



REPORT TO PLANNING AND DESIGN COMMISSION City of Sacramento

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STAFF REPORT
December 13, 2012

To: Members of the Planning and Design Commission:

Subject: The Planning and Development Code (LR11-006)

Council District: Citywide

Recommendation: Review and Comment.

Contact: Teresa Haenggi, Associate Planner, (916) 808-7554; Tom Pace, Long Range Planning Manager (916) 808-6848.

Presenter: Tom Pace, Long Range Planning Manager, (916) 808-6848

Department: Community Development

Division: Planning

Organization Number: 21001222

Description/ Analysis

Issue: The 2030 General Plan includes a number of priority implementation measures that will help to promote a sustainable and livable built environment for the City of Sacramento. One of these measures includes a comprehensive update to the zoning code to align it with the vision, goals, policies, and development standards of the General Plan.

The City of Sacramento Community Development Department has initiated a comprehensive zoning code update, something that has not been completed in more than 50 years. The proposed update, referred to as the "Planning and Development Code Update," will result in a user-friendly document that provides predictable, clear and consolidated direction for development.

The Planning and Development Code will be developed in three phases. Phase I is currently in progress, and its key components include:

- Reorganizing the code by individual zones for ease of use;
- Creating a consistent citywide site plan and design review process;
- Providing flexibility in development standards to facilitate development of smaller urban infill lots; and
- Updating development standards to recognize urban and traditional development patterns identified in the General Plan.

Phase II and III, to be initiated in 2013, will address water use, energy efficiency, and standards for better designed, healthy neighborhoods that are walkable, safe, and promote healthy lifestyles.

Long Range Planning staff presented the proposed site plan and design review process and proposed changes to urban zones on August 16, 2102.

On December 13, 2012, staff will provide the following:

- The proposed zoning code structure of division, chapters, and articles;
- An overview of key changes;
- Proposed list of land uses;
- Sample zone chapters – R-1 and C-2;
- Draft industrial and business park design guidelines; and
- A summary of community outreach.

Policy Considerations: The Planning and Development Code described in this report is consistent with the City's goals and policies as established in the 2030 General Plan, and is a key implementation measure of the General Plan. These policies, which describe the importance of key land use and sustainability policies, include:

- **LU 2.7.1 Development Regulations.** The City shall promote design excellence by ensuring city development regulations clearly express intended rather than prohibited outcomes and reinforce rather than inhibit quality design.
- **LU 2.7.2 Design Review.** The City shall require design review that focuses on achieving appropriate form and function for new and redevelopment projects to promote creativity, innovation, and design quality.
- **LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.
- **LU 2.6.1 Sustainable Development Patterns.** The City shall promote compact development patterns, mixed use, and higher-development intensities that use

land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use.

- **LU 2.6.2 Sustainable Building Practices.** The City shall promote and, where appropriate, require sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that consume less energy, water and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable.

Environmental Considerations: No project is being proposed at this time. Staff is only introducing concepts for a pending code amendment. Environmental review pursuant to the California Environmental Quality Act (CEQA) will be conducted prior to the adoption of any ordinances.

Community Outreach: Community outreach was conducted during the summer and fall of 2012, and included community groups, key stakeholders, developers, business groups and agencies. Throughout each key stage of the project, staff is consulting with the Code Users Advisory Group and the Building Industry Advisory Group which consist of community members who have experience working with the zoning code. Attachment 6 provides a summary of staff’s community outreach effort.

Sustainability Considerations: The Planning and Development Code is consistent with the City’s Sustainability Master Plan goals and policies as adopted by the Council in December 2007, by building energy independence, combating global warming, improving public health, and making possible sustainable land use and transportation policies as identified in the 2030 General Plan and the Sacramento Blueprint.

Rationale for Recommendation: The Planning and Development Code is a priority implementation program for the 2030 General Plan. Improving development regulations will help ensure consistency between planning policies and zoning regulations; ensure a timelier, more predictable development review process; and send a message that the City wants to encourage development consistent with its general plan.

Respectfully submitted by: 
Teresa Haenggi
Associate Planner

Recommendation Approved:

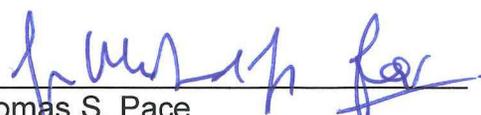

Thomas S. Pace
Long Range Planning Manager

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7. Summary of Draft Industrial and Business Park Design Guidelines pg. 42
8. Draft Industrial and Business Park Design Guidelines pg. 43

PLANNING AND DEVELOPMENT CODE OUTLINE

Title 17 Planning and Development

Division I
General Provisions

Chapter 17.100 Title, Purpose, and Authority

(Chapters 2.36, 2.112 (part), 17.04, Gov. Code §65100)

- 17.100.010 Title and purpose.
- 17.100.020 Legislative authority and scope of powers.
- 17.100.030 Planning agency – Designation and composition.
- 17.100.040 Planning agency – Directors

Chapter 17.104 How to Use the Planning and Development Code

(Chapters 17.08, 17.12)

- 17.104.010 Structure of the development code.
- 17.104.020 Types of regulation.
- 17.104.030 Land use permits and legislative change requests.
- 17.104.040 How to use the definitions chapter.
- 17.104.050 Fractional requirements.
- 17.104.060 Language.
- 17.104.070 Written notice – When given.
- 17.104.080 Map boundaries.
- 17.104.090 Allowable uses of land.
- 17.104.100 Conflicting requirements.
- 17.104.110 Authority to interpret.
- 17.104.120 Appeals and referral.

Chapter 17.108 Definitions

(Chapter 17.16)

- 17.108.010 General.
- 17.108.020 “A” definitions
- ...
- 17.108.270 “Z” definitions.

Chapter 17.112 Enforcement

(Chapter 17.232)

- 17.112.010 Violations.

Division II
Zoning Districts and Land Use Regulations
(*use same numbering system for each article in each chapter)
(Chapters 17.20-17.56 (zoning districts), 17.224 (Home Occupations), 17.228 (Emergency Permits))

Chapter 17.200	Agriculture and Open space
Article I	A Zone (17.200.100 et seq.)
Article II	A-OS Zone (17.200.200 et seq.)
Article III	F Zone (17.200.300 et seq.)
Article IV	ARP-F zone (17.200.400 et seq.)
Chapter 17.204	Single-Unit and Duplex Dwellings
Article I	RE Zone (17.204.100 et seq.)
Article II	R-1 Zone (17.204.200 et seq.)
Article III	R-1A Zone (17.204.300 et seq.)
Article IV	R-1B Zone (17.204.400 et seq.)
Article V	R-2 Zone (17.204.500 et seq.)
Chapter 17.208	Multi-Unit Dwellings
Article I	R-2A Zone (17.208.100 et seq.)
Article II	R-2B Zone (17.208.200 et seq.)
Article III	R-3 Zone (17.208.300 et seq.)
Article IV	R-3A Zone (17.208.400 et seq.)
Article V	R-4 Zone (17.208.500 et seq.)
Article VI	R-4A Zone (17.208.600 et seq.)
Article VII	R-5 Zone (17.208.700 et seq.)
Chapter 17.212	Residential Mixed Use
Article I	RMX Zone (17.212.100 et seq.)
Article II	RO Zone (17.212.200 et seq.)
Chapter 17.216	Commercial, Office, and Mixed Use
Article I	OB Zone (17.216.100 et seq.)
Article II	OB-A Zone (17.216.200 et seq.)
Article III	OB-B Zone (17.216.300 et seq.)
Article IV	EC Zone (17.216.400 et seq.)
Article VI	SC Zone (17.216.500 et seq.)
Article VII	C-1 Zone (17.216.600 et seq.)
Article VIII	C-2 Zone (17.216.700 et seq.)
Article IX	C-3 Zone (17.216.800 et seq.)
Article X	C-4 Zone (17.216.900 et seq.)

Chapter 17.220 Industrial and Manufacturing
Article I M-1 Zone (17.220.100 et seq.)
Article II M-1(S) Zone (17.220.200 et seq.)
Article III M-2 Zone (17.220.300 et seq.)
Article IV M-2(S) Zone (17.220.400 et seq.)
Article V MIP Zone (17.220.500 et seq.)
Article VI MRD Zone (17.220.600 et seq.)

Chapter 17.224 Miscellaneous
Article I H Zone (17.224.100 et seq.)
Article II SPX Zone (17.224.200 et seq.)
Article III TC Zone (17.224.300 et seq.)

Chapter 17.228 Special Use Regulations
(Section 17.24.050, Chapter 17.224)

Article I General (17.228.100 et seq.)
Article II Home Occupations (17.228.200 et seq.)
Article III Antennas and Telecommunications Facilities (17.228.300 et seq.)
Article IV Recycling Facilities (17.228.400 et seq.)
Article V High Voltage Transmission Facilities (17.228.500 et seq.)
Article VI Temporary Residential Shelters (17.228.600 et seq.)
Article VII Medical Marijuana Dispensaries (17.228.700 et seq.)

