

ORDINANCE NO. 2015-0005

Adopted by the Sacramento City Council

March 24, 2015

AN ORDINANCE AMENDING SECTIONS 9.44.330 AND 9.44.340 IN TITLE 9 AND AMENDING, ADDING, AND REPEALING VARIOUS SECTIONS IN TITLE 17 OF THE SACRAMENTO CITY CODE, RELATING TO URBAN AGRICULTURE

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

SECTION 1.

Section 9.44.330 of the Sacramento City Code is amended to read as follows:

9.44.330 Keeping of beehives.

It is unlawful to permanently keep, have or ranch more than two beehives on a single parcel of property within the city, unless such parcel of property is zoned "A" or "A-OS" by applicable provisions of the Planning and Development Code, or unless such keeping, harboring, or maintaining of hives would constitute a valid nonconforming use under the applicable provisions of the Planning and Development Code; provided, however, that nothing in this section shall be deemed to authorize anyone to keep, harbor or maintain any such hives in violation of any other applicable law.

SECTION 2.

A. Subsection B.1 of section 9.44.340 of the Sacramento City Code is amended to read as follows:

1. To any parcel of property zoned for "A" or "A-OS" by applicable provisions of the Planning and Development Code or to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley View Acres), or to any property zoned M-1(S)R-AOL and located with the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east (and generally known as the Ascot Avenue overlay zone)

B. Except as amended by subsection A, above, all provisions of section 9.44.340 remain unchanged and in full effect.

SECTION 3.

A. Section 17.108.020 of the Sacramento City Code is amended to add the definition of “aquaculture” to read as follows:

“Aquaculture” means the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaculture includes aquaponics which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

B. Except as amended by subsection A, above, all provisions of section 17.108.020 remain unchanged and in full effect.

SECTION 4.

A. Section 17.108.040 of the Sacramento City Code is amended as follows:

1. The definition of “community garden” as amended to read as follows:

“Community garden, private” means an otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, and culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons, other than the city. A community garden does not include a private garden or edible landscaping that is incidental to the primary use of the lot, including a private garden or edible landscaping: (1) on a lot developed with one or more residences and devoted to the personal use of the occupants of the residences; or (2) on a lot developed with a nonresidential use. Regulation of this use varies, depending on the size of the garden.

2. The definition of “community garden, public” is added to read as follows:

“Community garden, public” means public land divided into multiple plots that are available to the public for growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by the city.

B. Except as amended by subsection A, above, all provisions of section 17.108.040 remain unchanged and in full effect.

SECTION 5.

A. Section 17.108.090 of the Sacramento City Code is amended to add the definition of “hydroponics” to read as follows:

“Hydroponics” means a method of growing plants in a soil-less medium or an aquatic-based environment in which plant nutrients are distributed via water.

B. Except as amended by subsection A, above, all provisions of section 17.108.090 remain unchanged and in full effect.

SECTION 6.

A. Section 17.108.140 of the Sacramento City Code is amended to add the definition of “market garden” to read as follows:

“Market garden” means the primary use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public which is in a zone other than an A or A-OS.

B. Except as amended by subsection A, above, all provisions of section 17.108.140 remain unchanged and in full effect.

SECTION 7.

A. Section 17.108.170 of the Sacramento City Code is amended as follows:

1. The definition of “private garden” is added to read as follows:

“Private garden” means a private food-producing garden that is accessory to the primary use of the site and which is located in the front yard, side yard, rear yard, rooftop, courtyard, balcony, fence, wall, window sill or basement.

2. The definition of “produce” is added to read as follows:

“Produce” means any food in its raw or natural state which is in such form as to indicate that is intended for consumer use with or without any or further processing.

B. Except as amended by subsection A, above, all provisions of section 17.108.170 remain unchanged and in full effect.

SECTION 8.

A. Section 17.108.190 of the Sacramento City Code is amended to add the definition of “rooftop farming” as follows:

“Rooftop farming” means cultivating food crops on the rooftop of a building.

B. Except as amended by subsection A, above, all provisions of section 17.108.190 remain unchanged and in full effect.

SECTION 9.

A. Section 17.108.220 of the Sacramento City Code is amended to add the definitions of “urban agriculture” and “urban agriculture stand” and “urban beekeeping” as follows:

“Urban Agriculture” means the production of food in a form and scale that is appropriate for the urban context and includes market garden; community garden, public; community garden, private; private garden; aquaculture; and urban beekeeping.

“Urban agriculture stand” means a temporary produce stand that is accessory to an urban agriculture use.

“Urban beekeeping” means having or ranching no more than two beehives on a single parcel of property.

B. Except as amended by subsection A, above, all provisions of section 17.108.220 remain unchanged and in full effect.

SECTION 10.

A. Section 17.204.110 of the Sacramento City Code is amended to read as follows:

17.204.110 RE zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Permitted if the primary use of the property is not a single-unit or duplex dwelling; Subject to special use regulations in section 17.228.124

3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the RE zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		PDC
Kennel		PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC

High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Surface mining operation		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the RE zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the RE zone.

SECTION 11.

A. Section 17.204.210 off the Sacramento City Code is amended to read as follows:

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, duplex	Limited to corner lots
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	

Community market	Permitted if the primary use of the property is not a single-unit or duplex dwelling; Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

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

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bed and breakfast inn	Subject to special use regulations in section 17.228.104	ZA
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		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
Nonresidential care facility		PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

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

Use	Limitations
Accessory antenna	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	

Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

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

SECTION 12.

A. Section 17.204.310 of the Sacramento City Code is amended to read as follows:

17.204.310 R-1A zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Permitted if the primary use of the property is not a single-unit or duplex dwelling; Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.

Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
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B. Conditional uses. The following uses in the R-1A zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		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
Nonresidential care facility		PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the R1-A zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.

Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
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D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-1A zone.

SECTION 13.

