

## **ORDINANCE NO.**

Adopted by the Sacramento City Council  
Date Adopted

### **AN ORDINANCE DELETING VARIOUS CHAPTERS OF TITLE 17 OF THE SACRAMENTO CITY CODE AND ADDING CHAPTER 17.444 TO THE SACRAMENTO CITY CODE, RELATING TO THE DOWNTOWN SPECIAL PLANNING DISTRICT**

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

#### **SECTION 1.**

The city council finds the following:

1. The routinely-used zoning and other standard regulatory provisions applicable to the downtown area should be supplemented with specifically-tailored provisions intended to positively benefit the area and its surroundings. Consistent with section 17.400.040.A, designating the area as a special planning district, with accompanying regulations, will offer a greater mix of land uses and intensities, thereby increasing the likelihood of attracting new private investment.
2. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans.
3. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

#### **SECTION 2.**

Chapter 17.308 of the Sacramento City Code, relating to the Building Conservation Overlay Zone, is deleted.

#### **SECTION 3.**

Chapter 17.324 of the Sacramento City Code, relating to the Midtown Commercial Overlay Zone, is deleted.

#### **SECTION 4.**

Chapter 17.328 of the Sacramento City Code, relating to the Neighborhood Corridor Overlay Zone, is deleted.

## **SECTION 5.**

Chapter 17.344 of the Sacramento City Code, relating to the Urban Neighborhood Overlay Zone, is deleted.

## **SECTION 6.**

Chapter 17.408 of the Sacramento City Code, relating to the Central Business Special Planning District, is deleted.

## **SECTION 7.**

Chapter 17.444 of the Sacramento City Code, relating to the R Street Corridor Special Planning District, is deleted.

## **SECTION 8.**

Chapter 17.444 is added to the Sacramento City Code to read as follows:

### **Chapter 17.444 Downtown Special Planning District**

#### **17.444.010 Purpose and intent.**

The Downtown Special Planning District (SPD) establishes regulations governing development within area. The goals of the Downtown SPD are to—

1. Maintain and improve the character, quality, and vitality of the neighborhoods within the Downtown SPD;
2. Create cohesive mixed-use neighborhoods that contain a variety of housing types;
3. Provide an opportunity for a balanced mix of uses in neighborhoods adjacent to transit facilities and transportation corridors; and
4. Facilitate infill redevelopment by allowing a broad mix of uses and flexible development standards.

#### **17.444.020 Definitions.**

The following definitions apply in this chapter:

“R Street Corridor” means the 54 blocks bounded by Q Street on the north, S Street on the south, 2nd Street on the west, and 29th Street on the east, as shown on Exhibit B in section 17.444.150.

“Stand-alone surface parking lot” means a stand-alone parking lot with parking spaces on only one level at grade with the immediately adjacent properties or right-of-way.

#### **17.444.030 Boundaries.**

The boundaries of the Downtown SPD are shown on Exhibit A in section 17.444.150. It is generally bounded by the American River on the north, Broadway on the south, the Sacramento River on the west, and Business 80 on the east, and excludes the area within the Entertainment and Sports Center Special Planning District as defined in chapter 17.442.

#### **17.444.040 Governing regulations.**

Development within the Downtown SPD is subject to the regulations set forth in this chapter in addition to the other regulations of this title and the applicable design guidelines. To the extent there are conflicts between the provisions of this chapter and other regulations or guidelines, the provisions of this chapter control.

#### **17.444.050 Open space requirements for multi-unit dwellings.**

A. Sections 17.600.135.A and 17.600.135.C.2, related to open space for multi-unit dwellings, do not apply within the Downtown SPD. All other provisions of section 17.600.135 apply.

B. The following open space districts are established within the Downtown SPD and shown on Exhibit C in section 17.444.150: Central Business Open Space District, Urban Open Space District, Traditional Open Space District, and Suburban Open Space District. Within these open space districts, open space shall be provided as follows:

1. Central Business Open Space District. No private or common open space is required.

2. Urban Open Space District. A combination of private and common open space shall be provided for new multi-unit dwellings at a ratio of 25 square feet of open space per dwelling unit beyond the minimum required front-yard, side-yard, and rear-yard setbacks. Private open space must have a minimum width of 5 feet. Common open space must have a minimum width of 20 feet.