Chapter 17.232 Nonconforming Use Regulations
(Chapter 17.88)

**Division III
Overlay Zones**

(17.136-17.178, 17.183 (overlay zones))

Chapter 17.300 Overlay Zones Generally

Chapter 17.304 Ascot Avenue Overlay Zone

Chapter 17.308 Building Conservation Overlay Zone

Chapter 17.312 Executive Airport Overlay Zone

Chapter 17.316 I-5 Overlay Zone

Chapter 17.320 Labor Intensive Overlay Zone

Chapter 17.324 Midtown Commercial Overlay Zone

Chapter 17.328 Neighborhood Corridor Overlay Zone

Chapter 17.332 Parkway Corridor Overlay Zone

Chapter 17.336 Solid Waste Restricted Overlay Zone

Chapter 17.340 Transit Overlay Zone

Chapter 17.344 Urban Neighborhood Overlay Zone

Division IV
Special Planning Districts and Planned Unit Developments
(17.92-17.130 (SPDs), 17.180 (PUDs))

Chapter 17.400 Special Planning Districts Generally

Chapter 17.404 Broadway-Stockton SPD

Chapter 17.408 Central Business District SPD

Chapter 17.412 McClellan Heights/Parker Homes SPD

Chapter 17.416 Northgate Blvd. SPD

Chapter 17.420 Alhambra Corridor SPD

Chapter 17.424 Del Paso Blvd-Arden Way SPD

Chapter 17.428 Del Paso Nuevo SPD

Chapter 17.432 Sacramento Army Depot SPD

Chapter 17.436 River District SPD

Chapter 17.440 Sacramento Railyards SPD

Chapter 17.444 R Street Corridor SPD

Chapter 17.448 Freeport SPD

Chapter 17.452 Planned Unit Developments regulations

Division V
Infrastructure Design and Improvement Standards and
Development and Operational Regulations

Chapter 17.500 **Infrastructure Design and Improvement Standards (Phase II)**
(Title 16 (Subdivisions), Chapters 18.04, 18.08)

Chapter 17.504 **Development and Operational Standards**
(Chapters 17.60-17.84)

Chapter 17.508 **Parking**
(Chapter 17.64)

Chapter 17.512 **Signs (Phase II)**
(Chapter 15.148)

Division VI
Architectural Design and Site Development Standards, Design Review Districts,
Historic Preservation, and Registered House Plans

Chapter 17.600 **Architectural Design and Site Development Standards, Design**
Review Districts, and Registered House Plans
(Chapter 17.132)

Chapter 17.604 **Historic Preservation**
(Chapter 17.134)

Division VII
City-Wide Programs

(Chapters 17.184-17.194 (excluding 17.191 and 17.195), 18.16)

Chapter 17.700 **Transportation Systems Management (TSM) Program**
(Chapter 17.184)

Chapter 17.704 **Density Bonus**
(Chapter 17.186)

Chapter 17.708 **Housing Trust Fund**
(Chapter 17.188)

Chapter 17.712 **Mixed Income Housing**
(Chapter 17.190)

Chapter 17.716 **Condominium Conversions**
(Chapter 17.192)

Chapter 17.720 Surface Mining and Reclamation
(Chapter 17.194)

Chapter 17.724 Development Agreements
(Chapter 18.16)

Division VIII
Administrative Matters
(Chapters 17.88, 17.196-17.220)

Chapter 17.800 Applications and Fees
(Chapter 17.196)

- 17.800.010 Submittal of applications.
- 17.800.020 Application fee.
- 17.800.030 Acceptance of applications as complete.
- 17.800.040 Withdrawal or denial of application for failure to process in a timely manner.
- 17.800.050 Denial of application – Time to resubmit.

Chapter 17.804 Requests for Reasonable Accommodation Under the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act
(Chapter 17.198)

Chapter 17.808 Permits and Legislative Change Requests
(Chapters 17.204, 17.208, 17.212, 17.216, 17.220)

- 17.808.010 Site plan and design review.
- 17.808.020 Conditional use permits.
- 17.808.030 Variances.
- 17.808.040 Urban development permits, planning director conditional use permits, and planning director variances in the Sacramento Railyards special planning district.
- 17.808.050 Legislative change requests.
- 17.808.060 Administrative permits.
- 17.808.070 Authority to approve – Discretion to elevate review to director level or commission level.
- 17.808.080 Authority to approve – All affiliated permits and requests to be heard together.
- 17.808.090 Discretionary permits – Establishment of use – Term.
- 17.808.100 Expiration for discontinuance of use – Conditional use permits and urban development permits.
- 17.808.110 Use of property to conform to terms and conditions of discretionary permit.
- 17.808.120 Modification of approved terms and conditions – Site plan and design review.

- 17.808.130 Modification of approved terms and conditions – Conditional use permits, variances, and urban development permits.
- 17.808.140 Revocation – Conditional use permits and urban development permits.
- 17.808.150 Administrative permits – Use of property to conform to terms and conditions of permit.
- 17.808.160 Administrative permits – Term – Expiration for discontinuance of use.
- 17.808.170 Administrative permits - Revocation

Chapter 17.812 Review Procedures

(Chapter 17.200)

- 17.812.010 Procedures – Levels of Review
- 17.812.020 Reconsideration of staff level and administrative level decisions.
- 17.812.030 Hearing notices.
- 17.812.040 Hearing procedures.
- 17.812.050 Decisions.
- 17.812.060 Appeals.
- 17.812.070 City council call-up review.
- 17.812.080 Permits may not be issued until decision final.
- 17.812.090 Limitation of actions attacking decisions.

Chapter 17.816 Subdivision Map Process (Phase II)

(Title 16)

**Division IX
General Plan and Development Code Administration**

(Chapters 2.112, 17.204 (part), 17.208 (part))

Chapter 17.900 General Plan Adoption and Amendment

- 17.900.010 General plan – Preparation – Contents.
- 17.900.020 General plan – Procedures for adoption and amendments.

Chapter 17.904 Specific Plans

- 17.904.010 Specific plans – Purpose -- Preparation – Contents.
- 17.904.020 Specific Plans – Procedures for adoption, amendments, and repeal.

Chapter 17.908 Transit Village Plans

17.908.010 Transit village plans – Purpose -- Preparation – Contents.

17.908.020 Transit village plans – Procedures for adoption, amendments, and repeal.

Chapter 17.912 General Plan Consistency Reviews

(Sections 2.112.060 - 2.112.080)

17.912.010 Review of public projects.

17.912.020 Restrictions on acquisition and disposal of real estate, abandonment, and vacation of streets, and authorization and construction of public buildings and structures.

17.912.030 Review of city projects and projects of other governmental agencies.

Chapter 17.916 Planning and Development Code Amendments

17.916.010 Planning and development code – Procedure for amendments.

17.916.020 Interim ordinances.

OVERVIEW OF KEY PROPOSED CHANGES

PLANNING AND DEVELOPMENT CODE OUTLINE

Title 17 Planning and Development

**Division I
General Provisions**

Chapter 17.100 Title, Purpose, and Authority

(Chapters 2.36, 2.112 (part), 17.04, Gov. Code §65100)

- 17.100.010 Title and purpose.
- 17.100.020 Legislative authority and scope of powers.
- 17.100.030 Planning agency – Designation and composition.
- 17.100.040 Planning agency – Directors

Comment [TH1]: The term “Director” is more broadly applied to include the Planning Director, Zoning Administrator, Preservation Director, and Design Director. The authority for each director, however, remains the same.

Chapter 17.104 How to Use the Planning and Development Code

(Chapters 17.08, 17.12)

- 17.104.010 Structure of the development code.
- 17.104.020 Types of regulation.
- 17.104.030 Land use permits and legislative change requests.
- 17.104.040 How to use the definitions chapter.
- 17.104.050 Fractional requirements.
- 17.104.060 Language.
- 17.104.070 Written notice – When given.
- 17.104.080 Map boundaries.
- 17.104.090 Allowable uses of land.
- 17.104.100 Conflicting requirements.
- 17.104.110 Authority to interpret.
- 17.104.120 Appeals and referral.

Chapter 17.108 Definitions

(Chapter 17.16)

- 17.108.010 General.
- 17.108.020 “A” definitions
- ...
- 17.108.270 “Z” definitions.

Comment [TH2]: Definitions are updated to include definitions for all land uses.

Chapter 17.112 Enforcement

(Chapter 17.232)

- 17.112.010 Violations.

Division II

Zoning Districts and Land Use Regulations

(*use same numbering system for each article in each chapter)

(Chapters 17.20-17.56 (zoning districts), 17.224 (Home Occupations), 17.228 (Emergency Permits))

Chapter 17.200	Agriculture and Open space
Article I	A Zone (17.200.100 et seq.)
Article II	A-OS Zone (17.200.200 et seq.)
Article III	F Zone (17.200.300 et seq.)
Article IV	ARP-F zone (17.200.400 et seq.)
Chapter 17.204	Single-Unit and Duplex Dwellings
Article I	RE Zone (17.204.100 et seq.)
Article II	R-1 Zone (17.204.200 et seq.)
Article III	R-1A Zone (17.204.300 et seq.)
Article IV	R-1B Zone (17.204.400 et seq.)
Article V	R-2 Zone (17.204.500 et seq.)
Chapter 17.208	Multi-Unit Dwellings
Article I	R-2A Zone (17.208.100 et seq.)
Article II	R-2B Zone (17.208.200 et seq.)
Article III	R-3 Zone (17.208.300 et seq.)
Article IV	R-3A Zone (17.208.400 et seq.)
Article V	R-4 Zone (17.208.500 et seq.)
Article VI	R-4A Zone (17.208.600 et seq.)
Article VII	R-5 Zone (17.208.700 et seq.)
Chapter 17.212	Residential Mixed Use
Article I	RMX Zone (17.212.100 et seq.)
Article II	RO Zone (17.212.200 et seq.)
Chapter 17.216	Commercial, Office, and Mixed Use
Article I	OB Zone (17.216.100 et seq.)
Article II	OB-A Zone (17.216.200 et seq.)
Article III	OB-B Zone (17.216.300 et seq.)
Article IV	EC Zone (17.216.400 et seq.)
Article VI	SC Zone (17.216.500 et seq.)
Article VII	C-1 Zone (17.216.600 et seq.)
Article VIII	C-2 Zone (17.216.700 et seq.)
Article IX	C-3 Zone (17.216.800 et seq.)
Article X	C-4 Zone (17.216.900 et seq.)

