

Detailed Summary of Proposed Changes

Division I General Provisions

Chapter 17.100 Title, Purpose, and Authority

Background:

This chapter establishes the title, purpose, and legislative authority and scope of powers for the Planning and Development Code. It also defines responsibilities and authority of the managers and employees of the planning division that are referenced in the provisions of Title 17.

Key recommendations:

- 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. This provides flexibility to apply director level authority to the hearing officer with the most knowledge and expertise on the entitlement.

Chapter 17.104 How to Use the Planning and Development Code

Background:

This chapter specifies how the Planning and Development Code is organized, and provides clarity on how it is interpreted.

Key Recommendations:

- No significant changes

Chapter 17.108 Definitions

Background:

The purpose of the Definitions chapter is to define terms used throughout the Planning and Development Code. Land uses are defined so that there is a common understanding of how development is to be regulated in each zoning district.

Key recommendations:

- Update definitions for land uses to add clarity and predictability to the development process.
- Reduce the number of land use categories to facilitate changes of use in existing buildings.

Chapter 17.112 Enforcement

Background:

The Enforcement Chapter specifies how the City addresses violations of the Planning Development Code that can include criminal sanctions, civil actions and administrative penalties.

Key recommendations:

- No significant changes

Division II Zoning Districts and Land Use Regulations

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.)

Background:

The purpose of the agriculture and open space zones is restrict the use of land to accomplish one or more of the following:

- Preserve agricultural resources;
- Preserve natural resources and open space;
- Prevent the loss of life and property in flood plains;
- Prevent erosion and siltation.

Key recommendations:

- The following new land use regulations are proposed for the Agricultural (A) and Agricultural-Open Space (A-OS) Zones:
 - Allow single-unit dwellings by right in the A zone, and with a conditional use permit in the A-OS zone. Only one dwelling per lot is allowed, and lots could not be subdivided into parcels less than five acres in the A zone and 20 acres in the A-OS zones.
 - Allow produce stands by right (not exceeding 120 sf) and with a zoning administrator's (ZA) conditional use permit (exceeding 120 sf) in the A zone. In the A-OS zone a ZA conditional use permit is required for a produce stand, regardless of size.
 - Farmworker housing is currently allowed by right, but would require a planning and design commission conditional use permit in the new code.
 - The following uses would be prohibited:
 - Airport
 - Drive-in theater
 - Recycling facility
 - Solid waste landfill
 - Solid waste transfer station
 - Public utilities or facilities.

- Recreation facilities.
- Prohibit the following incompatible uses currently allowed or conditionally allowed in the Flood (F) zone:
 - Mineral extraction operations
 - Public utility transmission facilities
- Prohibit the following incompatible uses currently allowed or conditionally allowed in the American River Parkway-Floodplain (ARP-F) Zone, which is a floodplain and nature conservation area:
 - Solar energy system, commercial (city property)
 - Camping
 - Community gardens

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.)

Background:

The purpose of the single-unit and duplex dwelling zones is to accommodate low density housing ranging from one unit per 4 acres to two units per lot. Starting with the R-1A zone, alternative housing types such as rowhouses or cluster housing would be allowed to help create a diversity of housing choices.

Key recommendations:

- Prohibit the following incompatible land uses (previously allowed with a special permit) in every single-unit and duplex dwelling zone:
 - Drive-in theaters,
 - Solid waste landfills,
 - Solid waste transfer stations,
 - Bus et al. vehicle maintenance and storage
- Require a minimum 50 foot setback from the landside toe of any levee.
- Regulate density in the R-1, R-1A, R-1B, R-2 zones as indicated in the table below:

Changes in Density		
Zone	Current	Proposed
R-1	5-8 du/na	One dwelling per lot. Corner lots may have two dwellings per lot
R-1A	15 du/na	Two dwellings per lot
R-1B	12 du/na	Two dwellings per lot
R-2	14 – 16 du/na	Two dwellings per lot

- Eliminate requirement for an interior side-yard setback in R-1A and R-2 zones unless the lot is adjacent to R-1, R-1B zoned lots, in which case a five foot rear-yard setback is required. This would allow townhomes and other attached housing.

- Prohibit surface mining in the R-2 zone.

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.)

Background:

The multi-unit zones are residential zones that allow dwellings of 3 or more attached units. The allowable density ranges from 17 dwelling units per net acre (du/na) in the R-2A zone to 175 du/na in the R-5 zone.

