

City Wide Design Guidelines

Attachment A

Proposed Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTIONS 17.600.100, 17.600.105, 17.600.110, AND 17.600.125 OF THE SACRAMENTO CITY CODE, RELATING TO APPLICABLE DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR SINGLE-UNIT AND DUPLEX DWELLINGS

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

SECTION 1.

The city council finds the following:

1. 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.
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

Section 17.600.100 of the Sacramento City Code is amended to read as follows:

17.600.100 Applicable design guidelines.

For purposes of site plan and design review, and whenever design review is otherwise required under this title, the design guidelines applicable to a development project are as follows:

A. _____ Citywide design guidelines. ~~Except as~~Subject to provided in subsections B, C, D, and E of this section,

1. _____ The ~~Single Family~~Single-Unit Dwelling and Duplex Dwelling Residential Design ~~Principles Guidelines (Resolution No. 2000-523)~~, as adopted by resolution of the City Council, ~~applies~~applies to single-unit dwelling and duplex dwelling development;

2. _____ The ~~Multifamily~~Multi-Unit Dwelling Residential Design ~~Principles Guidelines (Resolution No. 2000-487)~~, as adopted by resolution of the City Council, ~~applies~~applies to multi-unit dwellings and mixed-use development;

~~3~~

~~3.~~ _____ The ~~Neighborhood-Citywide~~ Commercial ~~Corridor~~-Design Principles Guidelines (~~Resolution No. 2003-773~~), as adopted by resolution of the City Council, applies to nonresidential ~~and mixed-use~~ development; and

~~4~~

~~4.~~ _____ The Industrial and Business Park Design Guidelines (~~Resolution No. 2013-0110~~), as adopted by resolution of the City Council, applies to industrial development.

B. _____ Design review districts. The design guidelines applicable to a design review district apply to development located in that district.

C. _____ Historic districts and landmarks. The Secretary of the Interior's Standards for the Treatment of Historic Properties and the applicable provisions of the historic district plan, if any, apply to development in that historic district or involving a landmark.

D. _____ Planned unit developments. The guidelines and schematic plan adopted for a planned unit development apply to development in that planned unit development.

E. _____ Special planning districts. The guidelines identified for a special planning district in ~~D~~ivision IV or, if none are specified, the guidelines under subsection ~~A~~, ~~above~~, apply to development in that special planning district.

SECTION 3.

Section 17.600.105 of the Sacramento City Code is amended to read as follows:

17.600.105 Architectural design for single-unit dwellings.

~~A.~~ _____ The architectural standards in this ~~sub~~section ~~A~~ apply to single-unit dwellings.

~~1A.~~ Main entrance. The primary dwelling entrance shall be accessed from the front yard or street side yard and shall be oriented to and visible from a street. If the dwelling has steps leading to an entry visible from any street, the steps and any enclosure surrounding the steps shall be attached to a permanent foundation and designed and constructed as an integral part of the exterior of the dwelling.

~~2B.~~ Foundation; exterior appearance of foundation.

~~a1.~~ The dwelling shall have a solid or perimeter foundation. Alternatively, if the dwelling has a pier foundation, interior foundation, or other type of

foundation that is not a solid or perimeter foundation, the dwelling shall have a solid perimeter curb or skirt made of concrete, masonry, or other solid nonmetal, all-weather material.

~~2.~~ 3C. The covering material used on a substantial portion of each exterior perimeter wall of the dwelling shall touch or overlap the foundation or the solid perimeter curb or skirt.

3C. Roofing overhang. The dwelling shall have eave and gable overhangs of not less than one foot measured from the vertical exterior side of the structure, unless the overhangs would be incompatible with the overall architectural style of the structure, as determined by the design director.

4D. Roofing material. No dwelling shall have a roof covered with continuous rolled metal.

5E. Exterior siding. No dwelling shall have exterior perimeter walls covered with corrugated or reflective metal siding.

6F. Windows on front façade required. The dwelling shall have windows on the front façade with views from active use areas such as living rooms, dining rooms, bedrooms, and kitchens.

7G. Minimum width and depth. The dwelling shall have a minimum width and depth of 20 feet in the R-1 and R-2 zones.

8H. Garages and carports.

a1. A garage or carport may be attached to or detached from the dwelling. The roofing material on a garage or carport shall be the same as the roofing material used on the dwelling. The exterior covering material used on a garage or carport shall be the same as an exterior covering material used on a substantial portion of the dwelling.

~~2.~~ b2. Garages and carports shall be set back from the front property line farther than, or equal to, the front façade of the dwelling. An enclosed garage or carport shall meet the residential accessory building and use regulations in chapter 17.624.

9I. Mobilehomes not permitted in central city. A mobilehome used as a single-unit dwelling is not permitted within the central city.