Comment [TH3]: Zoning chapters were created to consolidate zone information in one area. Each zone chapter includes allowed uses – both by right and conditional; and development standards, e.g. density, height, lot coverage and setback requirements.

Height and density is fixed, and can be exceeded only with affordable and green development bonus.

Division II replaces the charts and footnotes for land uses and development standards.

Division II includes a chapter on Special Use Regulations which addresses those uses with specific requirements, e.g. antenna/telecommunications facilities; recycling facilities, etc.

Comment [TH4]: Housing is allowed by right.

Chapter 17.220 Industrial and Manufacturing

- Article I M-1 Zone (17.220.100 et seq.)
- Article II M-1(S) Zone (17.220.200 et seq.)
- Article III M-2 Zone (17.220.300 et seq.)
- Article IV M-2(S) Zone (17.220.400 et seq.)
- Article V MIP Zone (17.220.500 et seq.)
- Article VI MRD Zone (17.220.600 et seq.)

Comment [TH5]: I industrial and business park design guidelines were developed to implement the site plan and design review process.

Chapter 17.224 Miscellaneous

- Article I H Zone (17.224.100 et seq.)
- Article II SPX Zone (17.224.200 et seq.)
- Article III TC Zone (17.224.300 et seq.)

Chapter 17.228 Special Use Regulations

(Section 17.24.050, Chapter 17.224)

- Article I General (17.228.100 et seq.)
- Article II Home Occupations (17.228.200 et seq.)
- Article III Antennas and Telecommunications Facilities (17.228.300 et seq.)
- Article IV Recycling Facilities (17.228.400 et seq.)
- Article V High Voltage Transmission Facilities (17.228.500 et seq.)
- Article VI Temporary Residential Shelters (17.228.600 et seq.)
- Article VII Medical Marijuana Dispensaries (17.228.700 et seq.)

Chapter 17.232 Nonconforming Use Regulations

(Chapter 17.88)

**Division III
Overlay Zones**

(17.136-17.178, 17.183 (overlay zones))

Comment [TH6]: Overlay zones will be updated to reflect changes to land uses, zone chapters, and the site plan and design review process of the new zoning code.

Chapter 17.300 Overlay Zones Generally

Chapter 17.304 Ascot Avenue Overlay Zone

Chapter 17.308 Building Conservation Overlay Zone

Chapter 17.312 Executive Airport Overlay Zone

Chapter 17.316 I-5 Overlay Zone

Chapter 17.320 Labor Intensive Overlay Zone

Chapter 17.324 Midtown Commercial Overlay Zone

Chapter 17.328 Neighborhood Corridor Overlay Zone

Chapter 17.332 Parkway Corridor Overlay Zone

Chapter 17.336 Solid Waste Restricted Overlay Zone

Chapter 17.340 Transit Overlay Zone

Chapter 17.344 Urban Neighborhood Overlay Zone

Division IV

Special Planning Districts and Planned Unit Developments

(17.92-17.130 (SPDs), 17.180 (PUDs))

Comment [TH7]: Overlay zones will be updated to reflect changes to land uses, zone chapters, and the site plan and design review process of the new zoning code.

Chapter 17.400 Special Planning Districts Generally

Chapter 17.404 Broadway-Stockton SPD

Chapter 17.408 Central Business District SPD

Chapter 17.412 McClellan Heights/Parker Homes SPD

Comment [TH8]: RMX Zone in this Special Planning District will allow industrial uses due to airport noise and safety constraints.

Chapter 17.416 Northgate Blvd. SPD

Chapter 17.420 Alhambra Corridor SPD

Chapter 17.424 Del Paso Blvd-Arden Way SPD

Chapter 17.428 Del Paso Nuevo SPD

Chapter 17.432 Sacramento Army Depot SPD

Chapter 17.436 River District SPD

Chapter 17.440 Sacramento Railyards SPD

Chapter 17.444 R Street Corridor SPD

Comment [TH9]: At the request of the Capitol Area Development Authority (CADA), the zoning code update will include increasing residential density in the RMX and OB zone near the 13th and 16th light rail stations, and increase allowed commercial in the RMX zone in the R Street Corridor.

Chapter 17.448 Freeport SPD

Chapter 17.452 Planned Unit Developments regulations

**Division V
Infrastructure Design and Improvement Standards and
Development and Operational Regulations**

Chapter 17.500 Infrastructure Design and Improvement Standards
(Title 16 (Subdivisions), Chapters 18.04, 18.08)

Comment [TH10]: This will be addressed in Phase II of the Planning and Development Code.

Chapter 17.504 Development and Operational Standards
(Chapters 17.60-17.84)

Comment [TH11]: This Chapter will include standards for fences, walls, landscaping, paving, recycling and solid waste disposal, and residential accessory structures and use regulations.

Chapter 17.508 Parking
(Chapter 17.64)

Comment [TH12]: Updates to this Chapter were approved by the Council on October 30, 2012, and will take effect at the end on December 30, 2012.

Chapter 17.512 Signs (Phase II)
(Chapter 15.148)

**Division VI
Architectural Design and Site Development Standards, Design Review Districts,
Historic Preservation, and Registered House Plans**

Chapter 17.600 Architectural Design and Site Development Standards, Design Review Districts, and Registered House Plans
(Chapter 17.132)

Chapter 17.604 Historic Preservation
(Chapter 17.134)

**Division VII
City-Wide Programs**
(Chapters 17.184-17.194 (excluding 17.191 and 17.195), 18.16)

Chapter 17.700 Transportation Systems Management (TSM) Program
(Chapter 17.184)

Chapter 17.704 Density Bonus
(Chapter 17.186)

Comment [TH13]: This chapter will be expanded to include a bonus for green development.

Chapter 17.708 Housing Trust Fund
(Chapter 17.188)

Chapter 17.712 Mixed Income Housing
(Chapter 17.190)

Chapter 17.716 Condominium Conversions
(Chapter 17.192)

Chapter 17.720 Surface Mining and Reclamation
(Chapter 17.194)

Chapter 17.724 Development Agreements
(Chapter 18.16)

**Division VIII
Administrative Matters**
(Chapters 17.88, 17.196-17.220)

Chapter 17.800 Applications and Fees
(Chapter 17.196)

- 17.800.010 Submittal of applications.
- 17.800.020 Application fee.
- 17.800.030 Acceptance of applications as complete.
- 17.800.040 Withdrawal or denial of application for failure to process in a timely manner.
- 17.800.050 Denial of application – Time to resubmit.

Chapter 17.804 Requests for Reasonable Accommodation Under the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act
(Chapter 17.198)

Chapter 17.808 Permits and Legislative Change Requests
(Chapters 17.204, 17.208, 17.212, 17.216, 17.220)

- 17.808.010 Site plan and design review.
- 17.808.020 Conditional use permits.
- 17.808.030 Variances.
- 17.808.040 Urban development permits, planning director conditional use permits, and planning director variances in the Sacramento Railyards special planning district.
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- 17.808.070 Authority to approve – Discretion to elevate review to director level or commission level.
- 17.808.080 Authority to approve – All affiliated permits and requests to be heard together.
- 17.808.090 Discretionary permits – Establishment of use – Term.
- 17.808.100 Expiration for discontinuance of use – Conditional use permits and urban development permits.
- 17.808.110 Use of property to conform to terms and conditions of discretionary permit.
- 17.808.120 Modification of approved terms and conditions – Site plan and design review.

Comment [TH14]: The proposed site plan and design review process is established in this section. Preservation will forward recommendations to the Planning and Design Commission for projects that require planning entitlements that require Planning and Design Commission Review.

Comment [TH15]: The term “conditional use permit” replaced “special permit” to distinguish requirements for specific uses from other entitlements.

- 17.808.130 Modification of approved terms and conditions – Conditional use permits, variances, and urban development permits.
- 17.808.140 Revocation – Conditional use permits and urban development permits.
- 17.808.150 Administrative permits – Use of property to conform to terms and conditions of permit.
- 17.808.160 Administrative permits – Term – Expiration for discontinuance of use.
- 17.808.170 Administrative permits - Revocation

Chapter 17.812 Review Procedures
(Chapter 17.200)

- 17.812.010 Procedures – Levels of Review
- 17.812.020 Reconsideration of staff level and administrative level decisions.
- 17.812.030 Hearing notices.
- 17.812.040 Hearing procedures.
- 17.812.050 Decisions.
- 17.812.060 Appeals.
- 17.812.070 City council call-up review.
- 17.812.080 Permits may not be issued until decision final.
- 17.812.090 Limitation of actions attacking decisions.

Chapter 17.816 Subdivision Map Process (Phase II)
(Title 16)

Division IX
General Plan and Development Code Administration
(Chapters 2.112, 17.204 (part), 17.208 (part))

Chapter 17.900 General Plan Adoption and Amendment

- 17.900.010 General plan – Preparation – Contents.
- 17.900.020 General plan – Procedures for adoption and amendments.