3. Traditional Open Space District. A combination of private and common open space shall be provided for new multi-unit dwellings at a ratio of 50 square feet of open space per dwelling unit beyond the minimum required front-yard, side-yard, and rear-yard setbacks. Private open space must have a minimum width of 5 feet. Common open space must have a minimum width of 20 feet.

4. Suburban Open Space District. A combination of private and common open space shall be provided for new multi-unit dwellings at a ratio of 100 square feet of open space per dwelling unit beyond the minimum required front-yard, side-yard, and rear-yard setbacks. Private open space must have a minimum width of 5 feet. Common open space must have a minimum width of 20 feet.

C. Notwithstanding subsection B of this section, open space is not required for projects consisting of the conversion of a nonresidential building to a multi-unit dwelling.

**17.444.060 Preservation incentives—Adaptive reuse density.**

A. Section 17.604.740, related to preservation incentives—adaptive reuse density, does not apply within the Downtown SPD.

B. An applicant may elect to comply with either the density provisions of the applicable zone or the following:

1. The development project consists of the residential reuse of a nonresidential listed historic resource;

2. The adaptive reuse density applies only to that portion of the development project located within the original building envelope of the listed historic resource; and

3. The adaptive reuse density does not exceed one dwelling unit per 350 square feet of gross floor area within the original building envelope of the listed historic resource.

**17.444.070 OB office building zone.**

A. Allowed uses. Except as provided below, the uses allowed in the OB zone outside the Downtown SPD are allowed in the OB zone inside the Downtown SPD.

B. Conditional uses.

1. Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or

requirements on the establishment of a particular use in the OB zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the OB zone inside the Downtown SPD.

2. Office uses exceeding 6,400 square feet within the R Street Corridor require a conditional use permit approved by the Planning and Design Commission in accordance with section 17.808.200.

C. Prohibited uses. The following uses are prohibited within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

1. Stand-alone surface parking lot;
2. Auto—sales, storage, rental that includes inventory that is displayed outdoors;
3. Drive-through restaurant;
4. Equipment rental, sales yard;
5. Gas station;
6. Mini-storage;
7. Towing service, vehicle storage yard; and
8. Accessory drive-through facility.

D. Height.

1. Generally. Except as provided in subsections D.2 and D.3, the maximum height of any building or structure is 65 feet.

2. R Street Corridor. Except as provided in subsection D.3, the maximum height of any building or structure within the R Street Corridor is shown on Exhibit D in section 17.444.150.

3. Transitional height.

a. The maximum height of any building or structure or portion of a building or structure within 39 feet of an R-1, R-1B, or R-2 zone is 45 feet.

b. The maximum height of any building or structure or portion of a building or structure within 40–79 feet of an R-1, R-1B, or R-2 zone is 55 feet.

E. Floor area ratio (FAR). The minimum FAR for nonresidential and mixed use development is 0.4 unless—

1. The use does not include a building or the use, by its nature, normally conducts a substantial amount of its operations outdoors; or

2. The use is temporary and would not interfere with the long-term development of the site consistent with the FAR standard.

F. Density. The maximum density is 65 dwelling units per net acre.

G. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;

2. Urban – one parking space per 250 gross square feet of building;

3. Traditional – one parking space per 250 gross square feet of building; and

4. Suburban – one parking space per 250 gross square feet of building.

**17.444.080 C-1 limited commercial zone.**

A. Allowed uses. Except as provided below, the uses allowed in the C-1 zone outside the Downtown SPD are allowed in the C-1 zone inside the Downtown SPD.

B. Conditional uses. Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the C-1 zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the C-1 zone inside the Downtown SPD.