A. Section 17.204.410 of the Sacramento City Code is amended to read as follows:

17.204.410 R-1B zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Permitted if the primary use of the property is not a single-unit or duplex dwelling; Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

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

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bed and breakfast inn	Subject to special use regulations in section 17.228.104	ZA
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		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
Nonresidential care facility		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

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

Use	Limitations
Accessory antenna	
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	

Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

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

SECTION 14.

A. Section 17.204.510 of the Sacramento City Code is amended to read as follows:

17.204.510 R-2 zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Permitted if the primary use of the property is not a single-unit or duplex dwelling; Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.

Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title
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B. Conditional uses. The following uses in the R-2 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bed and breakfast inn	Subject to special use regulations in section 17.228.104	ZA
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		PDC
Kennel		PDC
Library; archive		PDC
Museum		PDC
Non-profit organization, food preparation for off-site consumption		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Non-profit organization, food storage and distribution		PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in sections 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

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

Use	Limitations
Accessory antenna	

Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

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

SECTION 15.

A. Section 17.208.110 of the Sacramento City Code is amended to read as follows:

17.208.110 R-2A zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	

Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-2A zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bed and breakfast inn	Subject to special use regulations in section 17.228.104	ZA
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		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
Nonresidential care facility		PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the R-2A zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	

Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory are prohibited in the R-2A zone.

SECTION 16.

A. Section 17.208.110 of the Sacramento City Code is amended to read as follows:

17.208.110 R-2A zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	

Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-2B zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bed and breakfast inn	Subject to special use regulations in section 17.228.104	ZA
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		PDC
Kennel		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
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
Nonresidential care facility		PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in R-2B zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-2B zone.

SECTION 17.

A. Section 17.208.310 of the Sacramento City Code is amended to read as follows:

17.208.310 R-3 zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the R-3 zone, subject to the limitations as specified:

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	

Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-3 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bed and breakfast inn	Subject to special use regulations in section 17.228.104	ZA

Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
College campus		PDC
College extension		PDC
Correctional facility		PDC
Golf course; driving range		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	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	PDC
Nonresidential care facility		PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC

Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in R-3 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-3 zone.

SECTION 18.

A. Section 17.208.410 of the Sacramento City Code is amended to read as follows:

17.208.410 R-3A zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the R-3A zone, subject to the limitations specified:

Use	Limitations
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1. Residential Uses	
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Community market	Subject to special use regulations in section 17.228.124
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-3A zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bed and breakfast inn	Subject to special use regulations in section 17.228.104	ZA
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		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
Nonresidential care facility		PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the R-3A zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-3A zone.

SECTION 19.

A. Section 17.208.510 of the Sacramento City Code is amended to read as follows:

17.208.510 R-4 zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the R-4 zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dormitory (inside central city)	Subject to special use regulations in section 17.228.111
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Amusement center, indoor	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Athletic club; fitness studio	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Bed and breakfast inn	
Childcare center	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.113
Commercial service	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater

Library; archive	
Mortuary; crematory	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Museum	
Office	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Restaurant	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Retail store	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
School—dance, music, art, martial arts	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
School, vocational	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Theater	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.10 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-4 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory (outside central city)	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	This and all other similarly restricted uses combined are limited to 25% of gross floor	PDC

	area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.121	
Cinema (inside arts and entertainment district)	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
College campus		PDC
College extension		PDC
Correctional facility		PDC
Golf course; driving range		PDC
Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building	PDC
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building	PDC
Non-profit organization, meal service facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private	ZA

	school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	
Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the R-4 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101

Private garden	Subject to special use regulations in section 17.228.10 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.10 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-4 zone.

SECTION 20.

A. Section 17.208.610 of the Sacramento City Code is amended to read as follows:

17.208.610 R-4A zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the R-4A zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dormitory (inside central city)	Subject to special use regulations in section 17.228.111
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Amusement center, indoor	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Athletic club; fitness studio	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Bed and breakfast inn	
Childcare center	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.113
Commercial service	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater

Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Library; archive	
Mortuary; crematory	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Museum	
Office	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Restaurant	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Retail store	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
School—dance, music, art, martial arts	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
School, vocational	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Theater	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in sections 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-4A zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory (outside central city)	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater;	PDC

	Subject to special use regulations in section 17.228.121	
Cinema	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
College campus		PDC
College extension		PDC
Correctional facility		PDC
Golf course; driving range		PDC
Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building.	PDC
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building.	PDC
Non-profit organization, meal service facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12).	ZA

	Otherwise the use is to be treated as "Retail" in all applicable zones	
Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the R-4A zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101

Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-4A zone.

SECTION 21.

A. Section 17.208.710 of the Sacramento City Code is amended to read as follows:

17.208.710 R-5 zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the R-5 zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dormitory (inside central city)	Subject to special use regulations in section 17.228.111
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Amusement center, indoor	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Athletic club; fitness studio	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Bed and breakfast inn	
Childcare center	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.113
Commercial service	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater

Use	Limitations
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Library; archive	
Mortuary; crematory	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Museum	
Office	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Restaurant	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Retail store	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
School—dance, music, art, martial arts	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
School, vocational	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
Theater	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the R-5 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory (outside central city)	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	This and all other similarly restricted uses combined are limited to 25% of	PDC

	gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.121	
Cinema	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
College campus		PDC
College extension		PDC
Correctional facility		PDC
Golf course; driving range		PDC
Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building	PDC
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building	PDC
Non-profit organization, meal service facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of	ZA

	a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	
Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the R-5 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Personal auto storage	Subject to special use regulations in section 17.228.101

Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the R-5 zone.

SECTION 22.