Chapter 17.904 Specific Plans

- 17.904.010 Specific plans – Purpose -- Preparation – Contents.
- 17.904.020 Specific Plans – Procedures for adoption, amendments, and repeal.

Chapter 17.908 Transit Village Plans

- 17.908.010 Transit village plans – Purpose -- Preparation – Contents.
- 17.908.020 Transit village plans – Procedures for adoption, amendments, and repeal.

Chapter 17.912 General Plan Consistency Reviews

(Sections 2.112.060 - 2.112.080)

- 17.912.010 Review of public projects.
- 17.912.020 Restrictions on acquisition and disposal of real estate, abandonment, and vacation of streets, and authorization and construction of public buildings and structures.
- 17.912.030 Review of city projects and projects of other governmental agencies.

Chapter 17.916 Planning and Development Code Amendments

- 17.916.010 Planning and development code – Procedure for amendments.
- 17.916.020 Interim ordinances.

PROPOSED USES – TO BE INCORPORATED INTO ZONE CHAPTERS

Draft: 12/04/12

(Bold font indicates a new use)

Residential Uses

1. Dormitory (inside central city)
2. Dormitory (outside central city)
3. **Dwelling, duplex**
4. **Dwelling, duplex (¼ mile or greater from light rail station)**
5. **Dwelling, duplex (less than ¼ mile of light rail station)**
6. **Dwelling, multi-unit**
7. **Dwelling, multi-unit (¼ mile or greater from light rail station)**
8. **Dwelling, multi-unit (inside central city)**
9. **Dwelling, multi-unit (less than ¼ mile of light rail station)**
10. **Dwelling, multi-unit (less than ¼ mile of light rail station)**
11. **Dwelling, single-unit**
12. **Dwelling, single-unit (inside central city)**
13. **Dwelling, single-unit (outside central city)**
14. Fraternity house; sorority house
15. Mobilehome park
16. Model home temporary sales office
17. Residential care facility
18. Residential hotel
19. Rooming and boarding house
20. Temporary residential shelter

Commercial and Institutional Uses

21. Adult entertainment business
22. Adult-related establishment
23. Alcoholic beverage sales, off-premises consumption
24. Amusement center, indoor
25. Amusement center, outdoor
26. **Assembly – cultural, religious, social**
27. Athletic club; fitness studio
28. Auto – sales, storage, rental (¼ mile or greater from light rail station)
29. Auto – sales, storage, rental (less than ¼ mile of light rail station)
30. Auto service, repair (¼ mile or greater from light rail station)
31. Auto service, repair (less than ¼ mile of light rail station)
32. Bar; nightclub
33. Bed and breakfast inn
34. Cemetery
35. Check-cashing center
36. Childcare center
37. **Cinema (inside arts and entertainment district)**
38. **Cinema (outside arts and entertainment district)**
39. Cleaning plant, commercial
40. College campus
41. College extension

42. Commercial service (Exceeding 40,000 gross square feet of floor area)
43. Commercial service (Not exceeding 40,000 gross square feet of floor area)
- 44. Community market**
45. Correctional facility
46. Drive-in theater
47. Drive-through restaurant
48. Equipment rental, sales yard (¼ mile or greater from a light rail station)
49. Equipment rental, sales yard (less than ¼ mile of a light rail station)
50. Gas station
51. Golf course; driving range
52. Gun range; rifle range
53. Hotel; motel
54. Kennel
55. Laundromat, self-service
- 56. Library; archive**
57. Major medical facility
58. Medical marijuana dispensary
59. Mini storage; locker building (¼ mile or greater from a light rail station)
60. Mini storage; locker building (less than ¼ mile of a light rail station)
61. Mobilehome sales, storage
62. Mortuary; crematory
- 63. Museum**
64. Non-profit organization, food preparation for off-site consumption
65. Non-profit organization, food storage and distribution (not exceeding 6,400 gross square feet of floor area)
66. Non-profit organization, food storage and distribution (not exceeding 6,400 gross square feet of floor area)
67. Non-profit organization, meal service facility
68. Non-residential care facility
69. Office
- 70. Outdoor market**
71. Parking lot; garage
- 72. Plant nursery (¼ mile or greater from a light rail station)**
- 73. Plant nursery (less than ¼ mile from a light rail station)**
74. Restaurant
75. Retail store
76. Retail store (exceeding 40,000 gross square feet of floor area)
77. Retail store (not exceeding 40,000 gross square feet of floor area)
78. School – dance, music, art, martial arts
79. School, K – 12
80. School, vocational
81. Sports complex
82. Superstore
- 83. Theater**
84. Tobacco store
85. Towing service; vehicle storage yard
86. Transit vehicle – service, repair, storage
87. Veterinary clinic; veterinary hospital
88. Wholesale store (exceeding 6,400 gross square feet of floor area)
89. Wholesale store (not exceeding 6,400 gross square feet of floor area)
90. Wholesale store (¼ mile or greater from light rail station)

91. Wholesale store (greater than ¼ mile from light rail station)

Industrial and Agricultural Uses

- 92. Agriculture, general uses
- 93. Airport
- 94. Animal slaughter
- 95. Antenna; telecommunications facility**
- 96. Auto dismantler
- 97. Boat dock, marina
- 98. Community garden (exceeding 21,780 gross square feet)
- 99. Community garden (not exceeding 21,780 gross square feet)
- 100. Contractor storage yard
- 101. Fuel storage yard
- 102. Hazardous waste facility
- 103. Heliport; helistop
- 104. High voltage transmission facility
- 105. Junk yard
- 106. Laboratory, research
- 107. Livestock yard
- 108. Lumber yard, retail
- 109. Manufacturing, service, and repair
- 110. Manufacturing, service, and repair (exceeding 6,400 gross square feet of floor area)
- 111. Manufacturing, service, and repair (not exceeding 6,400 gross square feet of floor area)
- 112. Passenger terminal
- 113. Public utility yard
- 114. Railroad ROW
- 115. Railroad yard, shop
- 116. Recycling facilities – minor, major, greenwaste**
- 117. Riding stables
- 118. Solar energy system, commercial (city property)
- 119. Solar energy system, commercial (non-city property)
- 120. Solid waste landfill
- 121. Solid waste transfer station
- 122. Surface mining operation**
- 123. Terminal yard, trucking
- 124. Tractor or heavy truck sales, storage, rental
- 125. Tractor or heavy truck service, repair
- 126. Warehouse, distribution center
- 127. Well, gas or oil

Accessory Uses Categories

- 128. Accessory antenna**
- 129. Accessory drive-through facility**
- 130. Childcare, in-home (family day care home)
- 131. Common area**
- 132. Dwelling unit, secondary**
- 133. Family care facility
- 134. Family day care facility
- 135. Farm worker housing
- 136. Home occupation
- 137. Produce stand

138. **Recycling, convenience**
139. Temporary Commercial Building
140. Watchperson's quarters

USES TO BE CONSOLIDATED

Proposed Use	Existing Uses Proposed to be Consolidated under Proposed Use
Assembly facility, cultural, religious or social	Church and allied facilities Community center - Teen, senior public or private Social club—Public or private
Manufacturing, service, repair (Use is limited to size in zone chapters)	Appliance repair shop Assembly—Electrical electronic equip Assembly—Plastic/rubber Beverage bottling plant Billboard manufacture Boat building (small) Building/landscape contractor shop Cabinet shop Cement/clay products Cleaning plant Concrete batch plant Dairy processing plant Delivery Services Food processing plant Furniture refinishing Garment shop Ice manufacture Janitorial service company Laboratory – medical, dental, optical Laundry Commercial Machine shop Monument works, stone Pest control company Planing mill Printing and blueprinting
Commercial service	Astrology and related practices Bank—Savings and loan Beauty Salon Diet center, tanning center Dry cleaning, laundry agency Photographic studio Prescription pharmacy, optician Social service financial management facility Somatic practitioner/Somatic practitioner establishment Tutoring center
Retail store	Bakery or bakery goods store Convenience market/store Copy shop Flea market Florist Food store/grocery/deli (hours) Furniture store Secondhand store

USES TO BE DELETED

Proposed Deletions	Reason
Alternative ownership housing types (townhouse, row house, cluster housing, patio development, condo and non-condo housing)	Addressed through site plan and design review and new development standards for small-lot development in the zones above R-1
Antenna/communications tower	Split into two terms: “antenna” (accessory use) and “antenna, telecommunications facility”
Artist’s live/work	Addressed through home occupation permit in residential zones and small manufacturing (under 6,500 sf) in commercial and industrial uses.
Beer and wine sales for off-premises consumption	Addressed under “alcoholic beverage sales for off-site consumption”
Card room	Under “amusement center, indoor”
Condominiums	Addressed in special use/development standards chapter.
Deep lot development	Addressed in the site plan and design review process.
Franklin Villa community serving use	Addressed by allowing office/medical office as a ZA conditional use in the R-3, R-3A zones.
Hog Ranch	The use is “Livestock yard”
Medical Clinic	Captured under “office use”
Mining operations	Captured under “surface mining operations”
Mobilehome/manufactured home	Covered by single family check list
Moblehome/manufactured home used as watchperson’s quarters	Captured under “watchperson’s quarters”
Motel	Merged under “hotel”
Reclamation operations	Captured under “surface mining operations”
Residential Uses <ul style="list-style-type: none"> ▪ Apartments ▪ Duplex (attached or detached) ▪ Halfplexes ▪ Second residential unit ▪ Single-family dwelling 	Captured under “dwelling” terms.
Sidewalk café	This is a ROW issue
Social Service financial management facility	Captured under commercial services
Theater – move or stage	Split into two uses: “cinema” and “theater”

**Chapter 17.204
Single Unit and Duplex Dwellings**

Article II. R-1 Zone

17.204.200 R-1 single-unit dwelling zone – Purpose.

The purpose of the R-1 Zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function.

