.52.010, AND 16.52.020 OF TITLE 16 OF THE SACRAMENTO CITY CODE (THE SUBDIVISION CODE) RELATING TO APPLICATION PROCESSING AND CODE MAINTENANCE (M09-034)**

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

**SECTION 1.** Section 16.04.040 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. The following changes are made to the definitions set out in Section 16.04.040:

- 1. The definition of “director of planning and development” is deleted.
- 2. A definition of “halfplex dwelling” is added to Section 16.04.040 to read as follows:

“Halfplex dwelling” means a building comprised of two dwelling units designed for occupancy by two families living independently of each other, where each dwelling unit is attached to the other and located on a lot that may be separately owned or conveyed.”

3. The definition of “planning director” is amended to read as follows;

“Planning director” means the principal administrative officer of the planning department established pursuant to Chapter 2.36 of this code given authority pursuant to this title.

4. The definition of “planning division” is deleted.

B. Except as specifically amended by the provisions in subsection A, Section 16.04.040 remains unchanged and in full force and effect.

**SECTION 2.** Section 16.08.010 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection D of Section 16.08.010 is amended to read as follows:

D. Zoning Administrator.

The zoning administrator shall be responsible for:

1. The approval, conditional approval, or denial of tentative maps for all subdivisions resulting in divisions of land into four or fewer parcels;

2. The approval, conditional approval, or denial of tentative maps for subdivisions described in subsections (A)(1) through (4) of Section 16.12.020.

3. The approval, conditional approval or denial of subdivision modifications for all subdivisions resulting in the division of land into four or fewer parcels, for lot line adjustments under Chapter 16.16, and for mergers of contiguous parcels under common ownership without reversion under Chapter 16.20;

4. The approval or denial of requests for extensions of time for tentative maps other than vesting tentative maps; and

5. The approval, conditional approval, or denial of all post subdivision modifications of four or fewer parcels.

B. Except as specifically amended by the provisions in subsection A, Section 16.08.010 remains unchanged and in full force and effect.

**SECTION 3.** Section 16.12.020 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection B of Section 16.12.020 is amended to read as follows:

B. A tentative map and a parcel map shall be required for those subdivisions described in subsections (A)(1) through (4) of this section, except that a parcel map may be waived by the planning commission or zoning administrator in accordance with the provisions of Section 16.32.150 of this title.

B. Except as specifically amended by the provisions in subsection A, Section 16.12.020 remains unchanged and in full force and effect.

**SECTION 4.** Section 16.24.100 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.24.100 City council call-up review.

If a tentative map is approved or conditionally approved by the planning commission, the planning director shall forthwith make a written report of such approval to the city council. The mayor or councilmember in whose district the project is located shall have the right to call up the tentative map for city council review by filing a written request with the planning director within ten (10) days of the final action by the planning commission. If the tenth day falls on a non-business day, the last day to call-up is the next business day. Upon the filing of a request by the mayor or councilmember to call up a tentative map for city council review, the council shall notice and set the matter for a public hearing, which shall be held within thirty (30) days after the request for review has been filed or made, unless the subdivider consents to a continuance. Notice of the public hearing shall be given in the same manner as specified in Section 16.24.095(A) of this chapter. The hearing before the city council shall be de novo, meaning that the city council shall hear the matter in the same manner that the design commission, preservation commission, or the planning commission heard the matter in the first instance. The council may add, modify or delete conditions if the council determines that such changes are necessary to ensure that the tentative map conforms to the Subdivision Map Act and this title. The city council may deny the tentative map on any of the grounds contained in Section 16.24.095(D) of this chapter. Within seven days following the conclusion of the hearing, the city council shall render its decision. If the city council does not act within the time limits set forth in this section, the tentative map shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the planning commission insofar as it complies with all other applicable provisions of the Subdivision Map Act, this title, this code and the general plan.

**SECTION 5.** Section 16.28.060 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection K is added to Section 16.28.060 to read as follows:

K. If the final map creates one or more halfplex lots, the approved final inspection of the halfplexes constructed on each of the halfplex lots.

B. Except as specifically amended by the addition of Subsection K, Section 16.28.060 remains unchanged and in full force and effect.

**2010 Regulatory Improvement Code Changes (M09-034)**

**SECTION 6.** Section 16.32.090 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection K is added to Section 16.32.090 to read as follows:

K. If the parcel map creates one or more halfplex lots, the approved final inspection of the halfplexes constructed on each of the halfplex lots.

B. Except as specifically amended by the addition of Subsection K, Section 16.32.090 remains unchanged and in full force and effect.

**SECTION 7.** Section 16.32.150 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended as follows:

A. Subsection C of Section 16.32.150 is amended to read as follows:

C. Conditions. In addition to the foregoing requirements of this section, the following conditions must be satisfied before a certificate of compliance for the property may be recorded:

1. The subdivider must comply with Section 16.32.100 of this chapter and the requirements of the Subdivision Map Act.

2. Property descriptions, drawings showing bearings and distances, and closure calculations must be submitted.

3. A preliminary title report or letter from a title company showing that the subdivider is the owner of the subject property must be submitted.

4. A filing fee established by resolution by the city council must be paid.

5. If the proposed land division creates one or more halfplex lots, the approved final inspection of the halfplexes constructed on each of the halfplex lots must be submitted.

B. Except as specifically amended by the addition of Subsection (C) (5), Section 16.32.150 remains unchanged and in full force and effect.

**SECTION 8.** Section 16.40.130 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.40.130 Reserved.

**SECTION 9.** Section 16.40.220 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.40.220 Lots—Width and area in the R-1 and R-2 zones.