A. Section 17.212.110 of the Sacramento City Code is amended to read as follows:

17.212.110 RMX zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
Model home temporary sales office	Subject to special use regulations in section 17.228.125
2. Commercial and Institutional Uses	
Athletic club; fitness studio	
Bed and breakfast inn	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Laundromat, self-service	
Library; archive	
Museum	
Office	
Restaurant	This use is limited to 6,400 gross square feet; if use exceeds this limitation, a conditional use permit is required

Use	Limitations
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	
Temporary commercial building	Subject to special use regulations in section 17.228.126
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the RMX zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory (outside central city)	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, indoor		PDC
Amusement center, outdoor		PDC

Assembly—cultural, religious, social		PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		PDC
Kennel		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
Nonresidential care facility		PDC
Outdoor market	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	ZA
Restaurant	Permitted with a conditional use permit if use exceeds 6,400 gross square feet; permitted by right if use does not exceed 6,400 gross square feet	PDC
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA

Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Transit vehicle—service, repair, storage		PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock; marina		PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the RMX zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	

Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the RMX zone.

SECTION 23.

A. Section 17.212.210 of the Sacramento City Code is amended to read as follows:

17.212.210 RO zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
2. Commercial and Institutional Uses	
Bed and breakfast inn	
Community market	Subject to special use regulations in section 17.228.124
Office	
Temporary commercial building	Subject to special use regulations in section 17.228.126
3. Industrial and Agricultural Uses	
Community garden, private (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.

Market garden (not exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the RO zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park	Subject to special use regulations in section 17.228.115	PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Golf course; driving range		PDC
Kennel		PDC
Non-profit organization, food preparation for off-site consumption		PDC
Non-profit organization, food storage and distribution		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Outdoor market	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	ZA
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Transit vehicle—service, repair, storage		PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock; marina		PDC
Community garden, private (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 1.0 acre)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the RO zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the RO zone.

SECTION 24.

A. Section 17.216.110 of the Sacramento City Code is amended to read as follows:

17.216.110 OB zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
2. Commercial and Institutional Uses	
Amusement center, indoor	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Athletic club; fitness studio	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Bed and breakfast inn	

Childcare center	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.113
College extension	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Commercial service	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Library; archive	
Mortuary; crematory	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Museum	
Non-profit organization, food preparation for off-site consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Entire business, including storage and display, shall be conducted within a building
Office	
Restaurant	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Retail store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
School, vocational	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	Permitted in a building in which at least 50% of gross floor area is devoted to office or dwelling use

Wholesale store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; this use is limited to 6,400 gross square feet
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Manufacturing, service, and repair	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Market garden (not exceeding 3.0 acre)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the OB zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;	PDC

	Subject to special use regulations in section 17.228.108	
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108	PDC
Cinema (inside arts and entertainment district)	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
College campus		PDC
Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Major medical facility		PDC
Non-profit organization, meal service facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Outdoor market	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	ZA
Retail store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet	PDC
School, K-12		PDC

Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Transit vehicle—service, repair, storage		PDC
Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Surface mining operation	Subject to chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the OB zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	

Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Child care, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the OB zone.

SECTION 25.

A. Section 17.216.210 of the Sacramento City Code is amended to read as follows:

17.216.210 OB-2 zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
2. Commercial and Institutional Uses	
Amusement center, indoor	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Athletic club; fitness studio	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Bed and breakfast inn	
Childcare center	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.113
College extension	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use

Commercial service	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Library; archive	
Mortuary; crematory	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Museum	
Non-profit organization, food preparation for off-site consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Entire business, including storage and display, shall be conducted within a building
Office	
Restaurant	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Retail store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
School, vocational	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Wholesale store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; this use is limited to 6,400 gross square feet
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.

Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Manufacturing, service, and repair	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the OB-2 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;	PDC

	Subject to special use regulations in section 17.228.108	
Cinema (inside arts and entertainment district)	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
College campus		PDC
Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Major medical facility		PDC
Non-profit organization, meal service facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Outdoor market	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	ZA
Retail store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the	ZA

	affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as “Retail” in all applicable zones	
Transit vehicle—service, repair, storage		PDC
Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Surface mining operation	Subject to chapter 17.720	PDC
Well—gas, oil		PDC

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

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.

Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
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D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the OB-2 zone.

SECTION 26.

A. Section 17.216.310 of the Sacramento City Code is amended to read as follows:

17.216.310 OB-3 zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the OB-3 zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
2. Commercial and Institutional Uses	
Amusement center, indoor	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Athletic club; fitness studio	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Bed and breakfast inn	
Childcare center	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.113
College extension	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Commercial service	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Library; archive	
Mortuary; crematory	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Museum	

Use	Limitations
Non-profit organization, food preparation for off-site consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Entire business, including storage and display, shall be conducted within a building
Office	
Restaurant	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Retail store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
School, vocational	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Wholesale store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; This use is limited to 6,400 gross square feet
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Manufacturing, service, and repair (not exceeding 6,400 gross square feet of floor area)	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Market garden (not exceeding 3.0 acre)	Subject to special use regulations in section 17.228.810 et seq.

Use	Limitations
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the OB-3 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108	PDC
Cinema (inside arts and entertainment district)	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
College campus		PDC
Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Major medical facility		PDC
Non-profit organization, meal service facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
Outdoor market	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	ZA
Retail store	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Transit vehicle—service, repair, storage		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Surface mining operation	Subject to chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the OB-3 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.

Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.

D. Prohibited uses. All uses not listed as permitted, accessory, or conditional uses are prohibited in the OB-3 zone.

SECTION 27.