C. Prohibited uses. The following uses are prohibited in the C-1 zone inside the Downtown SPD within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

1. Stand-alone surface parking lot;

2. Auto—sales, storage, rental that includes inventory that is displayed outdoors;
3. Drive-through restaurant;
4. Equipment rental, sales yard;
5. Gas station;
6. Mini-storage;
7. Towing service, vehicle storage yard; and
8. Accessory drive-through facility.

D. **Parking.** The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;
2. Urban – one parking space per 250 gross square feet of building;
3. Traditional – one parking space per 250 gross square feet of building; and
4. Suburban – one parking space per 250 gross square feet of building.

**17.444.090 C-2 general commercial zone.**

A. **Allowed uses.** Except as provided below, the uses allowed in the C-2 zone outside the Downtown SPD are allowed in the C-2 zone inside the Downtown SPD.

B. **Conditional uses.** Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the C-2 zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the C-2 zone inside the Downtown SPD.

C. **Prohibited uses.** The following uses are prohibited in the C-2 zone inside the Downtown SPD within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

1. Stand-alone surface parking lot;
2. Auto—sales, storage, rental that includes inventory that is displayed outdoors;
3. Drive-through restaurant;
4. Equipment rental, sales yard;
5. Gas station;
6. Mini-storage;
7. Towing service, vehicle storage yard; and
8. Accessory drive-through facility.

D. Height.

1. Generally. Except as provided in subsections D.2 and D.3, the maximum height of any building or structure is 85 feet.

2. R Street Corridor. Except as provided in subsection D.3, the maximum height of any building or structure within the R Street Corridor is shown on Exhibit D in section 17.444.150.

3. Transitional height.

a. The maximum height of any building or structure, or portion of a building or structure, within 39 feet of an R-1, R-1B, or R-2 zone is 45 feet.

b. The maximum height of any building or structure, or portion of a building or structure, within 40-79 feet of an R-1, R-1B, or R-2 zone is 55 feet.

E. Floor area ratio (FAR). The minimum FAR for nonresidential and mixed use development is 0.4 unless—

1. The use does not include a building or the use, by its nature, normally conducts a substantial amount of its operations outdoors; or

2. The use is temporary and would not interfere with the long-term development of the site consistent with the FAR standard.



F. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;
2. Urban – one parking space per 250 gross square feet of building;
3. Traditional – one parking space per 250 gross square feet of building; and
4. Suburban – one parking space per 250 gross square feet of building.

**17.444.100 C-3 central business district zone.**

A. Allowed uses. Except as provided below, the uses allowed in the C-3 zone outside the Downtown SPD are allowed in the C-3 zone inside the Downtown SPD.

B. Conditional uses. Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the C-3 zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the C-3 zone inside the Downtown SPD.

C. Prohibited uses. The following uses are prohibited in the C-3 zone inside the Downtown SPD within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

1. Stand-alone surface parking lot;
2. Auto—sales, storage, rental that includes inventory that is displayed outdoors;
3. Drive-through restaurant;
4. Equipment rental, sales yard;
5. Gas station;
6. Mini-storage;
7. Towing service, vehicle storage yard; and

8. Accessory drive-through facility.

D. Floor area ratio (FAR). The minimum FAR for nonresidential and mixed use development is 0.4 unless—

1. The use does not include a building or the use, by its nature, normally conducts a substantial amount of its operations outdoors; or

2. The use is temporary and would not interfere with the long-term development of the site consistent with the FAR standard.

E. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;

2. Urban – one parking space per 250 gross square feet of building;

3. Traditional – one parking space per 250 gross square feet of building; and

4. Suburban – one parking space per 250 gross square feet of building.

F. Notwithstanding Section 17.808.130.A.1, site plan and design review at the commission level is not required for a development project that exceeds 60 feet in height.

**17.444.110 C-4 heavy commercial zone.**

A. Allowed uses. Except as provided below, the uses allowed in the C-4 zone outside the Downtown SPD are allowed in the C-4 zone inside the Downtown SPD.