Key recommendations:

- Prohibit the following incompatible land uses (previously allowed with a special permit) in every multi-unit dwelling zone:
 - Drive-in theaters,
 - Solid waste landfills,
 - Solid waste transfer stations,
 - Bus et al. vehicle maintenance and storage
- Require a minimum 50 foot setback from the landside toe of any levee.
- Eliminate interior side-yard setback requirement in R-3, R-3A, R-4, and R-5 zones unless the lot is adjacent to R-1, R-1B zoned lots, in which case a five foot rear-yard setback would be required. This would allow townhomes and other attached housing.
- Allow neighborhood-serving commercial in the R-4, R-4A and R-5 zones by right as long as they are limited to 25% of the gross floor area or 6,400 square feet of a building, whichever is greater. Additionally libraries and museums would be allowed by right. This would help a greater mix of uses and encourage walkable, urban neighborhoods.
- Allow greater heights and densities in the R-4, R-4A and R-5 zones as indicated in the table below:

Changes to Heights and Densities		
Zone	Height Change	Density Change (du/na)
R-4	From 35 ft to 45 ft	From 58 du/na to 60 du/na
R-4A	From 55 ft to 75 ft	<i>No Change</i> (110 du/na)
R-5	From 45 ft to 240 ft	From 70-150 du/na to 175 du/na

Chapter 17.212 Residential Mixed Use

- Article I RMX Zone (17.212.100 et seq.)
- Article II RO Zone (17.212.200 et seq.)

Background:

The purpose of the residential mixed use zones are to allow a mix of residential and commercial uses while preserving the residential character of neighborhoods.

Key recommendations:

- Allow office by right in the RO zone. It previously required a conditional use permit.
- Prohibit the following incompatible uses that were previously allowed with a conditional use permit in the RMX zone:
 - Airport
 - Reclamation or disposal operation (surface mining operations)
 - Solid waste landfill
 - Solid waste transfer station
 - Wells, gas or oil
- Increase the maximum density in the RMX zone from 36 dwelling units per net acre to 60 dwelling units per net acre.
- Increase the maximum height in the RMX zone from 35 feet to 45 feet.
- Require a minimum 50 foot setback from the landside toe of any levee.

Chapter 17.216 Commercial, Office, and Mixed Use

Article I	OB Zone (17.216.100 et seq.)
Article II	OB-2 Zone (17.216.200 et seq.)
Article III	OB-3 Zone (17.216.300 et seq.)
Article IV	EC Zone (17.216.400 et seq.)
Article V	SC Zone (17.216.500 et seq.)
Article VI	C-1 Zone (17.216.600 et seq.)
Article VII	C-2 Zone (17.216.700 et seq.)
Article VIII	C-3 Zone (17.216.800 et seq.)
Article IX	C-4 Zone (17.216.900 et seq.)

Background:

The commercial, office and mixed use zones are intended to allow primarily commercial uses. These zones allow a variety of heights and intensity of commercial and residential uses.

Key recommendations:

OB, OB-2 and OB-3 Zones

- Allow commercial and residential uses by right.
- Create two new zones (OB-2, OB-3) to allow for higher development intensity.
- Allow up to 50% of square footage to be any combination of office, retail, commercial, or residential; require the remaining 50% of building square footage to be office or residential.
- Allow up to 100% of building square footage to be a hotel.
- Require a minimum 50 foot setback from the landside toe of any levee.

Changes in Density

Zone	Current	Proposed
OB	<ul style="list-style-type: none"> ▪ N/A 	<ul style="list-style-type: none"> ▪ 36 du/na ▪ Up to 50% increase with bonus

Changes in Height

Zone	Current	Proposed
OB	<ul style="list-style-type: none"> ▪ 35 ft 	<ul style="list-style-type: none"> ▪ 35 ft ▪ Up to 50% increase with bonus

Density and Height of the new OB-2 and OB-3 Zones

Zone	Density	Height
OB-2	<ul style="list-style-type: none"> ▪ 60 du/na ▪ Up to 50% increase with bonus 	<ul style="list-style-type: none"> ▪ 120 ft ▪ Up to 50% increase with bonus
OB-3	<ul style="list-style-type: none"> ▪ 100 du/na ▪ Up to 50% increase with bonus 	<ul style="list-style-type: none"> ▪ 360 ft ▪ Up to 50% increase with bonus

EC Zone

- Due to the unique nature of this zone, no changes were made. Chapter 17.56, which details the regulations for the EC zone would be reformatted to become the new EC zone chapter with no substantive changes made.

SC Zone

- Replace the current plan review requirement with the new site plan and design review process.
- Prohibit the following incompatible uses that currently require a conditional use permit:
 - Airport
 - Solid waste operations
 - Solid waste transfer stations
 - Cemetery
- Require a minimum 50 foot setback from the landside toe of any levee.