17.204.210 R-1 zone – Permitted uses.

A. Permitted uses. The following uses are permitted by right in the R-1 zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dwelling, single unit	
Dwelling, duplex	Limited to corner lots
Model home temporary sales office	Subject to special use regulations in chapter 17.228
2. Industrial and Agricultural Uses	
Community garden (not exceeding 21,780 square feet)	Subject to special use regulations in chapter 17.228
Solar energy system, commercial, (city property)	A solar energy system-commercial located on city property is allowed in this zone and is exempt from the provisions of this title.

B. Conditional uses. The following uses require approval of a conditional use permit in the R-1 zone:

Use	Limitations	Approval Required by Planning and Design Commission (PDC) Zoning Administrator (ZA) City Council (CC)

1. Residential uses		
Dormitory	Subject to special use regulations in chapter 17.228	PDC
Fraternity house; sorority house	Subject to special use regulations in chapter 17.228	PDC
Mobilehome park	Subject to special use regulations in chapter 17.228	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly – cultural, religious, or social		PDC
Bed and breakfast inn		ZA
Cemetery		PDC
Childcare center	Subject to special use regulations in chapter 17.228	ZA
Golf course; driving range		PDC
Heliport; helistop	Subject to special use regulations in chapter 17.228	PDC
Kennel		PDC
Library; archive		PDC
Museum		PDC
Non-profit organization, food preparation for off-site consumption		PDC
Non-profit organization, food storage and distribution		PDC
Non-profit organization, meal service facility		PDC
Non-residential care facility		PDC
Parking lot; garage	Subject to special use regulations in chapter 17.508	PDC
Produce stand		PDC
School (K-12)		PDC

3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in chapter 17.228	PDC
Community garden (exceeding 21,780 square feet)	Subject to special use regulations in chapter 17.228	ZA
High voltage transmission facility	Subject to special use regulations in chapter 17.228	PDC or CC
Passenger terminal,		PDC
Well, gas or oil		PDC

C. Accessory uses. The following uses are permitted in the R-1 zone when accessory to a permitted or conditional use:

Use	Limitations
Accessory antenna	Subject special use regulations in chapter 17.228
Childcare, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject special use regulations in chapter 17.228
Dwelling unit, secondary	Subject to special use regulations in chapter 17.228

D. Prohibited Uses.

All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-1 zone.

17. 204.220 R-1 Zone – Development standards.

Development in the R-1 zone shall conform to the following standards:

A. R-1 zone development standards.

1. Height, density, lot coverage, and floor area ratio.

- a. Height. Maximum height is 35 feet.
- b. Density. Maximum of one single-unit dwelling is allowed per lot, except that corner lots may contain either a single-unit dwelling or a duplex dwelling.
- c. Lot coverage. Maximum lot coverage is 40% or 2,500 square feet, whichever is greater; provided, that lot coverage shall not exceed 50 percent.
- d. Floor area ratio. The minimum and maximum floor area ratio is established in the general plan.

2. Lot size, width, and depth.

- a. Lot size. Minimum lot size is 5,200 square feet for interior lots and 6,200 square feet for corner lots. The minimum area of a lot or lots containing two duplex units (one duplex dwelling) is 6,400 square feet.
- b. Lot width. Minimum lot width is 52 feet for interior lots and 62 feet for corner lots. The minimum width of a lot or lots containing two duplex units (one duplex dwelling) is 62 feet.
- c. Lot depth. Minimum lot depth is 100 feet. Maximum lot depth is 160 feet.

3. Setbacks.

- a. Front-yard setback. The minimum front-yard setback is determined as follows:
 - i. If there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the minimum front-yard setback is the average of the two front-yard setbacks of the nearest two buildings, or 25 feet, whichever is less.
 - ii. If there is only one other building with a front-yard setback on the same side of the street on the same block as the lot for which the setback is being determined, the minimum front-yard setback is the front-yard setback of that building or 25 feet, whichever is less.
 - iii. If there is no other building with a front-yard setback on the same side of the street on the same block, the minimum front-yard setback is 20 feet.
 - iv. If a parcel fronts a right-of-way that has a planter strip between the street pavement and the sidewalk, the width of the planter strip is counted in the front-yard setback.
- b. Interior side-yard setback.
 - i. Unless the provisions of subsection ii or subsection iii apply, the minimum interior side-yard setback is five feet.

ii. A minimum interior side-yard setback of three feet applies to interior lots having a width of less than 52 feet and corner lots having a width of less than 62 feet.

iii. No interior side-yard setback is required along the common-wall boundary of a subdivided duplex dwelling.

c. Street side-yard setback. The minimum street side-yard setback is 12.5 feet.

d. Rear-yard setback.

i. Unless the provisions of subsection ii apply, the minimum rear-yard setback is 15 feet.

ii. If the rear lot line abuts a public alley, the rear-yard setback is five feet.

e. Levee setback. A minimum 50 foot setback is required from the landside toe of any levee. Primary and accessory structures shall not encroach into the levee setback.

B. Generally applicable development standards.

1. For exceptions to the height and area standards, see chapter 17.600.

2. For parking requirements, see chapter 17.508.

3. For landscaping and paving requirements, see chapter 17.68.

4. For recycling and solid waste disposal regulations, see chapter 17.72.

5. For wall, fence, and gate regulations, see chapter 17.76.

6. For residential accessory structure and use regulations, see chapter 17.80.

7. For signage standards and regulations, see chapter 15.148.

8. For additional, generally applicable development standards, see chapter 17.500.

9. For architectural design guidelines, see chapter 17.600.

10. For historic preservation standards, see chapter 17.700.

17.204.230 R-1 Zone – Site plan and design review.

A. General.

1. For development projects not located in a historic district or involving a landmark, a final subdivision map shall not be approved and a permit shall not be issued unless and until an application for site plan and design review of the

proposed project is approved in accordance with section 17.808.010, unless the project is exempt under subsection B.4 of section 17.808.010.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, a person shall not commence construction or otherwise undertake, and a final subdivision map shall not be approved and a permit shall not be issued for, a development project located in a historic district or involving a landmark unless and until an application for site plan and design review of the proposed project is approved in accordance with section 17.808.010, unless the project is exempt under subsection B.4 of section 17.808.010.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

**Chapter 17.216
Commercial, Office, and Mixed Use**

Article VIII. C-2 Zone

17.216.800 C-2 general commercial zone – Purpose.

The purpose of the C-2 zone is to provide for the sale of commodities; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging.

17.216.810 C-2 Zone – Permitted uses.

A. Permitted uses. The following uses are permitted by right in the C-2 zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dormitory (inside central city)	Subject to special use regulations in chapter 17.228
Dwelling, single-unit	
Dwelling, duplex	
Dwelling, multi-unit	
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in chapter 17.228
Amusement center, indoor	
Athletic club; fitness studio	
Bed and breakfast inn	
Childcare center	Subject to special use regulations in chapter 17.228
Cinema (inside arts and entertainment district)	
College extension	
Commercial service	
Hotel; motel	
Laundromat, self service	
Library; archive	
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	
Non-profit organization, food storage and distribution not exceeding 6,400 gross square feet of floor area)	Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Office	
Plant nursery (¼ mile or greater from a light rail station)	
Restaurant	

Retail store (not exceeding 40,000 gross square feet of floor area)	Subject to special use regulations in chapter 17.228
School – dance, music, art, martial arts	
School, vocational	
Theater	
Veterinary clinic; veterinary hospital	Subject to special use regulations in chapter 17.228
Wholesale store (not exceeding 6,400 gross square feet of floor area)	Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
3. Industrial and Agricultural Uses	
Community garden (not exceeding 21,780 square feet)	Subject to special use regulations in chapter 17.228
Manufacturing, service and repair (not exceeding 6,400 gross square feet of floor area)	Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Passenger terminal	
Solar energy system, commercial (city property)	A solar energy system-commercial located on city property is allowed in this zone and is exempt from the provisions of this title.