B. Conditional use. Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the C-4 zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the C-4 zone inside the Downtown SPD.

C. Prohibited uses. The following uses are prohibited in the C-4 zone inside the Downtown SPD within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

1. Stand-alone surface parking lot;
2. Auto—sales, storage, rental that includes inventory that is displayed outdoors;
3. Drive-through restaurant;
4. Equipment rental, sales yard;
5. Gas station;
6. Mini-storage;
7. Towing service, vehicle storage yard; and
8. Accessory drive-through facility.

D. Floor area ratio (FAR). The minimum FAR for nonresidential and mixed use development is 0.4 unless—

1. The use does not include a building or the use, by its nature, normally conducts a substantial amount of its operations outdoors; or
2. The use is temporary and would not interfere with the long-term development of the site consistent with the FAR standard.

E. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;
2. Urban – one parking space per 250 gross square feet of building;
3. Traditional – one parking space per 250 gross square feet of building; and
4. Suburban – one parking space per 250 gross square feet of building.

**17.444.120 RMX residential mixed use zone.**

A. Allowed uses. Except as provided below, the uses allowed in the RMX zone outside the Downtown SPD are allowed in the RMX zone inside the Downtown SPD.

B. Conditional uses. Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the RMX zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the RMX zone inside the Downtown SPD.

C. Prohibited uses. The following uses are prohibited in the RMX zone inside the Downtown SPD within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

1. Stand-alone surface parking lot;
2. Auto—sales, storage, rental that includes inventory that is displayed outdoors;
3. Drive-through restaurant;
4. Equipment rental, sales yard;
5. Gas station;
6. Mini-storage;
7. Towing service, vehicle storage yard;
8. Accessory drive-through facility.

D. Height.

1. Generally. Except as provided in subsections D.2 and D.3, the maximum height of any building or structure is 65 feet.

2. R Street Corridor. Except as provided in subsection D.3, the maximum height of any building or structure within the R Street Corridor is shown on Exhibit D in section 17.444.150.

3. Transitional height.

a. The maximum height of any building or structure, or portion of a building or structure within 39 feet of an R-1, R-1B, or R-2 zones is 45 feet.

b. The maximum height of any building or structure, or portion of a building or structure, within 40-79 feet of an R-1, R-1B, or R-2 zone is 55 feet.

E. Floor area ratio (FAR). The minimum FAR for nonresidential and mixed use development is 0.4 unless—

1. The use does not include a building or the use, by its nature, normally conducts a substantial amount of its operations outdoors; or

2. The use is temporary and would not interfere with the long-term development of the site consistent with the FAR standard.

F. Density in the R Street Corridor. On sites less than one-quarter mile of the center from a light rail station platform, the minimum density is 30 dwelling units per net acre and the maximum density is 100 dwelling units per net acre.

G. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;

2. Urban – one parking space per 250 gross square feet of building;

3. Traditional – one parking space per 250 gross square feet of building; and

4. Suburban – one parking space per 250 gross square feet of building.

#### **17.444.130 M-1 light industrial zone.**

A. Allowed uses. Except as provided below, the uses allowed in the M-1 zone outside the Downtown SPD are allowed in the M-1 zone inside the Downtown SPD.

B. Conditional uses. Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the M-1 zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the M-1 zone inside the Downtown SPD.

C. Prohibited uses. The following use is prohibited in the M-1 zone inside the Downtown SPD within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

1. Stand-alone surface parking lot;
2. Auto—sales, storage, rental that includes inventory that is displayed outdoors;
3. Drive through restaurant;
4. Equipment rental, sales yard;
5. Gas station;
6. Mini-storage;
7. Towing service, vehicle storage yard;
8. Accessory drive-through facility.

D. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;
2. Urban – one parking space per 250 gross square feet of building;
3. Traditional – one parking space per 250 gross square feet of building; and
4. Suburban – one parking space per 250 gross square feet of building.