C-1, C-2, C-4 Zones

- Allow housing by right.
- Reduce street setbacks to encourage more walkable streets.
- Replace special permit requirement for additional height with a new green building height bonus.
- Add a new use, “manufacturing, not to exceed 6,400 gross square feet of building” to allow small non-nuisance-producing indoor manufacturing uses.
- Prohibit the following incompatible uses: airports, solid waste transfer stations, and solid waste landfill.
- Allow “School – dance, music, art, martial arts” by right.

- Replace rigid multi-family courtyard requirements with a flexible open space requirement.
- Eliminate maximum lot coverage; regulate building intensity according to the general plan floor area ratio standards.
- Require a minimum 50 foot setback from the landside toe of any levee.

Changes in Density

There would be no proposed changes to density or height for C-3 or C-4. The proposed changes for C-1 and C-2 are provided below:

Zone	Current	Proposed
C-1	<p><i>Citywide</i> 29 du/na with special permit</p> <p><i>Central City</i> By right</p>	<ul style="list-style-type: none"> ▪ 30 du/na by right ▪ Up to 50% increase with bonus
C-2	36 du/na (up to 150 du/na with special permit)	<ul style="list-style-type: none"> ▪ 100 du/na by right ▪ Up to 50% increase with bonus

Changes in Height

Zone	Current	Proposed
C-1	<ul style="list-style-type: none"> ▪ 35' within 100' of residential ▪ 45' outside 100' of residential ▪ 55' with residential and special permit 	<ul style="list-style-type: none"> ▪ 35' by right
C-2	<p><i>Citywide</i></p> <ul style="list-style-type: none"> ▪ 35' within 100ft of residential ▪ 45' outside 100ft of residential ▪ 55' with residential and special permit <p><i>Central City</i> Same as citywide, except:</p> <ul style="list-style-type: none"> ▪ Additional height with special permit ▪ Arts and Entertainment District bonus 	<ul style="list-style-type: none"> ▪ 45' within 39' of R-1, R-1B, R-2 zones ▪ 55' within 40'-79' of R-1, R-1B, R-2 zones ▪ 65' if 80' or more from R-1, R-1B, R-2 zones

C-3 Zone

- Revise the tables that define pedestrian-oriented uses to correspond with the new land use categories.
- Delete redundant sections relating to building design and historic preservation which are already enforced in the Central City Urban Design Guidelines.
- Delete the section relating to "Fast Track Review" because concurrent processing is now allowed for projects on a citywide basis with management approval.

- Delete the redundant signage section. Signs are regulated in Title 15.
- Require a minimum 50 foot setback from the landside toe of any levee.

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.)
Article VII	MRD-2 Zone3 (17.220.700 et seq.)

Background:

The purpose of industrial and manufacturing zones is to allow a varied intensity of industrial uses in the City with some zones (MIP and MRD) emphasizing research facilities and lighter manufacturing and assembly activities.

Key recommendations:

M-1, M-1(S), M-2, M-2(S)

- Allow the following uses by right in the M-1 zone due to consolidation of industrial uses that previously required a CUP:
 - Concrete batch plant
 - Cement/clay projects
 - Dairy processing plant
 - Planing mill
- The differences between M-1 and M-2:
 - A “public utility yard” would be allowed by right in M-2, but would require a CUP in M-1
 - “Railroad yard or shops” would be allowed in M-2, but not in M-1
 - M-1 has the off-site impact language for “manufacturing” and M-2 does not.
- Consolidate citywide and central city regulations for M-1 and M-2 zones.
- Require a minimum 50 foot setback from the landside toe of any levee.

MIP Zone

- Consolidated the allowed uses listed in Chapter 17.40 into the following uses:
 - Child Care Center
 - Office
 - Restaurant
 - Community gardens
 - Laboratory
 - Manufacturing, service, repair
 - Solar energy system
- Allow all uses by right except for community gardens over 21,780 square feet and solar energy systems on private property. The rationale for this is that the uses

would be normally allowed in industrial zones and the Site Plan and Design Review process would address site and design issues.

- Require a minimum 50 foot setback from the landside toe of any levee.

MRD Zone

- Eliminate mandatory PUD requirement for MRD zoned parcels.
- Allow most uses by-right. The rationale for this change is that the uses would be normally allowed in industrial zones and the Site Plan and Design Review process would address site and design issues.
- Increase maximum heights and lot coverage to encourage large research centers.
- Require a minimum 50 foot setback from the landside toe of any levee.