Except as provided in Section 16.40.240(B) for lots in the central city, and except for lots within a planned unit development or lots subject to a special permit for alternative ownership housing type development under Section 17.24.050(8) of this code, the minimum width and area of all lots proposed for single-family and two-family residential uses in the R-1 and R-2 zones shall conform to the following standards. For lots proposed for halfplex development, these standards shall be applied to the combined area, width, and depth of the two halfplex lots:

A. Interior lots shall have a minimum width of fifty-two (52) feet at the front building setback line.

B. Corner lots shall have a minimum width of sixty-two (62) feet at the front building setback lines.

C. Lot depth shall not exceed one hundred sixty (160) feet and shall not be less than one hundred (100) feet in depth.

D. Interior lots shall have an area of not less than five thousand two hundred (5,200) square feet.

E. Corner lots shall have an area of not less than six thousand two hundred (6,200) square feet.

F. Side lot lines shall be normally at right angles or radial to street lines.

G. For lots proposed for halfplex development, the standards set forth in subsections A through F shall be applied to the combined area, width, and depth of the two halfplex lots.

**SECTION 10.** Section 16.40.240 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.40.240 Lots—Width and area in zones other than R-1 and R-2 and in the central city.

A. Except as otherwise provided in Sections 16.40.220 and 16.40.230, and in subsection B of this section, and except for lots within a planned unit development or lots subject to a special permit for alternative ownership housing type development under Section 17.24.050(8) of this code, the area, depth and width of properties

proposed in all zones other than the R-1 and R-2 zones (existing or proposed in connection with the subdivision) shall be reasonably adequate to provide for the off-street service and parking facilities required by the type of zone and development proposed; provided, in no event shall the lot area be less than five thousand two hundred (5,200) square feet for an interior lot of six thousand two hundred (6,200) square feet for a corner lot. For lots proposed for halfplex development, the minimum area requirement shall be applied to the combined area of the two halfplex lots.

B. The width, depth, and area of all lots in any zone in the central city shall conform to the following standards:

1. Interior and corner lots shall have a minimum width of forty (40) feet at the front building setback line.

2. Lot depth shall not exceed one hundred sixty (160) feet and shall not be less than eighty (80) feet in depth.

3. Interior and corner lots shall have an area of not less than three thousand two hundred (3,200) square feet.

4. Side lot lines shall be normally at right angles or parallel to street lines.

5. For lots proposed for halfplex development, the standards set forth in this subsection B shall be applied to the combined area, width, and depth of the two halfplex lots:

**SECTION 11.** Section 16.52.010 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

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, or to the design of or the conditions of approval of a tentative subdivision or parcel map; 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 that does not violate 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 12.** Section 16.52.020 of Title 16 of the Sacramento City Code (the Subdivision Code) is amended to read as follows:

16.52.020 Required findings and conditions.

A. Modifications to the Requirements or Standards.

No modification to the requirements or standards imposed by these regulations shall be approved by the zoning administrator, planning commission or city council unless all the following findings are made:

1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city. In granting a modification, the planning commission or city council may impose such conditions as are necessary to protect the public health, safety or welfare, and assure compliance with the general plan, with all applicable specific plans, and with the intent and purposes of these regulations.

B. Modifications to Design or Conditions of Approval of a Tentative Subdivision or Parcel Map.

No modification to the design or to a condition of approval of a tentative subdivision or parcel map shall be approved by the zoning administrator, planning commission or city council unless all of the findings required for approval of a tentative map under Chapter 16.24 are made in support of the tentative map with the modified condition.

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE ADDING SECTION 17.224.005 TO, AND AMENDING SECTION 17.224.010 OF, TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO HOME OCCUPATIONS (M09-034)**

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

**SECTION 1.**

Section 17.224.005 is added to of Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.224.005 Home occupation regulation—Intent--Definitions.

A. The provisions of this chapter shall control the conduct, establishment and maintenance of home occupations.

B. The intent of these regulations is to reduce and control the impact of a home occupation so that its effects on a neighborhood are undetectable from normal and usual residential activity.

C. For purposes of this chapter, the term “permitted residence” shall mean the dwelling unit (including accessory structures) for which a home occupation permit is issued under this chapter.

**SECTION 2.**

Section 17.224.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.224.010 Home occupation permits.

A. Permit Required.

**2010 Regulatory Improvement Code Changes (M09-034)**

No home occupation shall be established unless and until a permit has been issued in accordance with the provisions of this chapter.

**B. Application.**

An application for a home occupation permit shall conform to and shall be governed by the requirements of Chapter 17.196, including the payment of an application fee.

**C. Ministerial Permits.**

A home occupation permit shall be issued by the zoning administrator for any of the following occupations upon acceptance of an application as complete under Section 17.196.020, including the payment of the required fee, and upon the filing of a signed declaration of the applicant confirming that all of the special conditions stated in this subsection C, and the general conditions stated in subsection E of this section that are applicable to the proposed occupation will be satisfied.

1. General office uses, such as accountant, administrative assistant, answering service, appraiser, architect, attorney, bookkeeper, broker or agent (real estate, insurance, etc.), counselor, consultant, drafting service, engineer, interior decorator, secretarial service, word processing service, and other office uses whose characteristics are substantially similar to those listed, as determined by the zoning administrator .

2. Commission merchant, direct sale product distribution, internet or mail order business.

3. Dressmaker, tailor, fashion designer.

4. Mobile vehicle glass installation and mobile vehicle detailing, subject to the following special conditions:

a. Vehicle detailing is limited to cleaning the exterior and/or interior passenger area and truck area of a vehicle. It includes washing, waxing, and polishing the vehicle and cleaning the interior carpet and upholstery. Cleaning under the hood of a vehicle (including engine cleaning and engine steam cleaning), painting, tinting or dyeing the vehicle or parts of the vehicle is prohibited.

b. No installation of glass or vehicle detailing work is allowed at the permitted residence.

c. If the installation or detailing work is to be performed on a vehicle at a location in a residential zone, the vehicle must be registered to a current occupant of the premises where work is performed.

d. The elapsed time for the installation or detailing work may not exceed 48 hours.

e. Installation or detailing work may not be performed on more than two vehicles at one time on the same premises.

f. No installation or detailing work shall be performed within a public street.