**17.444.140 M-2 heavy industrial zone.**

A. Allowed uses. Except as provided below, the uses allowed in the M-2 zone outside the Downtown SPD are allowed in the M-2 zone inside the Downtown SPD

B. Conditional uses. Except as provided in this section, if this title requires the approval of a conditional use permit or other discretionary permit or imposes other restrictions or requirements on the establishment of a particular use in the M-2 zone outside the Downtown SPD, approval of the same discretionary permit and compliance with the same restrictions or requirements are required for the use in the M-2 zone inside the Downtown SPD.

C. Prohibited uses. The following uses are prohibited in the M-2 zone inside the Downtown SPD:

1. Fuel storage; and

2. The following uses if located within one-half mile from the center of a light rail station platform or one-half mile from the streetcar line as shown on Exhibit A in section 17.444.150:

i. Stand-alone surface parking lot;

ii. Auto—sales, storage, rental that includes inventory that is displayed outdoors;

iii. Drive-through restaurant;

iv. Equipment rental, sales yard;

v. Gas station;

vi. Mini-storage;

vii. Towing service, vehicle storage yard;

viii. Accessory drive-through facility.

D. Parking. The maximum allowable parking spaces for industrial and commercial uses within the parking districts established in section 17.608.030 are as follows:

1. Central Business and Arts & Entertainment – one parking space per 500 gross square feet of building;

2. Urban – one parking space per 250 gross square feet of building;

3. Traditional – one parking space per 250 gross square feet of building; and

4. Suburban – one parking space per 250 gross square feet of building.

**17.444.150 Exhibits.**

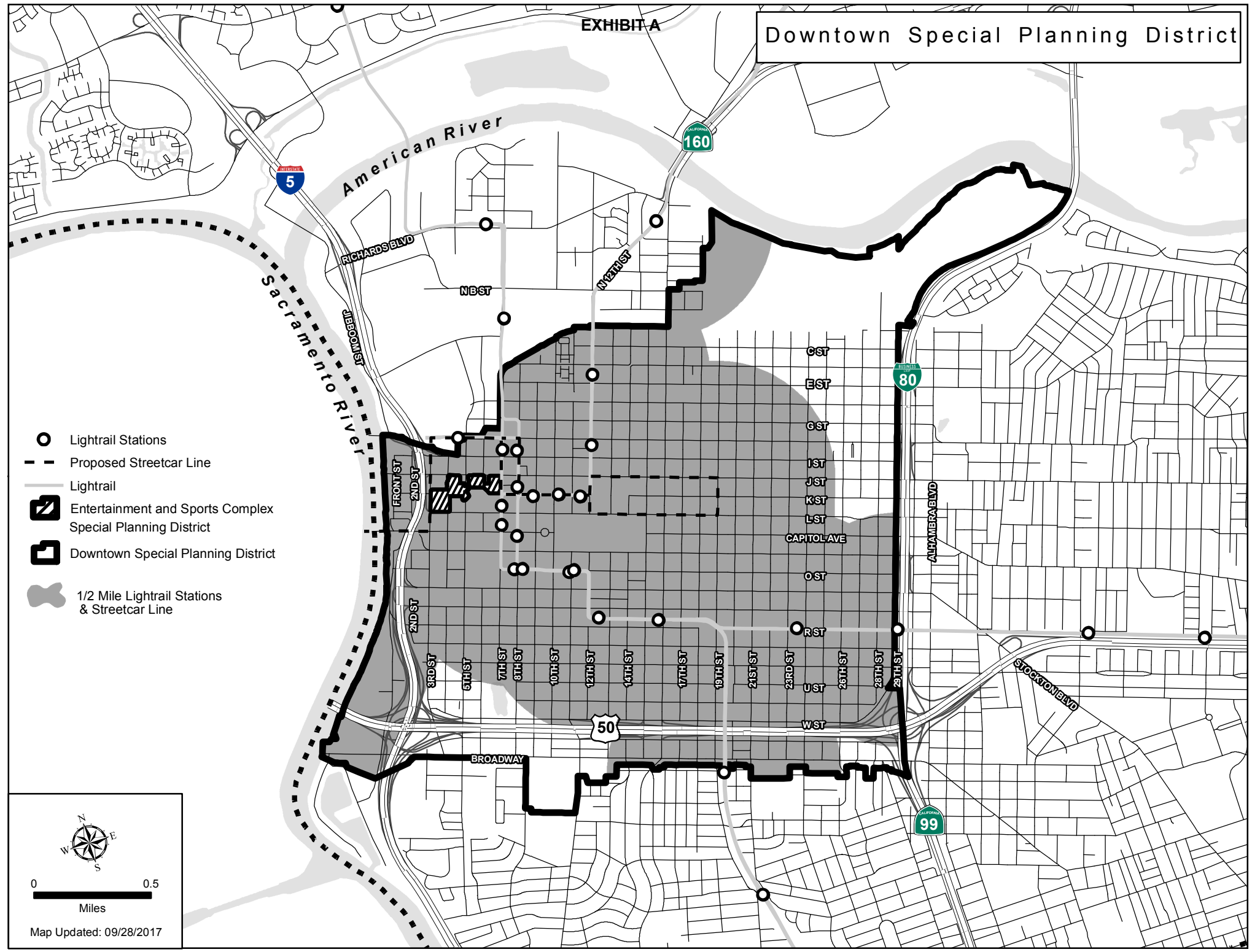
# Downtown Special Planning District

- Lightrail Stations
- - - Proposed Streetcar Line
- Lightrail
- Entertainment and Sports Complex
- Special Planning District
- Downtown Special Planning District
- 1/2 Mile Lightrail Stations & Streetcar Line