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.)
Article IV	HC Zone (17.224.400 et seq.)

Background:

The miscellaneous zones are specifically designed to encourage a specific use for an area (hospitals or sports arenas) or to reflect the unique nature of the area (highway corridors).

Key recommendations:

Hospital (H) Zone

- Add the following use to the list of permitted uses:
 - Office (previously the code allowed medical office by right but prohibited office, however these two uses would be combined)
- Prohibit the following uses:
 - Airport
 - Artist Live/Work
 - Drive in Theater
 - Golf course; driving range
 - Kennel
 - Mobilehome park
 - Solid Waste Landfill or Transfer Station
 - Vet Hospital
- Require a minimum 50 foot setback from the landside toe of any levee.

Sports Complex (SPX) Zone

- Remove the following uses from the list of allowed uses:
 - Airport
 - Artist Live/Work
 - Child care- Family Care Home

- Correctional Facility
- Drive In Theater
- Mobilehome parks
- Add the following uses were to the list of allowed uses:
 - Amusement center, indoor
- Require a minimum 50 foot setback from the landside toe of any levee.

Transportation Corridor (TC) Zone

- Add the following use to the list of permitted uses:
 - Solar energy system (city property)
 - Outdoor market, mini-storage, office, stand-alone parking lots, restaurant, retail, contractor's storage yard, solar energy system (non-city property).
- Remove the following use from the list of allowed uses:
 - Airport
- Delete redundant noticing requirements for rezones of TC.
- Require a minimum 50 foot setback from the landside toe of any levee.

Highway Commercial (HC) Zone

- Replace the plan review requirement with the new site plan and design review process.
- Allow the following uses by right in the Highway Commercial zone:
 - Amusement center, indoor
 - Drive-through restaurant
 - Gas station
 - Hotel; motel
 - Restaurant
 - Theater
- Reduce front yard and street side-yard setbacks from 50 feet to 15 feet.
- Require a minimum 50 foot setback from the landside toe of any levee.

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.)

Background:

Special use regulations are specific development standards and permit processes for individual uses. Current these regulations are footnotes to the land use matrix. In the new code, at least 59 out of the 90 would be deleted because their use regulations and other specific provisions would be put in the individual zone chapters. The remaining

footnote provisions not placed in zone chapters would be located in the Special Use Regulations Chapter.

Key recommendations:

- Locate the briefer footnotes as sections in Article I
- Locate the more extensive footnotes each in a separate article.
- Delete many footnotes that indicated whether a use was allowed by right or with discretionary review. The zone chapters now have this information for each zone.
 - Provisions relating to findings or development standards that were brief enough were placed in the zone chapters under the “limitations” column.
- Move standards for single-unit and duplex dwellings to Chapter 17.600, Architectural Standards.
- Allow bed and breakfast inns citywide with a conditional use permit in the R-1, R-1B, and R-2 zones.
- Allow bed and breakfast inns by right in the R-3A, R-4, R-5, RMX, and RO zones.
- Modify the following provisions for secondary dwelling units to encourage affordable housing and use land more efficiently:
 - Increase the maximum size of a secondary dwelling unit from 850 square feet to 1,000 square feet.
 - Eliminate the requirement that a property owner occupy at least one of the units.
 - Remove the requirement that the main entrance must face the front or street side of the lot.
- Delete restrictions on hours of operation for retail uses.
- Allow accessory drive-through facilities (for banks, pharmacies, etc.) by right with a reduced minimum stacking distance of 100 feet.
- Create the following use categories to allow the sale of produce on private property and increase the availability of fresh fruits and vegetables:
 - Outdoor markets (includes farmers markets), permitted subject to a zoning administrator’s conditional use permit in RMX, HC, SC, C-1, C-2, C-3, C-4, M-1, M-1S, M-2, M-2S, SPX & A zones. In granting a conditional use permit the zoning administrator may consider the traffic, parking, noise, hours of operation and any applicable development standards related to the proposed outdoor market.
 - Produce stand, allowed in A and A-OS zones if the stand is less than 120 square feet. If more than 120 square feet a zoning administrator’s conditional use permit would be required.
 - Community Market, permitted in the RE, R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-5, RMX, RO, HC, SC, C-1, C-2, C-3, C-4, M-1, M-1S, M-2, M-2S, and SPX zones. In the RE, R-1, R-1A, R-1B and R-2 zones the use would be permitted subject to a Community Market Permit issued by the Planning Director and the development standards listed below if the primary use on the property is not a single-unit or duplex dwelling. The following development standards would apply:
 - The use shall be located on an improved surface, such as a parking lot. If located in a parking lot the use shall not be located in any required parking or maneuvering areas.