A. Section 17.216.510 is amended to read as follows:

17.216.510 SC zone—Permitted uses.

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

Use	Limitations
1. Commercial and Institutional Uses	
Amusement center, indoor	
Athletic club; fitness studio	
Childcare center	Subject to special use regulations in section 17.228.113
College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Laundromat, self-service	
Library; archive	
Museum	
Office	
Plant nursery	
Restaurant	
Retail store	This use is limited to 60,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	
School, vocational	

Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
2. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title

B. Conditional uses. The following uses in the SC zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Dwelling, duplex		PDC
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117	PDC
Dwelling, single-unit		PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park		PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC

Assembly—cultural, religious, social		PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Cinema		PDC
College campus		PDC
Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Subject to special use regulations in section 17.228.109	PDC
Firearms business		PDC
Gas station		PDC
Golf course; driving range		PDC
Hotel; motel		PDC
Kennel		PDC
Non-profit organization, food preparation for off-site consumption		PDC
Non-profit organization, food storage and distribution	This use is limited to 6,400 gross square feet	PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Outdoor market	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	ZA
Retail store	Permitted with a conditional use permit if use exceeds 60,000 gross square feet; permitted by right if use does not exceed 60,000 gross square feet	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards	ZA

	stated in sections 17.608.040 and 17.612.020	
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Transit vehicle—service, repair storage		PDC
Veterinary clinic; veterinary hospital		PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock; marina		PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the SC zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	

Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the SC zone.

SECTION 28.

A. Section 17.216.610 of the Sacramento City Code is amended to read as follows:

17.216.610 C-1 zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Dormitory (inside central city)	Subject to special use regulations in section 17.228.111
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
2. Commercial and Institutional Uses	

Athletic club; fitness studio	
Bed and breakfast inn	
Childcare center	Subject to special use regulations in section 17.228.113
Cinema (inside arts and entertainment district)	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Laundromat, self-service	
Library; archive	
Museum	
Office	
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the C-1 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory (outside central city)	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, indoor		PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Cinema (outside arts and entertainment district)		PDC
College campus		PDC
Correctional facility		PDC
Drive-in theater		PDC
Golf course; driving range		PDC
Kennel		PDC
Non-profit organization, food preparation for off-site consumption		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Non-profit organization, food storage and distribution	This use is limited to 6,400 gross square feet	PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Outdoor market	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	ZA
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Transit vehicle—service, repair, storage		PDC
Veterinary clinic; veterinary hospital		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock; marina		PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

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

Use	Limitations
Accessory antenna	
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.

Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

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

SECTION 29.

A. Section 17.216.710 of the Sacramento City Code is amended to read as follows:

17.216.710 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 section 17.228.111
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Dwelling, single-unit	
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Athletic club; fitness studio	
Bed and breakfast inn	
Childcare center	Subject to special use regulations in section 17.228.113
Cinema (inside arts and entertainment district)	
College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124

Use	Limitations
Hotel; motel	
Laundromat, self-service	
Library; archive	
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building.
Office	
Plant nursery	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.

Use	Limitations
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq..
Manufacturing, service, and repair	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Passenger terminal	
Railroad ROW	Subject to special use regulations in section 17.228.116
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

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

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory (outside central city)	Subject to special use regulations in section 17.228.111	PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Mobilehome park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		

Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly facility—cultural, religious, social		PDC
Auto—sales, storage, rental	Repair work is permitted if confined to a building; Subject to special use regulations in section 17.228.118	PDC
Auto—service, repair	Entire business shall be conducted within a building. No outdoor storage or display of merchandise is permitted in this zone; Subject to special use regulations in section 17.228.118	PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Cinema (outside arts and entertainment district)		PDC
College campus		PDC
Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way	PDC

	Subject to special use regulations in section 17.228.109	
Equipment—rental, sales yard	Repair work is permitted if confined to a building; Subject to special use regulations in section 17.228.118	PDC
Firearms business		PDC
Gas station	Repair work is permitted if confined to a building; Subject to special use regulations in section 17.228.118	PDC
Golf course; driving range		PDC
Kennel		PDC
Major medical facility		PDC
Medical marijuana dispensary	Subject to special use regulations in section 17.228.700 et seq.	ZA/PDC
Mini storage; locker building	Subject to special use regulations in section 17.228.106	PDC
Mobilehome—sales, storage	Repair work is permitted if confined to a building; Subject to special use regulations in section 17.228.118	PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Outdoor market	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	ZA
Plant nursery	Permitted with a conditional use permit if use is located less than	PDC

	¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Towing service; vehicle storage yard	Subject to special use regulations in section 17.228.107	PDC
Transit vehicle—service, repair, storage		PDC
Veterinary clinic; veterinary hospital	Permitted with a conditional use permit if animals are boarded outside, or entire business is not conducted within a building	PDC
3. Industrial and Agricultural Uses		

Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock; marina		PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

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

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.

Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

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

SECTION 30.

A. Section 17.216.810 of the Sacramento City Code is amended to read as follows:

17.216.810 C-3 zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the C-3 zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dwelling, duplex	
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Athletic club; fitness studio	
Bed and breakfast inn	
Childcare center	Subject to special use regulations in section 17.228.113
Cinema	
College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	
Library; archive	
Mortuary; crematory	
Museum	

Use	Limitations
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building.
Office	
Restaurant	
Retail store	This use is limited to 125,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Manufacturing, service, and repair	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Passenger terminal	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the C-3 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dormitory	Subject to special use regulations in section 17.228.111	PDC
Dwelling, single-unit		PDC
Fraternity house; sorority house	Subject to special use regulations in section 17.228.111	PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Auto—sales, storage, rental	Repair work is permitted if confined to a building	PDC
Auto—service, repair	Entire business shall be conducted within a building. No outdoor storage or display of new and/or used merchandise is permitted in this zone; Repair work is permitted if confined to a building	PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC

Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
College campus		PDC
Correctional facility		PDC
Firearms business		PDC
Gas station	Repair work is permitted if confined to a building	PDC
Kennel		PDC
Major medical facility		PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Outdoor market	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	ZA
Retail store	Permitted with a conditional use permit if use exceeds 125,000 gross square feet; permitted by right if use does not exceed 125,000 gross square feet	PDC
School, K-12		PDC
Sports complex		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private	ZA

	school (K-12). Otherwise the use is to be treated as “Retail” in all applicable zones	
Transit vehicle—service, repair, storage		PDC
Veterinary clinic; veterinary hospital	Permitted with a conditional use permit if animals are boarded outside, or entire business is not conducted within a building	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock; marina		PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Produce stand		PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the C-3 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, secondary	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.

Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, accessory, or conditional uses are prohibited in the C-3 zone.

SECTION 31.

A. Section 17.216.910 of the Sacramento City Code is amended to read as follows:

17.216.910 C-4 zone—Permitted uses.

A. Permitted uses. The following uses are permitted by right in the C-4 zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Temporary residential shelter (24 or fewer beds)	Subject to special use regulations in section 17.228.600 et seq.
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Athletic club; fitness studio	
Auto—sales, storage, rental	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Auto—service, repair	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform

Cinema (inside the arts and entertainment district)	
College extension	
Commercial service	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
Community market	Subject to special use regulations in section 17.228.124
Equipment—rental, sales yard	Repair work is permitted if confined to a building; Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Gas station	
Hotel; motel	
Laundromat, self-service	
Library; archive	
Mini storage; locker building	Subject to special use regulations in section 17.228.106; Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Mobilehome—sales, storage	Repair work is permitted if confined to a building
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
Office	Permitted if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater;

	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater
Plant nursery	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Towing service; vehicle storage yard	Subject to special use regulations in section 17.228.107
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	This use is limited to 6,400 gross square feet. Use may include incidental, non-nuisance producing processing, packaging, and fabricating entirely within a building
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Manufacturing, service, and repair	Permitted if use is limited to 6,400 gross square feet; Permitted with a conditional use permit if use exceeds 6,400 gross square feet;

	Use may include incidental, non-nuisance producing processing, packaging, fabricating entirely within a building
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Passenger terminal	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the C-4 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dwelling, duplex	Permitted where less than ¼ mile from the center of a light rail station platform	ZA
Dwelling, multi-unit	Permitted in central city, or outside central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
Mobilehome park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter (more than 24 beds)	Subject to special use regulations in section 17.228.600 et seq.	PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC

Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Auto—sales, storage, rental	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Auto—service, repair	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Cinema (outside arts and entertainment district)		PDC
College campus		PDC
Commercial service	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA
Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way	PDC

	Subject to special use regulations in section 17.228.109	
Equipment—rental, sales yard	Repair work is permitted if confined to a building; Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Firearms business		PDC
Gas station	Repair work is permitted if confined to a building	PDC
Golf course; driving range		PDC
Gun range; rifle range	Shall, at a minimum, meet the requirements established by the National Rifle Association for ranges	PDC
Kennel		PDC
Medical marijuana dispensary	Subject to special use regulations in section 17.228.700 et seq.	ZA/PDC
Mini storage; locker building	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Subject to special use regulations in section 17.228.106	PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Office	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted by right if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a	PDC

	building(s) per parcel, whichever is greater	
Outdoor market	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	ZA
Plant nursery	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as “Retail” in all applicable zones	ZA
Transit vehicle—service, repair, storage		PDC

Veterinary clinic; veterinary hospital	Permitted with a conditional use permit if animals are boarded outside, or entire business is not conducted within a building	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock; marina		PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Manufacturing, service, and repair	Permitted with a conditional use permit if use exceeds 6,400 gross square feet; Permitted if use is limited to 6,400 gross square feet; Use may include incidental, non-nuisance producing processing, packaging, fabricating entirely within a building	PDC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Recycling facility	Subject to special use regulation in section 17.228.400 et seq.	ZA/PDC
Solar energy system, commercial (non-city property)	Subject to special use regulation in section 17.228.123	ZA
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the C-4 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110

Child care, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Tasting room, on-site	Limited to on-site consumption and off-site sales of malt beverages or wine produced on the premises
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the C-4 zone.

SECTION 32.

A. Section 17.220.110 of the Sacramento City Code is amended to read as follows:

17.220.110 M-1 zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Temporary residential shelter (24 or fewer beds)	Subject to special use regulations in section 17.228.600 et seq.
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Athletic club; fitness studio	
Auto—sales, storage, rental	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use

Use	Limitations
	permit is required if use is located less than ¼ mile from the center of a light rail station platform
Auto—service, repair	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
College extension	
Commercial service	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
Community market	Subject to special use regulations in section 17.228.124
Equipment—rental, sales yard	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Repair work permitted if confined to building
Gas station	Repair work permitted if confined to building
Hotel; motel	
Laundromat, self-service	
Library; archive	
Mini storage; locker building	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.106
Mobilehome sales, storage	Repair work is permitted if confined to a building
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building
Office	Permitted if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater;

Use	Limitations
	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater
Plant nursery	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
School—dance, music, art, martial arts	
School, vocational	
Theater	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Towing service; vehicle storage yard	Subject to special use regulations in section 17.228.107
Transit vehicle—service, repair, storage	
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.
Contractor storage yard	
Laboratory, research	

Use	Limitations
Lumber yard, retail	
Manufacturing, service, and repair	
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Passenger terminal	
Railroad ROW	May be used for railroad tracks or spur tracks; Loading and unloading platforms or structures may be located on a railroad right-of-way only if: (i) the abutting property is located within a C-4 or M zone, and (ii) no residential zoning is within 300 feet of said facility on the same side of the right-of-way
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Terminal yard, trucking	
Tractor or heavy truck sales, storage, rental	
Tractor or heavy truck service, repair	
Warehouse; distribution center	

B. Conditional uses. The following uses in the M-1 zone require approval of a conditional use permit, subject to the conditions specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dwelling, multi-unit	Permitted in central city; permitted outside central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
Mobilehome park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC

Temporary residential shelter (more than 24 beds)	Subject to special use regulations in section 17.228.600 et seq.	PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Auto—sales, storage, rental	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Auto—service, repair	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
College campus		PDC
Commercial service	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA

Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way Subject to special use regulations in section 17.228.109	PDC
Equipment—rental, sales yard	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Repair work permitted if confined to building	PDC
Firearms business		PDC
Gas station	Repair work permitted if confined to building	PDC
Golf course; driving range		PDC
Gun range; rifle range	Shall, at a minimum, meet the requirements established by the National Rifle Association for ranges	PDC
Kennel		PDC
Medical marijuana dispensary	Subject to special use regulations in section 17.228.700 et seq.	ZA/PDC
Mini storage; locker building	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Subject to special use regulations in section 17.228.106	PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Office	Permitted with a conditional use permit if use exceeds 10,000 gross	PDC

	square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted by right if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater	
Outdoor market	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	ZA
Plant nursery	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the	ZA

	affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	
Veterinary clinic; veterinary hospital	Permitted with a conditional use permit if animals are boarded outside, or entire business is not conducted within a building	PDC
Wholesale store	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
3. Industrial and Agricultural Uses		
Airport		PDC
Animal slaughter		PDC
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Auto dismantler		PDC
Boat dock; marina		PDC
Fuel storage yard	Subject to special use regulations in section 17.228.120	PDC
Hazardous waste facility	Must be consistent with the provisions of the Sacramento County hazardous waste management plan	PDC
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Junk yard		PDC
Livestock yard		PDC
Public utility yard		PDC
Recycling facility	Subject to special use regulations in section 17.228.400 et seq.	ZA/PDC

Solar energy system, commercial (non-city property)	Subject to special use regulations in section 17.228.123	ZA
Solid waste landfill		PDC
Solid waste transfer station		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the M-1 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitation
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Tasting room, on-site	Limited to on-site consumption and off-site sales of malt beverages or wine produced on the premises
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

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

SECTION 33.

A. Section 17.220.210 of the Sacramento City Code is amended to read as follows:

17.220.210 M-1(S) zone—Permitted uses.

A. The following uses are permitted by right in the M-1(S) zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Temporary residential shelter (24 or fewer beds)	Subject to special use regulations in section 17.228.600 et seq.
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Athletic club; fitness studio	
Auto—sales, storage, rental	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Auto—service, repair	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
College extension	
Commercial service	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
Community market	Subject to special use regulations in section 17.228.124
Equipment—rental, sales yard	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Repair work permitted if confined to building
Gas station	Repair work permitted if confined to building
Hotel; motel	
Laundromat, self-service	
Library; archive	

Use	Limitations
Mini storage; locker building	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.106
Mobilehome—sales, storage	Repair work is permitted if confined to a building
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building
Office	Permitted if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater
Plant nursery	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Towing service; vehicle storage yard	Subject to special use regulations in section 17.228.107

Use	Limitations
Transit vehicle—service, repair, storage	
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.
Contractor storage yard	
Laboratory, research	
Lumber yard, retail	
Manufacturing, service, repair	
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Passenger terminal	
Railroad ROW	May be used for railroad tracks or spur tracks; Loading and unloading platforms or structures may be located on a railroad right-of-way only if: (i) the abutting property is located within a C-4 or M zone, and (ii) no residential zoning is within 300 feet of said facility on the same side of the right-of-way
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Terminal yard, trucking	
Tractor or heavy truck sales, storage, rental	
Tractor or heavy truck service, repair	
Warehouse; distribution center	

B. Conditional uses. The following uses in the M-1(S) zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Level of Review: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dwelling, multi-unit	Permitted in central city, or outside central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
Mobilehome park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter (more than 24 beds)	Subject to special use regulations in section 17.228.600 et seq.	PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Auto—sales, storage, rental	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Auto—service, repair	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from	PDC

	the center of a light rail station platform	
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
College campus		PDC
Commercial service	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA
Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Subject to special use regulations in section 17.228.109	PDC
Equipment—rental, sales yard	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Repair work permitted if confined to building	PDC
Firearms business		PDC
Gas station	Repair work permitted if confined to building	PDC
Golf course; driving range		PDC
Gun range; rifle range	Shall, at a minimum, meet the requirements established by the National Rifle Association for ranges	
Kennel		PDC
Medical marijuana dispensary	Subject to special use regulations in section 17.228.700	ZA/PDC

Mini storage; locker building	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Subject to special use regulations in section 17.228.106	PDC
Non-profit organization, meal service facility		PDC
Non-profit residential care facility		PDC
Office	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted by right if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater	PDC
Outdoor market	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	ZA
Plant nursery	Permitted by right if farther than ¼ mile from the center of a light rail station platform; conditional if within ¼ mile from the center of a light rail station platform	PDC
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA

School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Veterinary clinic; veterinary hospital	Permitted with a conditional use permit if animals are boarded outside, or entire business is not conducted within a building	PDC
Wholesale store	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
3. Industrial and Agricultural Uses		
Airport		PDC
Animal slaughter		PDC
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Auto dismantler		PDC
Boat dock; marina		PDC
Fuel storage yard	Subject to special use regulations section 17.228.120	PDC

Hazardous waste facility	Must be consistent with the provisions of the Sacramento County hazardous waste management plan	PDC
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations section 17.228.500 et seq.	CC
Junk yard		PDC
Livestock yard		PDC
Public utility yard		PDC
Recycling facility	Subject to special use regulations in section 17.228.400 et seq.	ZA/PDC
Solar energy system, commercial (non-city property)	Subject to special use regulations in section 17.228.123	ZA
Solid waste landfill		PDC
Solid waste transfer station		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses in the M-1(S) zone are permitted when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitation
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.

Tasting room, on-site	Limited to on-site consumption and off-site sales of malt beverages or wine produced on the premises
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, accessory, or conditional uses are prohibited in the M-1(S) zone.

SECTION 34.