B. Conditional uses. The following uses require approval of a conditional use permit in the C-2 zone:

Use	Limitations	Approval Required by Planning and Design Commission (PDC) Zoning Administrator (ZA)
1. Residential uses		
Dormitory (outside central city)	Subject to special use regulations in Chapter 17.228	PDC
Fraternity house; sorority house	Subject to special use regulations in Chapter 17.228	PDC
Mobilehome park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in Chapter 17.228	PDC
Rooming and boarding house		PDC

Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in Chapter 17.228	PDC
Alcoholic beverage sales, for off-premises consumption	Subject to special use regulations in Chapter 17.228	PDC
Amusement center, outdoor		PDC
Assembly – cultural, religious, social		PDC
Auto sales – sales, storage, rental	Subject to special use regulations in Chapter 17.228	PDC
Auto service, repair	Subject to special use regulations in Chapter 17.228	PDC
Bar; nightclub	Subject to special use regulations in Chapter 17.228	PDC
Cemetery		PDC
Check cashing center	Subject to special use regulations in Chapter 17.228	PDC
Cinema (outside arts and entertainment district)		PDC
College campus		PDC
Correctional facility		PDC
Drive-through restaurant		PDC
Drive-in theater		PDC
Equipment rental, sales yard	Subject to special use regulations in Chapter 17.228	PDC
Flea market	Subject to special use regulations in Chapter 17.228	PDC
Gas station	Subject to special use regulations in Chapter 17.228	PDC

Golf course; driving range		PDC
Kennel		PDC
Medical marijuana dispensary	Subject to special use regulations in Chapter 17.228	ZA/PDC
Mobilehome sales, storage	Subject to special use regulations in Chapter 17.228	PDC
Non-profit organization, meal service facility		PDC
Non-residential care facility		PDC
Parking lot; garage	Subject to provisions of section 17.508.060	PDC
Plant nursery (less than ¼ mile from a light rail station)	Subject to special use regulations in Chapter 17.228	ZA/PDC
Produce stand		PDC
Retail store (exceeding 40,000 gross square feet of floor area)	Subject to special use regulations in Chapter 17.228	PDC
School, K - 12		PDC
Superstore	Subject to special use regulations in Chapter 17.228	PDC
Towing service; vehicle storage yard	Subject to special use regulations in Chapter 17.228	PDC
Transit vehicle – service, repair, storage		PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in Chapter 17.228	PDC
Boat dock; marina		PDC
Community garden (exceeding 21,780 square feet)	Subject to special use regulations in Chapter 17.228	ZA

Heliport; helistop	Subject to special use regulations in Chapter 17.228	PDC
High voltage transmission facility	Subject to special use regulations in Chapter 17.228	PDC
Recycling facilities - minor, major, green	Subject to special use regulation in Chapter 17.228	ZA/PDC
Surface mining operation	Subject to provisions of 17.194	PDC
Well, gas or oil		PDC

C. Accessory uses. The following uses are permitted in the C-2 zone when accessory to a permitted or conditional use:

Use	Limitations
Accessory antenna	Subject to special use regulations in chapter 17.228
Accessory drive-through facility	Subject to special use regulations in chapter 17.228
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in chapter 17.228
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in chapter 17.228
Recycling. convenience	Subject to special use regulations in chapter 17.228

D. Prohibited Uses.

All uses not listed as permitted, conditional, or accessory uses are prohibited in the C-2 zone.

17.216.820 C-2 Zone – Development standards.

Development in the C-2 zone shall conform to the following standards:

A. C-2 zone development standards.

1. Height, density, and floor area ratio.

- a. Height. Maximum height is 50 feet.

b. Density. Maximum density is 60 dwelling units per net acre.

c. Floor area ratio. Minimum and maximum floor area ratio is established in the general plan.

2. Setbacks and step-backs.

a. Front-yard and street side-yard setback.

i. There is no required minimum front-yard or street side-yard setback.

ii. The maximum front-yard and street side-yard setback is ten feet.

b. Interior side-yard setback.

i. Unless the provisions of subsection ii apply, there is no required minimum interior side-yard setback.

ii. If the interior side of a lot is adjacent to an R- or OB- zoned lot and is not separated by an alley, the required minimum interior side-yard setback is five feet.

c. Rear-yard setback.

i. Unless the provisions of subsection ii apply, there is no required minimum rear-yard setback.

ii. If the rear of a lot is adjacent to an R- or OB- zoned and is not separated by an alley, the required minimum rear-yard setback is 15 feet.

d. Levee setback. A minimum 50 foot setback is required from the landside toe of any levee. Primary and accessory structures shall not encroach into the levee setback.

e. Step-back.

i. Unless the provisions of subsection ii apply, for that portion of a building along the front-yard setback and street side-yard setback exceeding 26 feet in height, a step-back of ten feet is required.

ii. No step-back is required for that portion of a building along a front-yard setback or street side-yard setback of ten feet or more.

B. Generally applicable development standards.

1. For exceptions to the height and area standards, see 17.600.

2. For parking requirements, see chapter 17.508.

3. For landscaping and paving requirements, see chapter 17.68.
4. For recycling and solid waste disposal regulations, see chapter 17.72.
5. For wall, fence and gate regulations, see chapter 17.76
6. For residential accessory structure and use regulations, see chapter 17.80
7. For signage standards and regulations, see chapter 15.148.
8. For additional, generally applicable development standards, see chapter 17.500.
9. For architectural design guidelines, see chapter 17.600.
10. For historic preservation standards, see chapter 17.700.

17.216.830 C-2 Zone – Site plan and design review.

A. General.

1. For development projects not located in a historic district or involving a landmark, a final map shall not be approved and a permit shall not be issued unless and until an application for site plan and design review of the proposed project is approved in accordance with section 17.808.010, unless the project is exempt under subsection B.4. of section 17.808.010.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, a person shall not commence construction or otherwise undertake, and a final subdivision map shall not be approved and a permit shall not be issued for, a development project located in a historic district or involving a landmark unless and until an application for site plan and design review of the proposed project is approved in accordance with section 17.808.010, unless the project is exempt under subsection B.4 of section 17.808.010.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

COMMUNITY OUTREACH

Workshops

Planning Commission:

- August 11, 2011
- December 8, 2011
- August 16, 2012
- December 13, 2012

Preservation Commission

- August 1, 2012
- December 5, 2012

Council

- August 16, 2011

Design/Development Groups

- AIA Board: September 8, 2011
- AIA Roundtable: September 19, 2011; October 17, 2011
- AIA Public Policy Committee, September 17, 2012
- General Design/Development Group, October 24, 2012
- AIA Board, December 6th, 2012

Business Groups

- River District Board, September 12, 2012
- River District PBID, October 24
- Downtown Sacramento Partnership, October 24, 2012
- Midtown Business Association, October 24, 2012
- Sacramento Metropolitan Chambers Land Use Committee, September 27, 2012
- General PBID group: October 9, 2012

Community Partnership meetings

- South Natomas Community Center, January 9, 2012
- Pannell-Meadowview Community Center, January 11, 2012
- Hart Senior Center, January 23, 2012
- Hart Senior Center, October 8, 2012
- Pannell Community Center, October 10, 2012
- South Natomas Community Center, October 15
- Oak Park Community Center, October 22, 2012

Neighborhood Associations

- Boulevard Park Neighborhood Association, September 5, 2012
- McKinley/East Sacramento Neighborhood Association, October 5, 2012
 - Met separately with MENA President on October 22
- Alkali Flat/Mansion Flat Neighborhood Association, October 11, 2012
- River Oaks Community Association, October 17, 2012

Preservation Groups

- Sacramento Old City, September 10, 2012
- Preservation Roundtable, October 13, 2012

Agencies

Sacramento County Planning, October
Sacramento Regional Transit, October 5, 2012

Next Outreach Efforts

- Community Meeting, January 2012 (Date TBD)
- Real Estate Association
- Urban Land Institute
- Building Industry Association
- Sacramento Builders Exchange
- Community groups, business, groups, development community and individuals as needed.

Planning and Development Code Project
INDUSTRIAL DESIGN GUIDELINES
 December 5, 2012

Citywide Site Plan and Design Review - Overview

The Planning and Development Code will establish a consistent, citywide site plan and design review process. All new projects, including modifications to existing developments, will be subject to planning and design review. The intent of the process includes the following:

- Consolidate existing Plan Review, “-R” review, design review, PUD review into a single, consistent citywide process.
- Projects consistent with standards and guidelines can be approved at the staff level.
- Projects with minor deviations from development standards can be heard at director hearing level.
- Only major projects go to Commission (and projects otherwise requiring Commission approval, such as subdivisions and use permits).

Industrial Design Guidelines

There are existing council-approved design guidelines that staff can use to review all types of uses except for industrial and business park projects. To fill this gap, staff has drafted design guidelines. Highlights of the guidelines include:

- Clear principles that state the design requirements.
- Rationale statement that explains the purpose of each requirement.
- Design guidelines for a variety of site and architectural elements, such as building orientation, vehicular circulation, building massing, entry features and roof forms.
- A wide range of guideline options that applicants can use to fulfill the requirements.



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City of Sacramento Industrial and Business Park Design Guidelines (DRAFT)



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Introduction

Purpose of this Document

The City of Sacramento Industrial and Business Park Design Guidelines have been developed for citywide use. They provide consistent design principles for structures to contribute to the overall character of industrial and business park areas.

In summary, these Design Guidelines are intended to:

- Encourage high-quality development and creative design options;
- Provide clear and usable design direction to project applicants, developers, designers, and City planning staff;
- Protect and enhance property values and community economic viability; and
- Facilitate a clear and expeditious project review process.

Projects will be reviewed for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all proposed projects, conformance with relevant principles is required.

Overall, the Design Guidelines are intended to encourage consistent design while allowing for variety and innovation. City staff do not advocate a particular architectural style or styles, and will review all applications on the basis of this document.

How to Use this Document

Project proponents and their design team will use this document as an information tool, since it outlines what will be required for project planning approval. It will also be useful for City staff in determining if a project proposal meets the minimum design standards necessary as part of the site plan and design review process.

Designers should use the guidelines as a framework for decisions made during the design process. This will ensure timely processing of applications, and minimize revisions, delays and misunderstandings.

Reviewers, such as staff and Planning and Design Commission will use the design principles to provide consistent, objective, and fair review of proposed projects.

Organization of this Document

This document is organized into two parts:

I. Site Design Guidelines

This section focuses on site design elements such as building orientation, circulation, parking, and landscaping.

II. Architectural Design Guidelines

Design options for building entryways, facades, roof form, materials, and other architectural elements are discussed in this section.