5. Pet services, such as pet sitting, pet grooming, pet training, and veterinarian care, subject to the following special condition:

a. No pet services shall be conducted at the permitted residence.

6. Contractor, handyperson, janitorial service, landscape contractor, and gardening service, subject to the following special conditions:

a. The permitted residence may contain only an office related to the occupation. No employees may report to the permitted residence for work assignments. One employee who is a nonresident of the permitted residence may work at the permitted residence as provided in subsection (E)(1)(d) of this section.

7. Artist, subject to the following special condition:

a. Artist live/work must comply with the requirements of Chapter 17.24.

8. Tutoring, subject to the following special condition:

a. If tutoring is conducted at the permitted residence, all tutoring must be conducted inside the residence..

9. Small equipment, appliance, and computer assembly, repair, or reconstruction, subject to the following special conditions:

a. There shall be no pickup or delivery of items to the permitted residence by the public. All storage, assembly, repair, and reconstruction work shall be performed within an enclosed building. The equipment ,appliances, and computers assembled, repaired, or reconstructed at the permitted residence shall not exceed six feet in height, six feet in length, six feet in width, 100 pounds in weight, and five horsepower. No more

than 12 pieces of equipment, in any condition, shall be on-site at the permitted residence at any one time.

10. Healing arts professional, including physician, surgeon, chiropractor, physical therapist, acupuncturist, and somatic practitioner, subject to the following special condition:

- a. Office visits and treatment shall not occur at the permitted residence.

11. Hair stylist, barber, and manicurist, subject to the following special condition:

- a. Services to clients shall not be rendered at the permitted residence.

12. Swimming instructor, subject to the following special condition:

- a. Swimming instruction shall not be given at or in a swimming pool at the permitted residence.

D. Discretionary Home Occupation Permits.

1. Except for the prohibited home occupations listed in subsection F of this section, the zoning administrator shall have the authority to issue a discretionary home occupation permit for the following:

- a. A home occupation not listed in subsections (C)(1) through (C)(12) of this section.

- b. A home occupation listed in subsections (C)(1) through (C)(12) of this section that does not comply with one or more of the applicable special conditions there listed.

- c. A home occupation that does not comply with the restrictions stated in subsection E of this section.

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 provisions of Section 17.212.040 governing notice, hearing, decision, and notification of a zoning administrator special permit shall apply to the hearing and decision on a discretionary home occupation permit.

3. The zoning administrator may approve or conditionally approve a discretionary home occupation permit if the zoning administrator finds that the operation of the home occupation, as approved, will not adversely affect the public health, safety,

and welfare, and will not produce effects inconsistent with the normal and usual activity in the surrounding neighborhood.

E. Requirements Applicable to All Home Occupations.

1. Requirements.

In addition to the special conditions and other provisions in subsections C and D of this section, all home occupations shall satisfy all of the following requirements:

a. All of the requirements stated in this subsection E shall apply to each permitted residence without regard to the number of home occupation permits issued for the residence.

b. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation may be conducted in the principal dwelling or accessory structures on the subject property provided that the area does not exceed ten 10% of the habitable floor area of the residence, including storage of items used or produced by the home occupation.

c. If the home occupation is conducted in a garage, parking for the permitted residence must still be maintained as required by this title.

d. A total of no more than three persons may be engaged in home occupations at a permitted residence, of which no more than one person may be a non-resident of the permitted residence. The home occupation may have more than one off-site employee or partner if that person does not work at the permitted residence.

e. Unless prohibited by a special condition under subsection C of this section, or by a condition of approval of a discretionary home occupation permit under subsection D of this section, clients or customers are permitted to visit the permitted residence; provided, that on any single day there shall be no more than one client or customer per hour and no more than eight customers or clients visiting the residence in a day. A family unit, such as a parent and child(ren) shall be considered one client or customer for purposes of this restriction.

f. No more than two home occupation permits shall be granted per dwelling unit.

g. The permitted residence shall comply with all building code standards made applicable to the residence because of the operation of the home occupation.

h. Only one vehicle of a size no larger than one ton shall be permitted in conjunction with a home occupation.

i. There shall be no sign, nameplate or any other form of advertising displayed on the permitted residence.

2. Waiver of Requirements. The zoning administrator shall have the authority to issue a discretionary home occupation permit under subsection (D) of this section to waive the requirements set forth in subsections (1)(a) through (1)(i) of this subsection E.

F. Prohibited Home Occupations.

1. No home occupation permit shall be issued for a use that involves food handling, processing or packing. This prohibition shall not apply to home occupations that involve the use of commercially prepackaged foods where the foods are not removed from the packaging.

2. No home occupation permit shall be issued for an auto or vehicle repair shop. Vehicle glass installation and detailing only are permitted subject to the special conditions listed in subsection (C)(4) of this section.

3. No home occupation permit shall be issued for any adult business or adult-related establishment that is subject to the permit requirements of Chapter 5.04 of this code.

4. No nuisance producing activity shall be permitted as a home occupation.

5. No home occupation shall be permitted which creates noise, odor, dust, vibration, fumes or smoke readily discernible at the exterior boundaries of the parcel on which the home occupation is situated.

6. No home occupation shall be permitted that will create any electrical disturbance adversely affecting the operation of any equipment located in any other dwelling unit or on property not owned by the person conducting the home occupation.

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE ADDING SECTION 17.224.005 TO, AND AMENDING SECTION 17.224.010 OF, TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO HOME OCCUPATIONS (M09-034)**

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

**SECTION 1.**

Section 17.224.005 is added to of Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.224.005 Home occupation regulation—Intent--Definitions.