- The use shall not be larger than 500 square feet in area. This area shall be designated by a barrier such as tape, rope, temporary fencing, bollards, or cones.
- The use shall operate only one day out of the week for a maximum of five consecutive hours. Hours of operation would be between the hours of 8am and 5pm.
- The operator of the community market shall have the permission of the property owner to operate.
- One sign is permitted. The sign shall be portable, The portable sign, including supports, shall fit into an area of not more than four feet in height, a width of not more than three feet and a depth of not more than three feet. An A-frame sign is a portable sign.
- If one or more of the development standards listed above cannot be met, the community market shall be considered an outdoor market.

Chapter 17.232 Nonconforming Use Regulations

Background:

This chapter determines how uses that were legally established, but no longer conform to the current zoning ordinance, are to be treated.

Key recommendations:

- Remove nonconforming regulations for residential uses. If a residential use is lawfully established, it would be allowed to stay and modifications to the structure would be allowed.
- Remove nonconforming regulations for nonconforming structures. All existing lawfully established structures would be deemed to have site plan and design review approval. Modifications to existing structures would be addressed through site plan and design review, and deviations from development standards could be considered as a part of that process.
- Allow the zoning administrator to extend the period of discontinuance for a nonconforming use beyond one year.
- Allow the zoning administrator to re-establish an expired nonconforming use if the building has been continuously vacant from the time the nonconforming use was discontinued.

Division III Overlay Zones

Chapter 17.300 Overlay Zones Generally

Background:

This chapter explains the purpose of overlay zones, which is to deal with special situations in the city that are not appropriate to a specific district or apply to several zones.

Key recommendations:

- Remove the unnecessary table listing each overlay zone.

Chapter 17.304 Ascot Avenue Overlay Zone

Background:

This is a small overlay zone that applies to industrial zoned land near the former McClellan Air Force Base.

Key recommendations:

- Delete the provisions in this overlay zone and have development in this overlay zone be subject to the base zone. This overlay zone is overly specific, unnecessarily restrictive, and constrains development of the affected properties.

Chapter 17.308 Building Conservation Overlay Zone

Background:

This overlay zone applies to less than five properties in the city and is intended to restrict the use of residential properties for commercial purposes in the Residential Office (RO) zone.

Key recommendations:

- Delete the provisions in this overlay zone and have development in this overlay zone be subject to the base zone. The RO zone has standards that require the structure to be predominantly residential in appearance.

Chapter 17.312 Executive Airport Overlay Zone

Background:

The purpose of this chapter is to help protect the health, safety and general welfare of people in the vicinity of the Sacramento Executive Airport (located approximately five miles south of downtown) and to improve air navigation safety.

Key recommendations:

- No significant changes

Chapter 17.316 I-5 Overlay Zone

Background:

This overlay zone was intended to apply to land along interstate 5, but no property was ever rezoned with this overlay zone. The overlay zone requires a conditional use permit for all uses that are not a permitted use in the agriculture zone. It is intended preserve an attractive entrance into the city.

Key recommendations:

- Delete the provisions in this overlay zone and have development in this overlay zone be subject to the base zone. Site plan and design review will be used to consider aesthetic impacts to the entrance of the city.

Chapter 17.320 Labor Intensive Overlay Zone

Background:

The purpose of this overlay zone is to create a high density of employees per acre to maximize use of public facilities and services such as freeways and light rail transit stations.

Key recommendations:

- Delete the provisions in this overlay zone and have development in this overlay zone be subject to the base zone. The new planning and development code would increase the allowable density and intensity of residential and commercial development in urban areas of the City.

Chapter 17.324 Midtown Commercial Overlay Zone

Background:

This overlay was established as part of the Central City Housing Strategy in the 1990's to encourage more housing in the central city. The purpose of the midtown commercial (MC) overlay zone is to encourage active pedestrian uses along the J Street Corridor from 20th to 28th Streets, and discourage those uses that detract from pedestrian activity.

Key recommendations:

- Delete the provisions in this overlay zone and have development in this overlay zone be subject to the base zone. The new planning and development code would increase the allowable density and intensity of residential and commercial development in urban areas of the City that would create an active pedestrian environment.

Chapter 17.328 Neighborhood Corridor Overlay Zone

Background:

This overlay was established as part of the Central City Housing Strategy in the 1990's to encourage more housing in the central city. It is intended to allow a wider range of commercial uses than the RMX or C-1 zones, but at less intensity than the C-2 zone. Mixed-use projects, in which commercial or office uses are contained in the same building or on the same site as residential, are encouraged.