To provide the needed FLEXIBILITY and ADAPTABILITY of these guidelines to many different types and projects, they are organized into two levels: **Principle & Rationale**, and **Guidelines**.

Principles represent the overall concepts that are required. They are the underlying objectives of good project planning and design. They will be referenced by the City to determine compliance with this document. Principles are broad in scope and allow for flexibility in approach and alternative design solutions

Rationales are included with the principles to assist in clarifying why the principle was adopted, and why it is important to the overall purpose of this document.

Guidelines are suggested approaches to meeting a principle. The text and figures are presented as examples, but do not illustrate all possible solutions applicable to all situations. There are alternative approaches that, in a particular set of circumstances, could well be a more appropriate way to meet the principle.

Alternative Design Approaches

Design Principles cannot be simplified as a “step by step” cookbook approach. Each design challenge is in some way unique, with its own issues of context, constraints, objectives, challenges and opportunities. Although it would be ideal if every project could rise to the standards that might be used for new ‘greenfield’ construction, that may not be possible due to **physical constraints** such as property size or the scale of a project.

The City recognizes that each project must be considered individually, and is committed to a collaborative review process that has the shared objective amongst project proponents, project reviewers, and other interested parties of ensuring enduring and sustainable commercial areas and promoting quality design. Flexibility in considering alternative approaches to good design allows the City to encourage design creativity, and avoid possible undue hardships in particular situations.

Site Design Guidelines

I. Site Design

This section provides direction for the site design of new industrial and business park development, and the renovation of existing structures. Effective site planning techniques should create a unified industrial and business park environment that enhances the character of the area.

The major principles of industrial and business park site design are intended to:

- Create a distinctive character and sense of place;
- Enhance the vitality of the district; and
- Create a comfortable and welcoming environment for customers and employees.

Sections:

1. Building Orientation
2. Parking Lot Design & Vehicular Circulation
3. Landscape Elements
4. Screening & Fencing



1. Building Orientation

Design Principle

Building orientation and positioning of other elements on a site (e.g., entrances, parking lots, and driveways) shall be planned to assure a viable, safe, and attractive site design. Site planning considers how the various components of a development (e.g., buildings, circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site.

Rationale: Appropriate building location and site organization can help to create a safe and interesting streetscape that promotes interaction and visibility. Building orientation also plays an important role in neighborhood context particularly in proximity to residential development.

Site Design Guidelines

1-1 If adjacent to a residential zoning district, additional building setbacks should be provided adjacent to the residential use to reduce the visual impact of the large-scale buildings.

1-2 Site elements such as buildings, parking, driveways, and out-door activities should be arranged to emphasize the more aesthetically pleasing components of the site (e.g., landscaping and superior architectural features) and disguise less attractive elements (e.g., service facilities, outdoor storage, equipment areas, and refuse enclosures) through proper placement and design of buildings, screen walls, and landscaping.

1-3 In multiple building developments requiring multiple service / loading facilities, the design of such facilities should be located adjacent to each other to reduce visual and noise impacts.

1-4 Loading areas should be located and designed to minimize direct exposure to public view. These areas should be buffered with landscaping to reduce the visual impact whenever possible.

1-5 When adjacent to residential uses, uses or activities above the first floor should consider the privacy of residents when placing windows, balconies or other accessible spaces.



2. Parking Lot Design & Vehicular Circulation

Design Principle

Parking areas shall provide vehicular access without compromising pedestrian accessibility and the character of the public realm.

Rationale: Planning for safer and efficient movement of vehicles and pedestrians can result in an aesthetically appealing site with less impervious surface and increased business visibility. In addition, pedestrian ingress and egress provides opportunities for increased transit use and pedestrian activity.

Site Design Guidelines

2-1 Parking lots should not be the dominant visual element at the front of the site. Large expansive paved areas located between the street and the building should be avoided.

2-2 Parking lots should be placed at the side or rear of the building, when feasible, to ensure direct connections between the street and the building entrance and to avoid obstructing views of the building's front facade from the street.

2-3 Primary access points for automobiles, especially visitors, should be enhanced with elements such as ornamental landscaping, low-level decorative walls, monument-type signs, and decorative paving to emphasize site access locations.

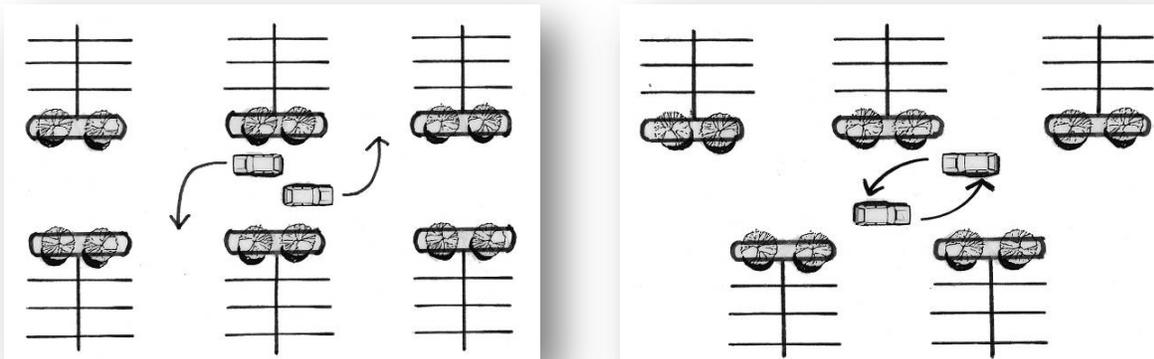
2-4 Convenient public access and short-term visitor parking should be at the front of the building to produce the shortest route of travel from a building entrance.

2-5 Employee parking and service areas should be located at the sides and/or rear of buildings.

2-6 Site access and internal circulation should promote safety, efficiency, convenience, and minimize conflict between vehicles and large trucks. Appropriate maneuvering and stacking areas for trucks should be a primary consideration in the overall design of the circulation system.

2-7 Unobstructed sight lines at corners and mid-block are important to improve visibility for vehicles exiting and entering the site and to reduce potential conflicts with other vehicles, bicycles, and pedestrians.

2-8 Dead-end aisles are not acceptable and should be avoided because they restrict the flow of on-site traffic and may cause traffic congestion on the street. Travel aisles should be designed so that they align with one another. Travel aisles that are offset are inappropriate. (See graphic below.)



3. Landscape Elements

Design Principle

Landscaping shall be used in a variety of functions, including softening the edges of development, screening unattractive views, buffering incompatible uses, providing shade, and increasing the overall aesthetic appeal of a project.

Rationale: There is no one other single element that makes a greater contribution to the visual appeal of a site than landscaping. An attractive landscape can contribute to the pride, maintenance, and care of adjacent or nearby properties. Landscaping also helps reduce heat gain during the summer, and provides naturally cleaner air.

Site Design Guidelines

3-1 When industrial and warehouse uses are located adjacent to less intense uses (e.g., residential, office, or retail commercial), additional landscaping in conjunction with appropriate decorative walls and setbacks should be provided to mitigate potential adverse impacts.

3-2 The front, public portions of buildings, should be separated from parking areas by landscaping and pedestrian walkways.

3-3 Landscaped areas should be planned and designed as an integral part of the project. The type, quantity and placement of plant material should be selected for its structure, texture, color and compatibility with the building design and materials.

3-4 Industrial and business park buildings should provide a high level of landscaping at the street frontage. When designing landscaping, consideration should be given to the compatibility with the adjacent street frontage and adjacent properties.

3-5 Parking areas located within or abutting residential areas should be developed with landscaped buffers and attractive walls along property lines. This helps to screen the visible presence of cars.



4. Screening & Fencing

Design Principle

Screening and fencing play an important role in securing a site, as well as defining property boundaries. It shall be designed to project a high quality image for the area.

Rationale:

Higher quality materials are provided to help improve the aesthetics of a district, and improve a sense of safety.

Site Design Guidelines

4-1 The colors, materials, and appearance of walls and fences should be compatible with the overall design, character, and style of the development. They should also be compatible with high-quality examples on adjacent sites.

4-2 When security fencing is required adjacent to streets, it should consist of wrought iron, tubular steel, vinyl coated chain-link or similar material. The use of galvanized chain-link or wood fence material is strongly discouraged, especially adjacent to streets.

4-3 Where fences or walls are visible from public streets, a combination of landscaping (trees, hedges, shrubs and vines) should be planted along the street-facing side to visually soften blank surfaces and to deter graffiti.



Architectural Design Guidelines

II. Architectural Elements

Architectural design guidelines address the exterior of buildings, as well as the relationship of these buildings to the surrounding built context. It is paramount to ensure that the design of the building complements the community setting and character, and contributes to the public realm. Architectural design should promote buildings that are:

- visually welcoming from the street;
- constructed of high-quality materials that will contribute to the longevity of the building.

Sections:

1. Building Height, Massing, and Scale
2. Building Facades
3. Entry Features
4. Windows & Doors
5. Color & Materials
6. Lighting
7. Roof Forms
8. Service Areas & Utilities
9. Canopies & Awnings
10. Signage & Graphics



1. Building Height, Massing, and Scale

Design Principle

The architectural design of a structure shall consider many variables, from the functional use of the building, to its aesthetic design, to its “fit” within the context of existing development. Buildings shall achieve the appropriate level of design detail on all facades, and avoid blank or unarticulated facades.

Rationale: Variations in the form of a building can add visual interest and break up what would otherwise be a large box-like form, into more pleasing and visually harmonious elements. A variety of techniques can be used to ‘break up’ the mass of a building.