A. The provisions of this chapter shall control the conduct, establishment and maintenance of home occupations.

B. The intent of these regulations is to reduce and control the impact of a home occupation so that its effects on a neighborhood are undetectable from normal and usual residential activity.

C. For purposes of this chapter, the term “permitted residence” shall mean the dwelling unit (including accessory structures) for which a home occupation permit is issued under this chapter.

**SECTION 2.**

Section 17.224.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.224.010 Home occupation permits.

A. Permit Required.

No home occupation shall be established unless and until a permit has been issued in accordance with the provisions of this chapter.

B. Application.

An application for a home occupation permit shall conform to and shall be governed by the requirements of Chapter 17.196, including the payment of an application fee.

C. Ministerial Permits.

A home occupation permit shall be issued by the zoning administrator for any of the following occupations upon acceptance of an application as complete under Section 17.196.020, including the payment of the required fee, and upon the filing of a signed declaration of the applicant confirming that all of the special conditions stated in this subsection C, and the general conditions stated in subsection E of this section that are applicable to the proposed occupation will be satisfied.

1. General office uses, such as accountant, administrative assistant, answering service, appraiser, architect, attorney, bookkeeper, broker or agent (real estate, insurance, etc.), counselor, consultant, drafting service, engineer, interior decorator, secretarial service, word processing service, and other office uses whose characteristics are substantially similar to those listed, as determined by the zoning administrator .

2. Commission merchant, direct sale product distribution, internet or mail order business.

3. Dressmaker, tailor, fashion designer.

4. Mobile vehicle glass installation and mobile vehicle detailing, subject to the following special conditions:

a. Vehicle detailing is limited to cleaning the exterior and/or interior passenger area and truck area of a vehicle. It includes washing, waxing, and polishing the vehicle and cleaning the interior carpet and upholstery. Cleaning under the hood of a vehicle (including engine cleaning and engine steam cleaning), painting, tinting or dyeing the vehicle or parts of the vehicle is prohibited.

b. No installation of glass or vehicle detailing work is allowed at the permitted residence.

c. If the installation or detailing work is to be performed on a vehicle at a location in a residential zone, the vehicle must be registered to a current occupant of the premises where work is performed.

**2010 Regulatory Improvement Code Changes (M09-034)**

d. The elapsed time for the installation or detailing work may not exceed 48 hours.

e. Installation or detailing work may not be performed on more than two vehicles at one time on the same premises.

f. No installation or detailing work shall be performed within a public street.

5. Pet services, such as pet sitting, pet grooming, pet training, and veterinarian care, subject to the following special condition:

a. No pet services shall be conducted at the permitted residence.

6. Contractor, handyperson, janitorial service, landscape contractor, and gardening service, subject to the following special conditions:

a. The permitted residence may contain only an office related to the occupation. No employees may report to the permitted residence for work assignments. One employee who is a nonresident of the permitted residence may work at the permitted residence as provided in subsection (E)(1)(d) of this section.

7. Artist, subject to the following special condition:

a. Artist live/work must comply with the requirements of Chapter 17.24.

8. Tutoring, subject to the following special condition:

a. If tutoring is conducted at the permitted residence, all tutoring must be conducted inside the residence.

9. Small equipment, appliance, and computer assembly, repair, or reconstruction, subject to the following special conditions:

a. There shall be no pickup or delivery of items to the permitted residence by the public. All storage, assembly, repair, and reconstruction work shall be performed within an enclosed building. The equipment, appliances, and computers assembled, repaired, or reconstructed at the permitted residence shall not exceed six feet in height, six feet in length, six feet in width, 100 pounds in weight, and five horsepower. No more than 12 pieces of equipment, in any condition, shall be on-site at the permitted residence at any one time.

**2010 Regulatory Improvement Code Changes (M09-034)**

10. Healing arts professional, including physician, surgeon, chiropractor, physical therapist, acupuncturist, and somatic practitioner, subject to the following special condition:

a. Office visits and treatment shall not occur at the permitted residence.

11. Hair stylist, barber, and manicurist, subject to the following special condition:

a. Services to clients shall not be rendered at the permitted residence.

12. Swimming instructor, subject to the following special condition:

a. Swimming instruction shall not be given at or in a swimming pool at the permitted residence.

**D. Discretionary Home Occupation Permits.**

1. Except for the prohibited home occupations listed in subsection F of this section, the zoning administrator shall have the authority to issue a discretionary home occupation permit for the following:

a. A home occupation not listed in subsections (C)(1) through (C)(12) of this section.

b. A home occupation listed in subsections (C)(1) through (C)(12) of this section that does not comply with one or more of the applicable special conditions there listed.

c. A home occupation that does not comply with the restrictions stated in subsection E of this section.

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 provisions of Section 17.212.040 governing notice, hearing, decision, and notification of a zoning administrator special permit shall apply to the hearing and decision on a discretionary home occupation permit.

3. The zoning administrator may approve or conditionally approve a discretionary home occupation permit if the zoning administrator finds that the operation of the home occupation, as approved, will not adversely affect the public health, safety, and welfare, and will not produce effects inconsistent with the normal and usual activity in the surrounding neighborhood.