~~B. Bulk controls in the R-1 zone. In the R-1 zone, the dwelling shall be contained within the base building envelope.~~

~~1. The base building envelope is the three-dimensional air space contained between the front setback and the rear setback of a lot and conforming to the following planes:~~

~~a. Side planes and roofline planes. The side planes of the envelope begin at the side property lines at the average elevation of the finished lot grade at the front setback line and rise directly vertical and perpendicular to each side property line to a height of 12 feet; at this point, the envelope slopes inward from each side at a 45-degree angle to form the roofline planes that continue inward until the roofline planes intersect; provided, that if the line of intersection of the two roofline planes is greater than 35 feet above the average elevation of the finished lot grade at the front setback line, then at the height of 35 feet above the finished grade, the roofline planes shall continue horizontal to the finished grade until they intersect.~~

~~b. Front plane. The front plane of the base building envelope starts at a line equal to the shortest setback of the adjacent residences on the same side of the street, or across the street if there are not two typical adjacent residences, and rises directly vertical and perpendicular to the front property line to a height of 14 feet; at this point, the envelope slopes towards the rear property line at a 45-degree angle to a height no greater than 35 feet above the average elevation of the finished lot grade at the front setback.~~

~~2. Dormers and other extensions are permitted up to a maximum of 40 square feet of front profile on each side of the structure that is outside of the base building envelope; provided, however, the length of projecting construction along a side elevation does not exceed 15 feet aggregate.~~

~~3. Roofs over decks, patios, and projections, as allowed by section 17.600.125, must be within the base building envelope. Roof overhangs that extend less than three feet beyond an exterior wall are not required to be within the base building envelope.~~

~~4. Side yard dwelling unit walls must be articulated to avoid large planes of flat unbroken surfaces. Between 40% and 60% of a side yard dwelling unit wall must be on a plane at least 6 inches deeper or shallower than the remainder of the wall. Side yard dwelling unit walls must have at least two visibly different materials. Original unmodified walls are not subject to this paragraph.~~

SECTION 4.

Section 17.600.110 of the Sacramento City Code is amended to read as follows:

17.600.110 Architectural design for duplex dwellings.

~~A.~~ The architectural standards in this ~~sub~~section ~~A~~ apply to duplex dwellings in the R-1 and R-1B zones.

~~A. 1.~~ Main entrance.

~~a1.~~ Except as provided in ~~subparagraph b~~subsection ~~A.2~~ below, a duplex dwelling on a corner lot shall have the main entrance and driveway of each dwelling unit on different streets.

~~2b.~~ When a corner lot fronts on an arterial or collector street on one side and a local street on another side, the driveways and dwelling unit entrances may be located on the local street.

~~B2.~~ Minimum setbacks for duplex dwellings. The minimum setback requirements of the applicable zone apply to the duplex dwelling, and not to the individual dwelling units.

~~3C.~~ Open space in the R-1B zone only. In the R-1B zone, each dwelling unit shall have a minimum of 150 square feet of private open space beyond the minimum required front-yard, rear-yard, and side-yard setbacks.

~~4D.~~ Garages and carports. A garage or carport may be attached to or detached from each dwelling unit. The roofing material on a garage or carport shall be the same as the roofing material used on the dwelling. The exterior covering material used on a garage or carport shall be the same as an exterior covering material used on a substantial portion of the dwelling. Garages and carports shall be set back from the front property line farther than, or equal to, the front façade of the dwelling. An enclosed garage or carport shall meet the residential accessory building and use regulations in chapter 17.624.

~~5E.~~ Exceptions for subdivided duplex dwelling. The requirements of ~~subsections A, B, C, and D provisions 1, 2, 3, and 4 of this subsection~~ do not apply to an existing duplex dwelling being subdivided to create a separate lot for each dwelling unit, where the existing dwelling units do not meet one or more of these requirements.

~~B.~~ Bulk controls in the R-1 zone. In the R-1 zone, a duplex dwelling shall be contained within the base building envelope.

~~1.~~ The base building envelope is the three-dimensional air space contained between the front setback and the rear setback of a lot and conforming to the following side planes and roofline planes: the side planes of the envelope begin at the side property lines at the average elevation of the finished lot grade at the front setback line and rise directly vertical and perpendicular to each side property line to a

~~height of 12 feet; at this point, the envelope slopes inward from each side at a 45 degree angle to form the roofline planes that continue inward until the roofline planes intersect; provided that if the line of intersection of the two roofline planes is greater than 35 feet above the average elevation of the finished lot grade at the front setback line, then at the height of 35 feet above the finished grade, the roofline planes shall continue horizontal to the finished grade until they intersect.~~

~~2. ———Dormers and other extensions are permitted up to a maximum of 40 square feet of front profile on each side of the structure that is outside of the base building envelope; provided, however, the length of projecting construction along a side elevation does not exceed 15 feet aggregate.~~

SECTION 5.

A. Subsection D of section 17.600.125 of the Sacramento City Code is amended to read as follows:

D. Any floor above the first story of a building may project into a required front-yard or street-side yard setback up to a maximum of 2 feet if the projection does not extend into a public right-of-way. ~~All projections are included in the bulk control calculations under section 17.600.105.~~

B. Except as amended by subsection A above, all provisions of section 17.600.125 remain unchanged and in full effect.

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17.600.100 Applicable design guidelines.