Key recommendations:

- Delete the provisions in this overlay zone and have development in this overlay zone be subject to the base zone. The new planning and development code would allow a mix of residential and commercial uses by right in the commercial zones.

Chapter 17.332 Parkway Corridor Overlay Zone

Background:

This overlay zone has special development regulations intended to reduce impacts to the American River Parkway Corridor.

Key recommendations:

- Remove uses requiring a conditional use permit. The base zones (agriculture and open space zones) already require conditional use permits for such uses.
- Update land use terms for prohibited uses.

Chapter 17.336 Solid Waste Restricted Overlay Zone

Background:

This overlay zone restricts the expansion and new development of solid waste facilities.

Key recommendations:

- No significant changes

Chapter 17.340 Transit Overlay Zone

Background:

This overlay zone promotes transit-oriented development within a half-mile of transit stations.

Key recommendations:

- Update land use terms for prohibited uses.
- Defer setbacks, lot coverage, and height to the base C-2 and RMX zones.
- Increase maximum allowable density from 60 to 100 dwelling units per net acre.
- Remove open space requirements which are now redundant to citywide open space requirements.

Chapter 17.344 Urban Neighborhood Overlay Zone

Background:

This overlay was established as part of the Central City Housing Strategy in the 1990's to encourage more housing in the central city. This overlay zone permits increased heights over the base zone for projects with a residential component, and encourages housing and mixed use projects.

Key recommendations:

- Delete the provisions in this overlay zone and have development in this overlay zone be subject to the base zone. The new planning and development code would increase the allowable density and intensity of residential and commercial development in the zones covered by this overlay zone.

Division IV Special Planning Districts and Planned Unit Developments

Chapter 17.400 Special Planning Districts Generally

Background: This chapter explains how special planning districts are to be used.

Key recommendations:

- No significant changes.

Chapter 17.404 Broadway-Stockton SPD

Background:

The Broadway-Stockton SPD is designed to improve the image and competitiveness of this commercial corridor by encouraging a mix of uses and preserving the historic storefront buildings along Broadway and Stockton Boulevard.

Key recommendations:

- Delete most land use regulations in the SPD and refer to the base zones, which are being revised to allow a mix of residential and commercial development.
- Delete standards relating to height, minimum/maximum yard requirements, lot coverage and density and refer to the base zones, which are being revised to allow a more urban type of development.
- Noise standards for residential development would be removed. New noise standards in Chapter 17.600 would apply citywide.

Chapter 17.408 Central Business District SPD

Background:

The Central Business District SPD is applied wherever the C-3 zone exists.

Key recommendations:

- Delete this SPD. Move the provisions from the SPD to the C-3 zone chapter so that all regulations affecting the CBD are housed in the same chapter.

Chapter 17.412 McClellan Heights/Parker Homes SPD

Background:

The primary purpose of the McClellan Heights/Parker Homes SPD is to ensure safety and compatibility between residential land uses, nonresidential uses, and the adjacent McClellan Airport.

Key recommendations:

- Allow manufacturing, service, and repair (not exceeding 6,400 gross square feet of floor area) in the RMX zone if the use consists of incidental, non-nuisance-producing processing, packaging, and fabricating located entirely within a building.
- Remove the list of prohibited uses (with the exception of adult entertainment businesses and adult related establishments) and regulate these uses in the base zones (C-2 and M-1).

Chapter 17.416 Northgate Blvd. SPD

Background:

The purpose of the Northgate Blvd SPD is to encourage the upgrading and reuse of commercial development along the east side of Northgate Boulevard, while providing for local commercial and business opportunities that are compatible with adjacent residential uses.

Key recommendations:

- Delete outdated prohibited land use categories.
- Delete complicated development standards and refer to the base zones, which are being revised to allow a more urban type of development.
- Delete redundant design standards that duplicate the applicable design guidelines.

Chapter 17.420 Alhambra Corridor SPD

Background:

The purpose of the Alhambra Corridor SPD is to regulate appropriate land use and design along the Alhambra Corridor.

Key recommendations:

- Delete special regulations for the residential zones and refer to the updated citywide regulations for these zones.
- Delete special regulations for office intensity and retail requirements and refer to the base zones.
- Delete the 20 foot setback along Stockton Boulevard, which is inconsistent with existing development and pedestrian-friendly design.
- Delete the non-conforming use regulations in the SPD and use the revised citywide non-conforming use regulations.

Chapter 17.424 Del Paso Blvd-Arden Way SPD

Background:

The primary purpose of the Del Paso Blvd-Arden Way SPD is to promote a mix of uses, transit oriented development, and improve the economic vitality of the corridor.