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Map Updated: 09/28/2017



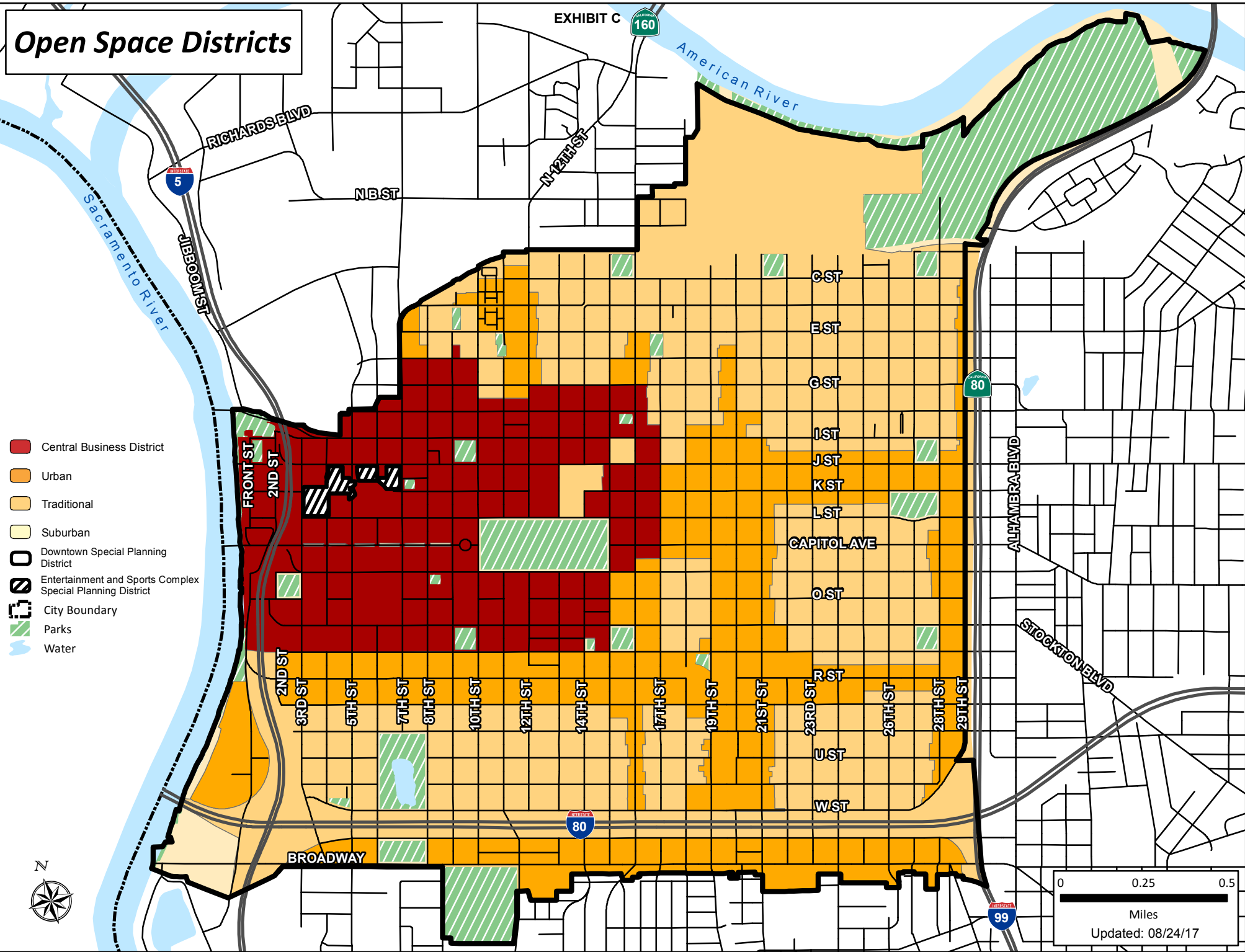




# Open Space Districts

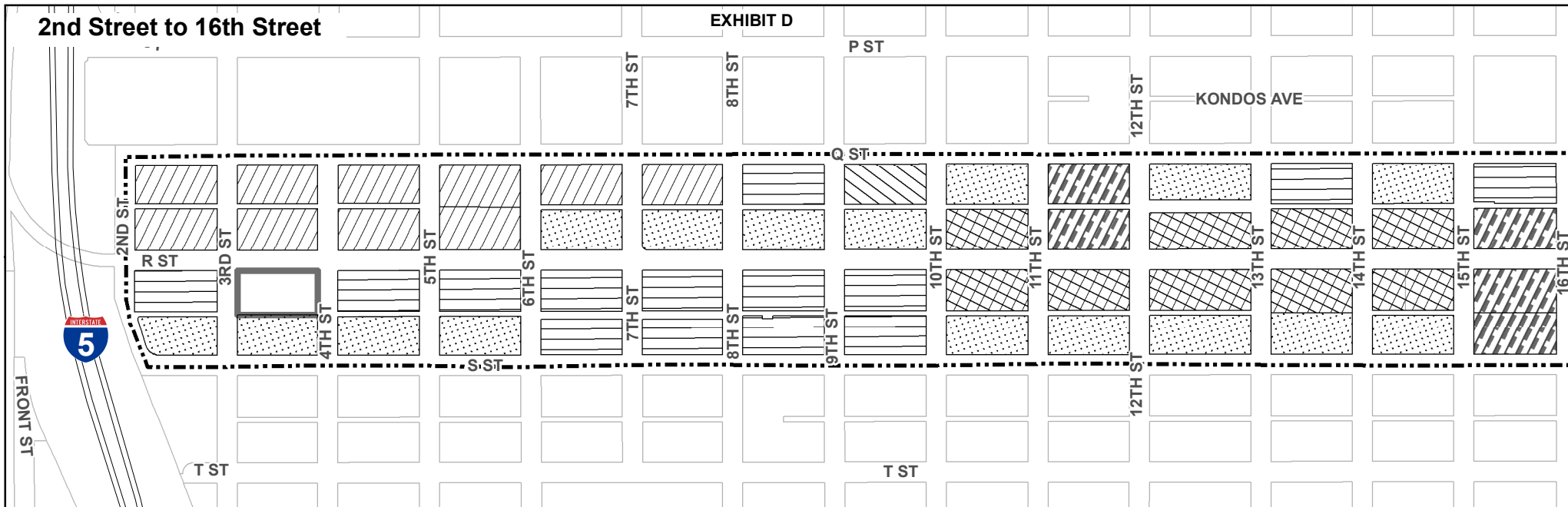
EXHIBIT C

- Central Business District
- Urban
- Traditional
- Suburban
- Downtown Special Planning District
- Entertainment and Sports Complex Special Planning District
- City Boundary
- Parks
- Water