For purposes of site plan and design review, and whenever design review is otherwise required under this title, the design guidelines applicable to a development project are as follows:

- A. Citywide design guidelines. Subject to subsections B, C, D, and E of this section,
 1. The Single-Unit Dwelling and Duplex Dwelling Design Guidelines, as adopted by resolution of the City Council, applies to single-unit dwelling and duplex dwelling development;
 2. The Multi-Unit Dwelling Design Guidelines, as adopted by resolution of the City Council, applies to multi-unit dwelling and mixed-use development;
 3. The Citywide Commercial Design Guidelines, as adopted by resolution of the City Council, applies to nonresidential development; and

4. The Industrial and Business Park Design Guidelines, as adopted by resolution of the City Council, applies to industrial development.

B. Design review districts. The design guidelines applicable to a design review district apply to development located in that district.

C. Historic districts and landmarks. The Secretary of the Interior's Standards for the Treatment of Historic Properties and the applicable provisions of the historic district plan, if any, apply to development in that historic district or involving a landmark.

D. Planned unit developments. The guidelines and schematic plan adopted for a planned unit development apply to development in that planned unit development.

E. Special planning districts. The guidelines identified for a special planning district in division IV or, if none are specified, the guidelines under subsection A, apply to development in that special planning district.

SECTION 3.

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17.600.105 Architectural design for single-unit dwellings.

The architectural standards in this section apply to single-unit dwellings.

A. Main entrance. The primary dwelling entrance shall be accessed from the front yard or street side yard and shall be oriented to and visible from a street. If the dwelling has steps leading to an entry visible from any street, the steps and any enclosure surrounding the steps shall be attached to a permanent foundation and designed and constructed as an integral part of the exterior of the dwelling.

B. Foundation; exterior appearance of foundation.

1. The dwelling shall have a solid or perimeter foundation. Alternatively, if the dwelling has a pier foundation, interior foundation, or other type of foundation that is not a solid or perimeter foundation, the dwelling shall have a solid perimeter curb or skirt made of concrete, masonry, or other solid nonmetal, all-weather material.

2. The covering material used on a substantial portion of each exterior perimeter wall of the dwelling shall touch or overlap the foundation or the solid perimeter curb or skirt.

C. Roofing overhang. The dwelling shall have eave and gable overhangs of not less than one foot measured from the vertical exterior side of the structure, unless the overhangs would be incompatible with the overall architectural style of the structure, as determined by the design director.

D. Roofing material. No dwelling shall have a roof covered with continuous rolled metal.

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F. Windows on front façade required. The dwelling shall have windows on the front façade with views from active use areas such as living rooms, dining rooms, bedrooms, and kitchens.

G. Minimum width and depth. The dwelling shall have a minimum width and depth of 20 feet in the R-1 and R-2 zones.

H. Garages and carports.

1. A garage or carport may be attached to or detached from the dwelling. The roofing material on a garage or carport shall be the same as the roofing material used on the dwelling. The exterior covering material used on a garage or carport shall be the same as an exterior covering material used on a substantial portion of the dwelling.

2. Garages and carports shall be set back from the front property line farther than, or equal to, the front façade of the dwelling. An enclosed garage or carport shall meet the residential accessory building and use regulations in chapter 17.624.

I. Mobilehomes not permitted in central city. A mobilehome used as a single-unit dwelling is not permitted within the central city.

SECTION 4.

Section 17.600.110 of the Sacramento City Code is amended to read as follows:

17.600.110 Architectural design for duplex dwellings.

The architectural standards in this section apply to duplex dwellings in the R-1 and R-1B zones.

A. Main entrance.

1. Except as provided in subsection A.2 below, a duplex dwelling on a corner lot shall have the main entrance and driveway of each dwelling unit on different streets.

2. When a corner lot fronts on an arterial or collector street on one side and a local street on another side, the driveways and dwelling unit entrances may be located on the local street.

B. Minimum setbacks for duplex dwellings. The minimum setback requirements of the applicable zone apply to the duplex dwelling, and not to the individual dwelling units.

C. Open space in the R-1B zone only. In the R-1B zone, each dwelling unit shall have a minimum of 150 square feet of private open space beyond the minimum required front-yard, rear-yard, and side-yard setbacks.

D. Garages and carports. A garage or carport may be attached to or detached from each dwelling unit. The roofing material on a garage or carport shall be the same as the roofing material used on the dwelling. The exterior covering material used on a garage or carport shall be the same as an exterior covering material used on a substantial portion of the dwelling. Garages and carports shall be set back from the front property line farther than, or equal to, the front façade of the dwelling. An enclosed garage or carport shall meet the residential accessory building and use regulations in chapter 17.624.

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SECTION 5.

A. Subsection D of section 17.600.125 of the Sacramento City Code is amended to read as follows:

D. Any floor above the first story of a building may project into a required front-yard or street-side yard setback up to a maximum of 2 feet if the projection does not extend into a public right-of-way.

B. Except as amended by subsection A above, all provisions of section 17.600.125 remain unchanged and in full effect.