Key recommendations:

- Delete special prohibited uses and refer to the base zones (C-2, OB and M-1) with the exception of mobilehome sales; storage and recycling facilities; adult entertainment businesses; adult related establishments; check cashing centers; and mortuaries, which would remain prohibited.

Chapter 17.428 Del Paso Nuevo SPD

Background:

The Del Paso Nuevo SPD was established in 1997 as a master planned community sponsored by the Sacramento Housing and Redevelopment Agency.

Key recommendations:

- Remove the following prohibited uses
 - Bars and alcoholic beverage sales for off-site consumption. These uses now require a conditional use permit in the base zone.
 - Air space condominiums. The new code would not regulate condominiums as a land use.
 - Second residential units. Under state law the City cannot prohibit second residential units.
 - Deep lot developments. Deep lot developments would no longer be a land use.
 - Density bonuses. Under state law the City cannot prohibit density bonuses.

Chapter 17.432 Sacramento Army Depot SPD

Background:

The purpose of the Sacramento Army Depot SPD is to guide the reuse of the former Sacramento Army Depot.

Key recommendations:

- No significant changes.

Chapter 17.436 River District SPD

Background:

The primary purpose of the River District SPD is to transition from an industrial/heavy commercial area to an urban area with a mix of residential and commercial development.

Key recommendations:

- Remove land use regulations and development standards that would be more restrictive than the base zone.

Chapter 17.440 Sacramento Railyards SPD

Background:

The primary purpose of the Sacramento Railyard SPD is to develop the former railyards into an urban area with a mix of residential and commercial development.

Key recommendations:

- No significant changes.

Chapter 17.444 R Street Corridor SPD

Background:

The purpose of the R Street Corridor SPD is to develop the former industrial corridor into an urban corridor with a mix of residential and commercial development.

Key recommendations:

- Increase density in RMX and OB zone within ¼ mile of the 13th and 16th Streets light stations from 60 dwelling units per net acre to 100 dwelling units per net acre.
- Allow increase in the commercial area of buildings in the RMX zone from 20% to 35%.
- Refer to base zones for land use regulations.
- Use revised citywide standards for open space, stepbacks, and parking.
- Delete outdated community plan information.
- Use an easier-to-read map instead of tables to regulate height (no changes in height standards).

Chapter 17.448 Freeport SPD

Background:

The purpose of the Freeport SPD is to insure appropriate levels of development occur in the town, in anticipation that the town is annexed by the City.

Key recommendations:

- No significant changes.

Chapter 17.452 Planned Unit Developments regulations

Background:

This chapter regulates how planned unit developments are to be created.

Key recommendations:

- No significant changes.

Division V Infrastructure Design and Improvement Standards

Chapter 17.500 Infrastructure Design and Improvement Standards

Background:

This division is reserved. Code provisions from Titles 16 and 18 which relate to subdivisions and offsite development standards will be consolidated in this division in the near future.

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

Background:

This division contains citywide development and design standards.

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

Key recommendations:

- Include in this new chapter:
 - A statement of which design guidelines apply to various parts of the city (new).
 - The regulations of footnotes 26 (single-unit dwellings), 27, and 37 (duplex dwellings).
 - New requirement for windows on the front façades of homes to have views from active use rooms (eyes on the street).
 - Remove requirement for garages for single-unit dwellings.
 - Provisions from the tent ordinance were added as citywide bulk control standards in the R-1 zone.
 - New requirement for garages and carports to be set back from the front property line farther than, or equal to, the front façade of the dwelling (anti- “snout house” rule).
 - Open space standards for multi-unit dwellings and offices (new).
 - Exceptions to the height and area regulations.
 - The purpose and method of forming design review districts and adopting design guidelines for them.
 - Development standards for vertical mixed use projects to reduce interior noise levels.
 - Vertical mixed use projects to incorporate an interior vertical chase from ground floor commercial use through the residential floors in order to eliminate the need for ducts, pipes and conduit on the exterior of the building.
 - Development standards for uses within ¼ mile of a light rail station to improve the pedestrian environment.
 - Development standards for screening mechanical equipment on roofs and on the ground.

Chapter 17.604 Historic Preservation

Key recommendations:

- Move provisions relating to the creation and powers of the Preservation Commission to Title 2, where other commission-related provisions reside.
- Delete provisions relating to development project review, which would be covered in Division VIII.
- Add new incentives for adaptive reuse of listed historic structures.