**2010 Regulatory Improvement Code Changes (M09-034)**

## E. Requirements Applicable to All Home Occupations.

## 1. Requirements.

In addition to the special conditions and other provisions in subsections C and D of this section, all home occupations shall satisfy all of the following requirements:

a. All of the requirements stated in this subsection E shall apply to each permitted residence without regard to the number of home occupation permits issued for the residence.

b. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation may be conducted in the principal dwelling or accessory structures on the subject property provided that the area does not exceed ten 10% of the habitable floor area of the residence, including storage of items used or produced by the home occupation.

c. If the home occupation is conducted in a garage, parking for the permitted residence must still be maintained as required by this title.

d. A total of no more than three persons may be engaged in home occupations at a permitted residence, of which no more than one person may be a non-resident of the permitted residence. The home occupation may have more than one off-site employee or partner if that person does not work at the permitted residence.

e. Unless prohibited by a special condition under subsection C of this section, or by a condition of approval of a discretionary home occupation permit under subsection D of this section, clients or customers are permitted to visit the permitted residence; provided, that on any single day there shall be no more than one client or customer per hour and no more than eight customers or clients visiting the residence in a day. A family unit, such as a parent and child(ren) shall be considered one client or customer for purposes of this restriction.

f. No more than two home occupation permits shall be granted per dwelling unit.

g. The permitted residence shall comply with all building code standards made applicable to the residence because of the operation of the home occupation.

h. Only one vehicle of a size no larger than one ton shall be permitted in conjunction with a home occupation.

i. There shall be no sign, nameplate or any other form of advertising displayed on the permitted residence.

2. Waiver of Requirements. The zoning administrator shall have the authority to issue a discretionary home occupation permit under subsection (D) of this section to waive the requirements set forth in subsections (1)(a) through (1)(i) of this subsection E.

F. Prohibited Home Occupations.

1. No home occupation permit shall be issued for a use that involves food handling, processing or packing. This prohibition shall not apply to home occupations that involve the use of commercially prepackaged foods where the foods are not removed from the packaging.

2. No home occupation permit shall be issued for an auto or vehicle repair shop. Vehicle glass installation and detailing only are permitted subject to the special conditions listed in subsection (C)(4) of this section.

3. No home occupation permit shall be issued for any adult business or adult-related establishment that is subject to the permit requirements of Chapter 5.04 of this code.

4. No nuisance producing activity shall be permitted as a home occupation.

5. No home occupation shall be permitted which creates noise, odor, dust, vibration, fumes or smoke readily discernible at the exterior boundaries of the parcel on which the home occupation is situated.

6. No home occupation shall be permitted that will create any electrical disturbance adversely affecting the operation of any equipment located in any other dwelling unit or on property not owned by the person conducting the home occupation.

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTION 3.76.040 OF TITLE 3 AND SECTIONS 17.16.010 AND 17.24.050 OF TITLE 17 (THE ZONING CODE) OF THE SACRAMENTO CITY CODE RELATING TO SIDEWALK CAFES (M09-034)**

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

**SECTION 1.** Section 3.76.040 of Title 3 of the Sacramento City Code is amended to read as follows:

3.76.040 Sidewalk café revocable encroachment permits.

A. Sidewalk cafes are permitted on a city sidewalk, alley, or pedestrian mall located in the public right-of-way, in the zones indicated in section 17.24.030, subject to issuance of a sidewalk café revocable encroachment permit under this section and compliance with the application, development, and operational requirements of this section.

B. Applications for a sidewalk café revocable encroachment permit shall be made to the city manager or designee. A completed sidewalk cafe revocable encroachment permit application must be accompanied by two sets of plans drawn to scale, consisting of site (plot) plan and elevation drawings of proposed outdoor dining facilities. The site plan must show the location of tables, chairs, accessory service facilities, perimeter barrier element, and any fixed elements on the sidewalk/alley/mall within a twenty-five (25) foot radius around the sidewalk cafe area. Fixed elements include, but are not limited to, light and sign poles, trees/landscape strips, traffic signal poles, parking meters, raised planter curbs, tree-wells, flower pots, and waste containers. Plans must include the dimension of the clear zone, as defined in subsection E of this section, from outer perimeter of the sidewalk cafe fixture to nearest sidewalk fixtures. Elevation plans must show front and side view of sidewalk dining facilities, including all proposed above-grade improvements such as planter boxes, awnings, tables, and chairs.

C. A sidewalk café may be established only in conjunction with an adjacent restaurant use.

D. Sidewalk cafes shall not obstruct pedestrian traffic, accessibility to vehicles parked adjacent to the curb, or create public health or safety hazards.

E. A minimum four foot clear zone outside the CBD Special Planning District and a minimum six foot clear zone inside the CBD Special Planning District are required between the outside edge of any sidewalk cafe fixture and any fixed element within the sidewalk/alley/pedestrian mall right-of-way. Fixed elements include, but are not limited to, light and sign poles, trees/landscape strips, traffic signal poles, parking meters, raised planter curbs, tree-wells, flower pots, and waste containers. "Clear zone" means a paved pedestrian area that is maintained free of all obstructions.

F. The sidewalk café revocable encroachment permit holder solely shall be responsible for compliance with all federal and state laws relating to disabled access in the operation of a sidewalk cafe and in maintaining the clear zone required by subsection E of this section free of obstructions.

G. No parking shall be required for sidewalk cafes permitted under this section.

H. Sidewalk cafes shall be used only as seating areas. Storage, kitchen, or restroom uses are not allowed. Tables and/or chairs must be movable unless otherwise approved by the city manager or designee.

I. Placement of tables and/or chairs shall be limited to the public right-of-way frontage adjacent to the associated restaurant use as determined by the city manager or designee.

J. Service and consumption of alcoholic beverages in a sidewalk cafe shall comply with Chapter 9.04 of this code.

K. A decorative element separating sidewalk cafe seating area from adjacent pedestrian traffic must be provided. The design and materials of such element must complement and be compatible to the architectural design of the restaurant building facade or of a design that adds visual interest to the streetscape.

L. Sidewalk cafes may be uncovered, partially covered, or fully covered by means of umbrellas, awnings or canopies. Awning or canopy material covering a sidewalk cafe shall be temporary or retractable and may extend into the public right of way from the face of the building up to the maximum clear zone dimension of six feet. Width and height of awnings and canopies shall meet applicable building code requirements. Awnings, canopies and umbrellas must be made of fire-treated or nonflammable materials.