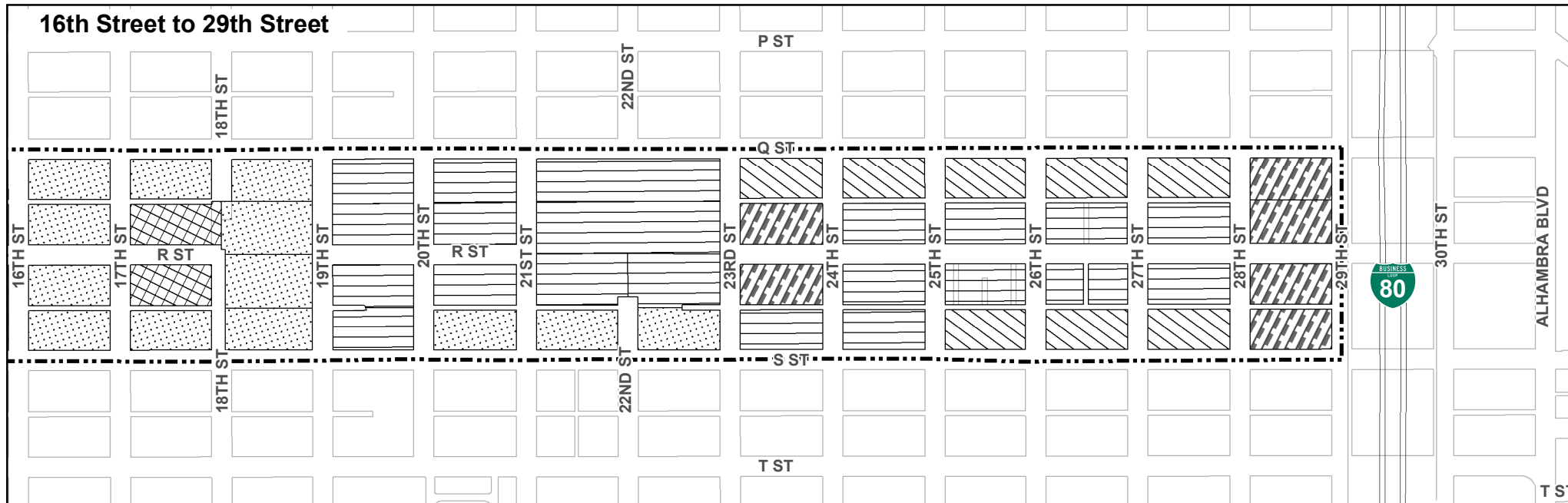


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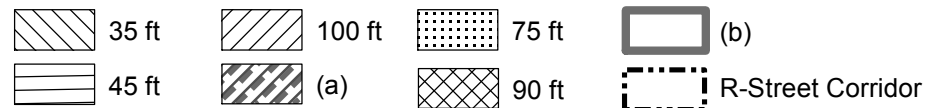
## 2nd Street to 16th Street



## 16th Street to 29th Street



### R Street Corridor Height Zones



### Footnotes

- (a) The maximum height of any building or structure in the C-2 zone at this location is 45 feet unless a deviation has been approved, subject to commission level review. A deviation may not exceed 30 feet, for a total maximum building height of 75 feet.
- (b) The maximum height of any building or structure in the RMX zone at this location is 75 feet unless—
1. The building is a residential building or mixed use building that devotes at least 80% of its gross building square footage to residential use; and
  2. A deviation has been approved, subject to commission level review. A deviation may not exceed 15 feet, for a total maximum building height of 90 feet.