Chapter 17.608 Parking

Key recommendations:

- Convert parking ratios to use lowest common denominator (for ease of calculation)
- Allow tandem parking for duplex dwellings.
- Remove minimum parking dimensions for single-unit and duplex dwellings.
- Remove requirements for stand-alone parking facilities (would require a ZA conditional use permit in applicable zone chapters).
- Remove temporary parking lot regulations. All parking lots that are not accessory to primary use would require a ZA conditional use permit. The ZA would have the ability to regulate the timeframe of temporary lots and waive development standards as part of the conditional use permit.
- Move minimum garage and carport dimensions from footnotes to parking chapter.
- Prohibit off-street parking in any required minimum front or street-side setback areas, except for single unit and duplex dwellings.

Chapter 17.612 Landscaping and Paving Regulations

Key recommendations:

- Remove landscape requirements for the M-1(S) and M-2(S) zones and refer to the citywide requirement for site plan and design review and a 25 foot setback requirement in those zone chapters.
- Remove requirement for a ZA plan review for lots having less than 20 feet of street frontage along public or approved private streets. Review access through the site plan and design review process.

Chapter 17.616 Recycling and Solid Waste Disposal Regulations

Key recommendations:

- Allow enclosures to be placed in setbacks. Site plan and design review would help to insure proper placement.

Chapter 17.620 Wall, Fence and Gate Regulations

Key recommendations:

- Remove maps and provisions relating to sound walls along major streets indicated in the General Plan. Use the term “arterial streets” instead of “major streets” and refer to the General Plan to identify locations of arterial streets.

Chapter 17.624 Residential Accessory Structure and Use Regulations

Key recommendations:

- Clarify that accessory structures may not encroach into the setback from the landside toe of a levee.

Chapter 17.628 Signs (Phase II)

(Chapter 15.148)

Key recommendations:

- This chapter is reserved. In the near future, the sign code (Chapter 15.148) would be moved to this location.

Division VII City-Wide Programs

Background:

Citywide programs address a variety of issues ranging from encouraging alternative modes of transportation to facilitating affordable housing. Many of these programs are required by state law.

Chapter 17.700 Transportation Systems Management (TSM) Program

Key recommendations:

- No significant changes.

Chapter 17.704 Density Bonus

Key recommendations:

- Update regulations to reflect recent updates in State Density Bonus Law.
- Grant an additional density bonus for projects that meet CalGreen Tier I or Tier II green building standards.

Chapter 17.706 Green Building Bonuses for Non-residential Buildings

Key recommendations:

- A new chapter that grants a green building height bonus if the building does either of the following:
 - Meets or exceeds CalGreen Tier I or Tier II green building standards.
 - Incorporates a green roof that covers at least 50% of the building's roof area.

Chapter 17.708 Housing Trust Fund

Key recommendations:

- No significant changes.

Chapter 17.712 Mixed Income Housing

Key recommendations:

- No significant changes.

Chapter 17.716 Condominium Conversion and New Construction Program

Key recommendations:

- No significant changes.

Chapter 17.720 Surface Mining and Reclamation

Key recommendations:

- No significant changes.

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

Background:

This division specifies how planning applications will be processed and how fees will be established. Noticing, findings, appeals, and level of review are also detailed for each entitlement type.

Chapter 17.800 Applications and Fees

Key recommendations:

- No significant changes.

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

Key recommendations:

- No significant changes.

Chapter 17.808 Permits and Legislative Change Requests

Key recommendations:

- Establish the new citywide site plan and design review process in this chapter.
- Allow most site plan and design reviews to be approved at staff level.
- Allow director-level hearings for projects that deviate from design guidelines or development standards.
- Establish new 125,000 square foot size threshold for non-residential and mixed-use development requiring commission-level site plan and design review.
- Change name of special permits to conditional use permits, a more common term.

Chapter 17.812 Review Procedures

Key recommendations:

- Remove City Council call-up review provisions.
- Require noticing for all hearings to be within a 300 foot radius.

Division IX
General Plan and Development Code Administration

Background:

This division specifies how to prepare and adopt the General Plan, specific plans and transit village plans. It also outlines the process for amending the Planning and Development Code (rezoning land and text amendments).

Chapter 17.900 General Plan Adoption and Amendment

Key recommendations:

- No significant changes.

Chapter 17.904 Specific Plans

Key recommendations:

- No significant changes.

Chapter 17.908 Transit Village Plans

Key recommendations:

- No significant changes.

Chapter 17.912 General Plan Consistency Reviews

Key recommendations:

- No significant changes.

Chapter 17.916 Planning and Development Code Amendments

Key recommendations:

- No significant changes.