**2010 Regulatory Improvement Code Changes (M09-034)**

M. Decorative/accent lighting may be incorporated into the sidewalk cafe awning or canopy and shall meet all city code requirements.

N. Upon approval by the city manager or designee, the applicant shall obtain all required building/electrical permits prior to construction.

O. The permit issued under this section approving the sidewalk cafe and designating the allowed number of tables and/or chairs shall be displayed in a prominent location easily accessible to the public.

**SECTION 2.** Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.16.010 is amended by amending the definition of “Sidewalk” to read as follows:

“Sidewalk café” means a portion of a city sidewalk, alley, or pedestrian mall located in the public right-of-way immediately adjacent to an existing restaurant, where food and drink are served and consumed as an extension of and in conjunction with the adjacent restaurant. In reference to sidewalk cafes, a “sidewalk” includes all of the space between the property line and the outside curb line, whether used for pedestrian purposes, park purposes, or otherwise.

B. Except as specifically amended by the provisions of Subsection A, above, Section 17.16.010 remains unchanged and in full force and effect.

**SECTION 3.** Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 55 of Section 17.24.050 is amended to read as follows:

55. Sidewalk cafes are permitted in this zone on any city sidewalk, alley, or pedestrian mall located in the public right-of-way, subject to the issuance of a sidewalk café revocable encroachment permit by the city manager or designee under section 3.76.040 of this code. Sidewalk cafes shall comply with the development standards stated in section 3.76.040. No parking shall be required for sidewalk cafes permitted under this section and section 3.76.040.

B. Except as specifically amended by the amendment to footnote 55, Section 17.24.050 remains unchanged and in full force and effect.

**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTION 3.76.040 OF TITLE 3 AND SECTIONS 17.16.010 AND 17.24.050 OF TITLE 17 (THE ZONING CODE) OF THE SACRAMENTO CITY CODE RELATING TO SIDEWALK CAFES (M09-034)**

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

**SECTION 1.** Section 3.76.040 of Title 3 of the Sacramento City Code is amended to read as follows:

3.76.040 Sidewalk café revocable encroachment permits.

A. Sidewalk cafes are permitted on a city sidewalk, alley, or pedestrian mall located in the public right-of-way, in the zones indicated in section 17.24.030, subject to issuance of a sidewalk café revocable encroachment permit under this section and compliance with the application, development, and operational requirements of this section.

B. Applications for a sidewalk café revocable encroachment permit shall be made to the city manager or designee. A completed sidewalk cafe revocable encroachment permit application must be accompanied by two sets of plans drawn to scale, consisting of site (plot) plan and elevation drawings of proposed outdoor dining facilities. The site plan must show the location of tables, chairs, accessory service facilities, perimeter barrier element, and any fixed elements on the sidewalk/alley/mall within a twenty-five (25) foot radius around the sidewalk cafe area. Fixed elements include, but are not limited to, light and sign poles, trees/landscape strips, traffic signal poles, parking meters, raised planter curbs, tree-wells, flower pots, and waste containers. Plans must include the dimension of the clear zone, as defined in subsection E of this section, from outer perimeter of the sidewalk cafe fixture to nearest sidewalk fixtures. Elevation plans must show front and side view of sidewalk dining facilities, including all proposed above-grade improvements such as planter boxes, awnings, tables, and chairs.

C. A sidewalk café may be established only in conjunction with an adjacent restaurant use.

D. Sidewalk cafes shall not obstruct pedestrian traffic, accessibility to vehicles parked adjacent to the curb, or create public health or safety hazards.

E. A minimum four foot clear zone outside the CBD Special Planning District and a minimum six foot clear zone inside the CBD Special Planning District are required between the outside edge of any sidewalk cafe fixture and any fixed element within the sidewalk/alley/pedestrian mall right-of-way. Fixed elements include, but are not limited to, light and sign poles, trees/landscape strips, traffic signal poles, parking meters, raised planter curbs, tree-wells, flower pots, and waste containers. "Clear zone" means a paved pedestrian area that is maintained free of all obstructions.

F. The sidewalk café revocable encroachment permit holder solely shall be responsible for compliance with all federal and state laws relating to disabled access in the operation of a sidewalk cafe and in maintaining the clear zone required by subsection E of this section free of obstructions.

G. No parking shall be required for sidewalk cafes permitted under this section.

H. Sidewalk cafes shall be used only as seating areas. Storage, kitchen, or restroom uses are not allowed. Tables and/or chairs must be movable unless otherwise approved by the city manager or designee.

I. Placement of tables and/or chairs shall be limited to the public right-of-way frontage adjacent to the associated restaurant use as determined by the city manager or designee.

J. Service and consumption of alcoholic beverages in a sidewalk cafe shall comply with Chapter 9.04 of this code.

K. A decorative element separating sidewalk cafe seating area from adjacent pedestrian traffic must be provided. The design and materials of such element must complement and be compatible to the architectural design of the restaurant building facade or of a design that adds visual interest to the streetscape.

L. Sidewalk cafes may be uncovered, partially covered, or fully covered by means of umbrellas, awnings or canopies. Awning or canopy material covering a sidewalk cafe shall be temporary or retractable and may extend into the public right of way from the face of the building up to the maximum clear zone dimension of six feet. Width and height of awnings and canopies shall meet applicable building code requirements. Awnings, canopies and umbrellas must be made of fire-treated or nonflammable materials.

M. Decorative/accent lighting may be incorporated into the sidewalk cafe awning or canopy and shall meet all city code requirements.

N. Upon approval by the city manager or designee, the applicant shall obtain all required building/electrical permits prior to construction.