Architectural Design Guidelines

1-1 The mass and scale of large buildings should be reduced by varying building heights, and/or setbacks, along the front and street side building façades.

1-2 Building heights, massing and setbacks should be varied, to define different functions such as offices and warehousing.

1-3 Industrial and business park development should be similar in scale and massing to adjacent development, and establish a smooth transition between uses. If a different scale for new development is required for functional reasons, the new development should provide a transition between adjacent buildings.

1-4 Vertical and horizontal offsets should be integrated within building facades to minimize building bulk.

1-5 Techniques that should be used to ‘break up’ the massing of a building include stepping the building height, furring out walls to create offsets in plane, adding battens or reveals to walls surfaces, and insets or other variations in plan.



2. Building Facades

Design Principle

Building facades shall be designed to create visually interesting buildings that offer variety in industrial and business park areas.

Rationale: Varied facades enhance the aesthetic appeal of the district, and help to retain the overall quality and value of new development.

Architectural Design Guidelines

2-1 Long, blank facades should be avoided. More articulation, detailing, and fenestration should be provided on facades visible from major thoroughfares and freeways.

2-2 Facades of large buildings visible from a public street should include architectural features such as reveals, windows and openings, changes in parapet heights, color, texture, and material to add interest to the building elevation and reduce its visual mass.



3. Entry Features

Design Principle

Entry features of industrial and business park buildings shall be clearly visible, accessible, and designed as a significant aspect of the building's overall composition.

Rationale: Highly visible building entries provide a visual cue for pedestrians seeking to access a building, and help ensure safety and security of employees and visitors.

Design Guidelines

3-1 Building entries should be clearly identifiable, and integrated within the overall building design. Projections, columns, overhangs, enhanced landscaping, vertical architectural features, distinctive materials, and colors should be used to articulate entrances.

3-2 Primary building entries should be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.



4. Windows & Doors

Design Principle

The proper placement and design of windows and doors shall be used to create visual interest in buildings, and contribute to the stylistic coherence of development along the street.

Rationale: Windows and doors, when properly designed and located, can help to enhance publicly-visible facades, and encourage “eyes on the street” for safety and security. They also minimize views of unsightly loading, storage and service areas.

Architectural Design Guidelines

4-1 Recessed windows, awnings, landscaping, and shading devices to reduce solar heat gain should be used where appropriate.

4-2 Window type, material, shape, and proportion should complement the architectural style of the building entry.

4-3 Glare-producing reflective glass is discouraged, but tinted glass may be used. The tinted glass should be as clear as possible while still being energy efficient.

4-4 Building openings, such as windows and doors, should maintain the proportions and spacing of other openings on the block.

4-5 Roll-up doors should be oriented away from public street views and adjacent residential areas to avoid unsightly views and noise emissions beyond the property line.



5. Colors & Materials

Design Principle

Color shall be used in a way that complements the surrounding structures and adds to the liveliness and character of industrial and business park areas. Buildings shall be constructed of high-quality materials that will promote the longevity of the structure, and provide a pleasing appearance as the materials age.

Rationale

The major design principle in the selection of building colors is to be compatible with, but not identical to, surrounding development. High-quality finish materials promote the longevity of a building and add to its character, particularly on the ground floor, where people are most likely to come in contact with the building and can easily see and touch the materials.

Architectural Design Guidelines

5-1 A comprehensive material and color scheme should be developed for each site. Material and color variations in multi-building complexes should be complementary and compatible among buildings.

5-2 Large expanses of smooth material (e.g., concrete) should be broken up with expansion joints, reveals, or changes in texture, color, and material.

5-3 Large expanses of highly reflective surface and mirror glass exterior walls should be avoided to reduce heat, and prevent glare impacts on adjacent public streets and properties.

5-4 Materials and colors of wall and monument signs should be compatible with the main buildings on the site.

5-5 Building walls that may be prone to graffiti should be treated with a graffiti resistant coating, materials that are not conducive to graffiti such as split face block, or extensive landscaping to cover blank walls.

5-6 All exterior materials, textures and colors should be appropriate for the architectural style or theme of the building, and should contribute towards the quality of the streetscape.

5-7 Compatible colors on a single façade, or composition, should add interest and variety while reducing building scale and breaking up plain walls. Light, neutral colors should be used on industrial buildings to help reduce their perceived size. Contrasting trim and color bands can help break up blank surfaces.



6. Lighting

Design Principle

Lighting fixtures shall be designed to complement and enhance the architectural style of the building and should be compatible with the character of the area.

Rationale: Every site must have provisions for lighting that is functional while also respecting the scale and character of adjacent development. Lighting must not intrude upon or create a nuisance for nearby occupants, especially abutting residential areas. At the same time, lighting should provide for adequate visibility and security for customers, and those passing by.

Architectural Design Guidelines

6-1 The design of the light fixtures and their structural support should be architecturally compatible with the theme of the development.

6-2 Lighting fixtures should not have exposed bulbs.

6-3 Decorative accent lighting and fixtures above the minimum 1-foot candle illumination levels of surrounding parking lots should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.

6-4 Exterior doorways and entries should be fully illuminated to a minimum of one foot-candle over the entire face and frame of the opening.

6-5 Wall mounted lights should not extend above the height of the wall or parapet to which they are mounted.

6-6 Parking lot lighting standards should be placed so that the illumination spread will not conflict with the growth of trees in required parking lot planters.



7. Roof Forms

Design Principle

Roofs shall be given design considerations and treatment equal to that of the rest of the building's "exterior" and should be integrated within the architectural theme of industrial and business park buildings. Building rooflines shall include variations to avoid long, continuous planes, demonstrating special design treatments where there is a major change in an element of a building's facade.

Rationale: Industrial and business park buildings can often have very large roof expanses, that when coupled with long wall elevations, can cause a monotonous effect. Varying roof forms, or parapet walls, can enhance a building's appearance and help screen unattractive mechanical equipment.

Architectural Design Guidelines

7-1 Rooflines should include variations to avoid long, horizontal rooflines. Long, horizontal rooflines should be minimized through articulating a building's facade, alternating roof or parapet heights, providing variations in materials and colors, or other appropriate methods.

7-2 Depending upon the architectural style of a structure, industrial and business park buildings are encouraged to use decorative roof elements, such as cornices to enhance a building's roof edge.

7-3 When sloped roofs are incorporated into a design, equipment wells should be used to continue the existing pitch and roofline.



8. Service Areas & Utilities

Design Principle

Service and utility areas, including loading docks, storage areas, mechanical systems, and trash bins, shall be screened from view and integrated into the design of a project.

Rationale: Unappealing views of service areas can mar an otherwise successful site plan and building design. Carefully sited and screened services and utilities can be both functional and unobtrusive.

Architectural Design Guidelines

8-1 Refuse, storage, and equipment areas should be screened from view from adjacent uses.

8-2 All installed equipment, electrical rooms, and service rooms should be placed within the footprint of the structure. No equipment of any kind should be visible on the outside of the structure.

8-3 All screening devices should be compatible with the architecture, materials and colors of the building.

8-4 Trash enclosures that are visible from upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure should be compatible with the architectural theme of the site's buildings.

8-5 Roof ladders should be located inside the building or be designed to be compatible with the architectural design of the building. Equipment used to retract and store roof ladders should not be mounted to the exterior of the structure.

8-6 Refuse storage and loading areas should be located at the rear of the development and screened from public view.



9. Canopies & Awnings

Design Principle

When incorporated into a building, canopies and awnings shall be made of high-quality components that complement the overall design, colors, and materials of the building.

Rationale: Canopies and awnings can help shield building occupants from excessive heat gain and glare, add visual interest to building facades, and provide shelter for employees and visitors who are entering or exiting the building during inclement weather.

Architectural Design Guidelines

9-1 Canopies, awnings, arcades, and overhangs are encouraged over windows and entries along public sidewalks on the ground floor.

9-2 Canopies, awnings, and arcades should be designed with respect for the proportions of the building in terms of size, shape, and placement, unless a unique architectural style encourages something different.

9-3 Canopies and awnings should fit within individual bays or structural divisions of the building facade rather than extending beyond a single bay, unless the building structure dictates an alternative placement.

9-4 Use of a continuous awning for the windows on the upper floors is discouraged. Each window, or small grouping of windows, should be articulated with an individual canopy or awning, with awnings extending no more than halfway down the window. The color and style should complement ground-level awnings and canopies on the same building.

9-5 Brightly colored awnings should be compatible with the colors used on the main building. Uncolored or light-colored canvas awnings may be appropriate for dark and north-facing facades.

9-6 Canopies and awnings should only be internally illuminated where appropriate to the architectural style of the building.

9-7: Materials should be of the highest quality such as metal and glass. If canvas material is used, it should be heavy duty and non-reflective matte finish. Plastic or vinyl canopies should not be used.



10. Signage & Graphics

Design Principle

Building identification signs and graphics shall enhance the appearance of the building and contribute to the overall character of the street, while minimizing the appearance of clutter.

Rationale: Attractive, artistic, well-proportioned, and carefully located signs can enhance the character of industrial and business districts. Signage should enhance the character of existing older buildings, and can help new development to be compatible with existing development.

Design Guidelines

10-1 Signage can be wall-mounted, projecting, combined with awnings, or placed on windows. Hanging signs with projecting lettering are encouraged.

10-2 Attached signage should consist of individual letters; cabinet signs are discouraged.