**2010 Regulatory Improvement Code Changes (M09-034)**

O. The permit issued under this section approving the sidewalk cafe and designating the allowed number of tables and/or chairs shall be displayed in a prominent location easily accessible to the public.

**SECTION 2.** Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.16.010 is amended by amending the definition of “Sidewalk” to read as follows:

“Sidewalk café” means a portion of a city sidewalk, alley, or pedestrian mall located in the public right-of-way immediately adjacent to an existing restaurant, where food and drink are served and consumed as an extension of and in conjunction with the adjacent restaurant. In reference to sidewalk cafes, a “sidewalk” includes all of the space between the property line and the outside curb line, whether used for pedestrian purposes, park purposes, or otherwise.

B. Except as specifically amended by the provisions of Subsection A, above, Section 17.16.010 remains unchanged and in full force and effect.

**SECTION 3.** Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 55 of Section 17.24.050 is amended to read as follows:

55. Sidewalk cafes are permitted in this zone on any city sidewalk, alley, or pedestrian mall located in the public right-of-way, subject to the issuance of a sidewalk café revocable encroachment permit by the city manager or designee under section 3.76.040 of this code. Sidewalk cafes shall comply with the development standards stated in section 3.76.040. No parking shall be required for sidewalk cafes permitted under this section and section 3.76.040.

B. Except as specifically amended by the amendment to footnote 55, Section 17.24.050 remains unchanged and in full force and effect.



**Withdrawn**  
For  
**City of Sacramento**  
Planning Commission  
**Agenda Packet**

**For the Meeting of:** August 26, 2010

**Title:** P10-028 Army Depot Solar Project (Noticed 8/13/10)  
**Location:** 8400 Okinawa Street, 062-0010-029-0000, District - 6  
**Recommendation:** Withdrawn, to be re-noticed.

Contact Information: Heather Forest, Associate Planner, 916-808-5008;  
Lindsey Alagozian, Senior Planner, 916-808-2659

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# REPORT TO PLANNING COMMISSION City of Sacramento

# 5

915 I Street, Sacramento, CA 95814-2671

**STAFF REPORT**  
**August 26, 2010**

Honorable Members of the Planning Commission:

**Subject:** Northeast Line Implementation Plan (LR09-021)

**Council District:** 2

**Recommendation:** 1.) Initiate and direct staff to begin the process of rezoning of approximately 41 parcels located along Del Paso Boulevard and Arden Way; and 2.) review and comment on the proposed project.

**Contact:** Greg Sandlund, Associate Planner, (916) 808-8931; Jim McDonald AICP, Senior Planner, (916) 808-5723.

**Presenters:** Greg Sandlund, Associate Planner, (916) 808-8931

**Department:** Community Development

**Division:** Planning

**Organization Number:** 22001111

## **Description/ Analysis**

**Issue:** The Northeast Line Implementation Plan is a planning effort to promote reinvestment, redevelopment, and revitalization along the light rail corridor that includes the Globe, Arden/Del Paso and Royal Oaks Stations.

The Plan includes specific strategies to address housing, economic development, the strategic financing of infrastructure, public safety, and design needs along the light rail corridor.

Specific actions included within the project are as follows:

- Rezone specified sites;
- Amend general plan land use designations;
- Expand the boundaries of the Del Paso Boulevard Special Planning District;
- Amend the Del Paso Boulevard Special Planning District;
- Amend the North Sacramento Design Guidelines;

August 26, 2010

Northeast Line Implementation Plan

- Adopt new North Sacramento Community Plan policies;
- Establish transit village districts;
- Establish an infrastructure finance strategy.

**Policy Considerations:** The Northeast Line Implementation Plan is implementing the 2030 General Plan, which amended land use designations in key opportunity areas, including light rail station areas and commercial corridors, to facilitate the revitalization of corridors and centers.

**Environmental Considerations:** No approval of the rezoning is requested at this point. At the time rezoning action is requested, staff will provide the appropriate discussion and findings to comply with the California Environmental Quality Act (CEQA).

**Rationale for Recommendation:** The proposed rezones along Del Paso Boulevard will allow greater heights and densities than the base General Commercial (C-2) Zone as well as allow for expedited application review for transit friendly development. The proposed rezones along Arden Way will allow for neighborhood friendly and transit oriented uses within a quarter mile from the Del Paso/Arden and Royal Oaks Stations. A general map of the proposed rezones is provided in Attachment 2.

**Financial Considerations:** None

Respectfully submitted by:   
Greg Sandlund  
Associate Planner

Recommendation Approved:

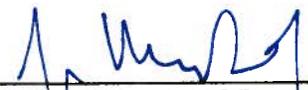
  
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Senior Planner

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**Attachment 1****Background****Project Background**

The Globe, Arden/Del Paso, and Royal Oaks Stations were built as part of the light rail starter line in 1987. Much of the land used for the starter line was existing right of way from freight rail lines. Therefore, most of the surrounding land uses were industrial or heavy commercial and not supportive of transit.

In 2002, Regional Transit and the City of Sacramento collaborated to identify land use and policy changes for areas within a 1/4 mile of transit stations to support transit. This planning effort was called Transit for Livable Communities (TLC).

As a follow up to the TLC planning effort, the Northeast Line Light Rail Stations Plan was approved by the City Council in 2007. This plan was predominately an urban design document that recommended, among other things: streetscape improvements, revisions to the North Sacramento Design Guidelines, rezones and urban design schemes for the Globe, Arden/Del Paso and Royal Oaks Station. The plan also analyzed the necessary infrastructure improvements to support 30 years of growth in project area.

The 2030 General Plan, adopted in 2009, amended land use designations in key opportunity areas, including light rail station areas and commercial corridors, to facilitate the revitalization of corridors and centers. The TLC and Northeast Line Light Rail Stations Plan informed the identification of the 2030 General Plan land use designations for this area.

**Project Description**

The Northeast Line Implementation Plan is an effort to implement the previous planning efforts mentioned above and includes the following actions:

- ◆ Rezone specified sites;
- ◆ Amend general plan land use designations;
- ◆ Expand the boundaries of the Del Paso Boulevard Special Planning District;
- ◆ Amend the Del Paso Boulevard Special Planning District;
- ◆ Amend the North Sacramento Design Guidelines;
- ◆ Adopt new North Sacramento Community Plan policies;
- ◆ Establish transit village districts;
- ◆ Establish an infrastructure finance strategy.

**Rezones and General Plan Amendments:**

The project includes rezoning fourteen parcels along Del Paso Boulevard to add the Transit Overlay Zone. This overlay zone will allow greater heights and densities than the base General Commercial (C-2) Zone as well as allow for expedited application

review for transit friendly development. These zoning designations are consistent with the 2030 General Plan which was adopted on March 3, 2009.

A single site would be rezoned from the Standard Single Family (R-1) Zone to the General Commercial (C-2) Zone. Until recently, this site was used a firehouse. The C-2 designation would be consistent with adjacent and nearby parcels along Del Paso Boulevard.

Twenty six parcels, located between Del Paso Boulevard and the Royal Oaks Station, are proposed to be rezoned from the Standard Single Family (R-1) Zone to the Residential Mixed Use (RMX) Zone. The RMX zone would allow for neighborhood and transit friendly commercial uses along Arden Way. It would also allow for future multi-family housing to be located nearby the Del Paso/Arden and Royal Oaks stations. Rezoning these parcels will require an amendment to the general plan land use designations, from Traditional Low Density Residential to Urban Corridor Low.

Approximately 110 parcels located northwest of Del Paso Boulevard are proposed to have amended general plan designations. Ten of the 110 parcels would have land use designations changed from Urban Corridor Low to Employment Center Low Rise. The rest of the 110 parcels would have land use designations changed from Urban Low Density Residential to Employment Center Low Rise. The purpose of these land use amendments is to continue to allow viable industrial uses to operate and allow for a more gradual transition of the area from a predominantly an industrial area to one of a more commercial/residential nature.

#### **Amend and Expand the Del Paso Boulevard Special Planning District:**

The project includes an expansion of the Del Paso Boulevard Special Planning District to include parcels, one block deep, located along the north side of Arden Way as well as the parcels immediately south of the Royal Oaks Station. These parcels are proposed to be included in the Special Planning District (SPD) because of their location along a busy corridor and their close proximity to light rail stations. The expansion of the SPD into Arden Way will change to name of the SPD to the Del Paso/Arden Special Planning District.

Additionally, one parcel on the southwest edge of the SPD and twelve parcels north of Del Paso Boulevard, fronting El Monte Avenue, would be included in the SPD. These parcels are proposed to be included in the district because of their current non-residential uses and their close proximity to the commercial corridor.

The amendments to the Special Planning District will help to facilitate a more flexible and expedited planning application process. Additionally, multi-family developments with minimum densities would be allowed by right. The specific changes to the SPD would include the following:

- In C-2 zone, multi-family developments of three units or more can be reviewed with a ZAPR (Instead of a ZA special permit)
  - Allow a maximum density of 60 du/na

- Require that multi-family developments shall dedicate 50 square feet of open space per unit for private space, and 50 square feet of common space.
- Manufacturing uses in the C-2 Zone shall have an office other active commercial use consistent with the C-2 zone that fronts Del Paso Boulevard
- On lots greater than three thousand two hundred (3,200) square feet in size, a commercial use allowed in the RMX zone may occupy up to one hundred (100) percent of the building square footage subject to approval of a zoning administrator special permit.
- Specify that setbacks are not required in the C-2 SPD (they can be required through design review as necessary)
- Language that gives the City the authority to collect a fee in lieu of providing parking
- Continue to allow temporary parking lots with the same process as downtown

**Design Review Guidelines Amendments:** The project includes amendments to the North Sacramento Design Review Guidelines that incorporate design guidelines from the Northeast Light Rail Stations Plan. These new design guidelines would enhance the existing residential and commercial guidelines and also give specific guidance on transit friendly housing such as live-work lofts, row houses, and residential mixed use developments.

**North Sacramento Community Plan Amendments:** The project includes amending the North Sacramento Community Plan to include new policies resulting from the Northeast Line Implementation Plan effort as well as policies from the Northeast Light Rail Stations Plan. These policies are consistent with the existing 2030 General Plan policies. Policy additions include: those that designate the Northeast Line section of the North Sacramento Community Plan as a transit village plan; and the addition of a new map showing the Northeast Line station area.

**Transit Village Districts:** The project includes designation of the Globe, Arden/Del Paso, and Royal Oaks stations a transit village districts per the California Transit Village Development Planning Act of 1994 (Section 65460 *et al* of the State of California Government Code). The Northeast Line Section in the North Sacramento Community Plan chapter of the 2030 General Plan established as the Northeast Line “transit village plan” to satisfy the State’s legal requirements. Under State law, a transit village plan shall include land within ¼ mile from the station; should encourage development in close proximity to the transit station; should offer intermodal service; should include a mix of uses and housing types; and provide a number of benefits such as increased infill, greater transit ridership and live-travel opportunities. A transit village plan shall be prepared, adopted, and amended in the same manner as a general plan. The City’s

*Northeast Line Implementation Plan*

General Plan was adopted by City Council resolution and this transit village plan will be adopted through a resolution.

**Infrastructure Finance Strategy:** The infrastructure finance strategy will include specific recommendations for the public/private financing of prioritized infrastructure improvements in the study area. The recommendations will be for both short term and long term improvements that will help facilitate future development.

Attachment 2