A. Section 17.220.310 of the Sacramento City Code is amended to read as follows:

17.220.310 M-2 zone—Permitted uses.

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

Use	Limitations
1. Residential Uses	
Temporary residential shelter (24 or fewer beds)	Subject to special use regulations in section 17.228.600 et seq.
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Athletic club; fitness studio	
Auto—sales, storage, rental	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Auto—service, repair	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
College extension	
Commercial service	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required;

	Area calculation does not include areas that are not publicly accessible
Community market	Subject to special use regulations in section 17.228.124
Equipment rental, sales yard	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Repair work permitted if confined to building
Gas station	Repair work permitted if confined to building
Hotel; motel	
Laundromat, self-service	
Library; archive	
Mini storage; locker building	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.106
Mobilehome—sales, storage	Repair work is permitted if confined to a building
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building
Office	Permitted if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater
Plant nursery	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Restaurant	

Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Towing service; vehicle storage yard	Subject to special use regulations in section 17.228.107
Transit vehicle—service, repair, storage	
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.
Contractor storage yard	
Laboratory, research	
Lumber yard, retail	
Manufacturing, service, and repair	
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Passenger terminal	
Railroad ROW	May be used for railroad tracks or spur tracks; Loading and unloading platforms or structures may be located on a railroad right-of-way only if: (i) the abutting property is located within a C-4 or M zone,

	and (ii) no residential zoning is within 300 feet of said facility on the same side of the right-of-way
Railroad—yard, shop	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Terminal yard, trucking	
Tractor or heavy truck sales, storage, rental	
Tractor or heavy truck service, repair	
Warehouse; distribution center	

B. Conditional uses. The following uses in the M-2 zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dwelling, multi-unit	Permitted in central city, or outside central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
Mobile home park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter (more than 24 beds)	Subject to special use regulations in section 17.228.600 et seq.	PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC

Assembly—cultural, religious, social		PDC
Auto—sales, storage, rental	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Auto—service, repair	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
College campus		PDC
Commercial service	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA
Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way Subject to special use regulations in section 17.228.109	PDC

Equipment—rental, sales yard	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Repair work permitted if confined to building	PDC
Firearms business		PDC
Gas station	Repair work permitted if confined to building	PDC
Golf course; driving range		PDC
Gun range; rifle range	Shall, at a minimum, meet the requirements established by the National Rifle Association for ranges	
Kennel		PDC
Medical marijuana dispensary	Subject to special use regulations in section 17.228.700 et seq.	ZA/PDC
Mini storage; locker building	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Subject to special use regulations in section 17.228.106	PDC
Non-profit organization, meal service facility		PDC
Non-profit residential care facility		PDC
Office	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted by right if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor	PDC

	area of a building(s) per parcel, whichever is greater	
Outdoor market	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	ZA
Plant nursery	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	PDC
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA

Veterinary clinic; veterinary hospital	Permitted with a conditional use permit if animals are boarded outside, or entire business is not conducted within a building	PDC
Wholesale store	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
3. Industrial and Agricultural Uses		
Airport		PDC
Animal slaughter		PDC
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Auto dismantler		PDC
Boat dock; marina		PDC
Fuel storage yard	Subject to special use regulations section 17.228.120	PDC
Hazardous waste facility	Must be consistent with the provisions of the Sacramento County hazardous waste management plan	PDC
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations section 17.228.500 et seq.	CC
Junk yard		PDC
Livestock yard		PDC
Recycling facility	Subject to special use regulations section 17.228.400 et seq.	ZA/PDC
Solar energy system, commercial (non-city property)	Subject to special use regulations chapter 17.228.123	ZA
Solid waste landfill		PDC
Solid waste transfer station		PDC

Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

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

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110 et seq.
Child care, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Tasting room, on-site	Limited to on-site consumption and off-site sales of malt beverages or wine produced on the premises
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson’s quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses shall be prohibited in the M-2 zone.

SECTION 35.

A. Section 17.220.410 of the Sacramento City Code is amended to read as follows:

17.220.410 M-2(S) zone—Permitted uses.

A. The following uses are permitted by right in the M-2(S) zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Temporary residential shelter (24 or fewer beds)	Subject to special use regulations in section 17.228.600 et seq.
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Athletic club; fitness studio	
Auto—sales, storage, rental	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Auto service, repair	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
College extension	
Commercial service	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
Community market	Subject to special use regulations in section 17.228.124
Equipment—rental, sales yard	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Repair work permitted if confined to building
Gas station	Repair work permitted if confined to building
Hotel; motel	
Laundromat, self-service	
Library; archive	
Mini storage; locker building	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.106

Mobilehome—sales, storage	Repair work is permitted if confined to a building
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building
Office	Permitted if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater
Plant nursery	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required; Area calculation does not include areas that are not publicly accessible
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Towing service; vehicle storage yard	Subject to special use regulations in section 17.228.107
Transit vehicle—service, repair, storage	
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional

	use permit is required if use is located less than ¼ mile from the center of a light rail station platform
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.
Contractor storage yard	
Laboratory, research	
Lumber yard, retail	
Manufacturing, service, and repair	
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Passenger terminal	
Railroad ROW	May be used for railroad tracks or spur tracks; Loading and unloading platforms or structures may be located on a railroad right-of-way only if: (i) the abutting property is located within a C-4 or M zone, and (ii) no residential zoning is within 300 feet of said facility on the same side of the right-of-way
Railroad yard, shop	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Terminal yard, trucking	
Tractor or heavy truck sales, storage, rental	
Tractor or heavy truck service, repair	
Warehouse; distribution center	

B. Conditional uses. The following uses in the M-2(S) zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Level of Review: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		

Dwelling, multi-unit	Permitted in central city, or outside central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
Mobilehome park		PDC
Residential care facility		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter (more than 24 beds)	Subject to special use regulations in section 17.228.600 et seq.	PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Auto—sales, storage, rental	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Auto—service, repair	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC

Childcare center	Subject to special use regulations in section 17.228.113	ZA
College campus		PDC
Commercial service	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA
Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Subject to special use regulations in section 17.228.109	PDC
Equipment—rental, sales yard	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform; Repair work permitted if confined to building	PDC
Firearms business		PDC
Gas station	Repair work permitted if confined to building	PDC
Golf course; driving range		PDC
Gun range; rifle range	Shall, at a minimum, meet the requirements established by the National Rifle Association for ranges	PDC
Kennel		PDC
Medical marijuana dispensary	Subject to special use regulations in section 17.228.700 et seq.	ZA/PDC
Mini storage; locker building	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from	PDC

	the center of a light rail station platform; Subject to special use regulations in section 17.228.106	
Non-profit organization, meal service facility		PDC
Non-profit residential care facility		PDC
Office	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater; Permitted by right if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater	PDC
Outdoor market	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	ZA
Plant nursery	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet; Area calculation does not include areas that are not publicly accessible	ZA
School, K-12		PDC

Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as "Retail" in all applicable zones	ZA
Veterinary clinic; veterinary hospital	Permitted with a conditional use permit if animals are boarded outside, or entire business is not conducted within a building	PDC
Wholesale store	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
3. Industrial and Agricultural Uses		
Airport		PDC
Animal slaughter		PDC
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Auto dismantler		PDC
Boat dock; marina		PDC
Fuel storage yard	Subject to special use regulations section 17.228.120	PDC
Hazardous waste facility	Must be consistent with the provisions of the Sacramento	PDC

	County hazardous waste management plan	
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations section 17.228.500 et seq.	CC
Junk yard		PDC
Livestock yard		PDC
Recycling facility	Subject to special use regulations section 17.228.400 et seq.	ZA/PDC
Solar energy system, commercial (non-city property)	Subject to special use regulations section 17.228.123	ZA
Solid waste landfill		PDC
Solid waste transfer station		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the M-2(S) zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Tasting room, on-site	Limited to on-site consumption and off-site sales of malt beverages or wine produced on the premises

Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses shall be prohibited in the M-2(S) zone.

SECTION 36.

A. Section 17.220.510 of the Sacramento City Code is amended to read as follows:

17.220.510 MIP zone—Permitted uses.

A. The following uses are permitted by right in the MIP zone, subject to the limitations specified:

Use	Limitations
1. Commercial and Institutional Uses	
Childcare center	Subject to special use regulations in section 17.228.113
Community market	Subject to special use regulations in section 17.228.124
Office	Allowed when incidental to a manufacturing or laboratory use; Not to exceed 25% percent of the total floor area of the primary use
Restaurant	
Temporary commercial building	Subject to special use regulations in section 17.228.126
2. Industrial and Agricultural Uses	
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Manufacturing, service, and repair	
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the MIP zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Industrial and Agricultural Uses		
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
High voltage transmission facility	Subject to special use regulations section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Solar energy system, commercial (non-city property)	Subject to special use regulations section 17.228.123	ZA

C. Prohibited uses. All uses not listed as permitted or conditional uses are prohibited in the MIP zone.

SECTION 37.

A. Section 17.220.610 of the Sacramento City Code is amended to read as follows:

17.220.610 MRD zone—Permitted uses.

A. The following uses are permitted by right in the MRD zone, subject to the limitations specified:

Use	Limitations
1. Commercial and Institutional Uses	
Athletic club; fitness studio	
Childcare center	Subject to special use regulations in section 17.228.113
College campus	
College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Library; archive	

Museum	
Office	
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
Temporary commercial building	Subject to special use regulations in section 17.228.126
Wholesale store	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
2. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Manufacturing, service and repair	
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Warehouse; distribution center	

B. Conditional uses. The following uses in the MRD zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117	PDC
2. Commercial and Institutional Uses		
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC

Assembly—cultural, religious, social		PDC
Bar; nightclub		PDC
Drive-through restaurant	Subject to special use regulations in section 17.228.109	PDC
Equipment—rental, sales yard		PDC
Gas station		PDC
Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet	PDC
School, vocational		ZA
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Wholesale store	Permitted with a conditional use permit if use is located less than ¼ mile from the center of a light rail station platform; permitted by right if use is located ¼ mile or greater from the center of a light rail station platform	PDC
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Recycling facility	This use shall be located wholly within a completely enclosed building; Subject to special use regulations in section 17.228.400 et seq.	ZA/PDC
Solar energy system, commercial (non-city property)	Subject to special use regulations in section 17.228.123	ZA

C. Accessory uses. The following uses are permitted in the MRD zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Child care, in-home (family day care home)	
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, accessory, or conditional uses are prohibited in the MRD zone.

SECTION 38.

A. Section 17.224.110 of the Sacramento City Code is amended to read as follows:

17.224.110 H zone—Permitted uses.

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

Use	Limitations
1. Commercial and Institutional Uses	
Childcare center	Subject to special use regulations in section 17.228.113
Community market	Subject to special use regulations in section 17.228.124
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Office	

Temporary commercial building	Subject to special use regulations in section 17.228.126
2. Industrial and Agricultural Uses	
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the H zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Athletic club; fitness studio		PDC
Cemetery		PDC
College extension		PDC
Correctional facility		PDC
Major medical facility		PDC
Non-profit organization, food storage and distribution		PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Outdoor market	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	ZA
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
3. Industrial and Agricultural Uses		
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Produce stand		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses are permitted in the H zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	

Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Common area	
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the H zone.

SECTION 39.

A. Section 17.224.210 of the Sacramento City Code is amended to read as follows:

17.224.210 SPX zone—Permitted uses.

A. Conditional uses. The following uses in the SPX zone require approval of a conditional use permit, subject to the conditions specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		
Amusement center, indoor		PDC
Amusement center, outdoor		PDC

Assembly—cultural, religious, social		PDC
Athletic club; fitness studio		PDC
Childcare center	Subject to special use regulations in section 17.228.113	PDC
Community market	Subject to special use regulations in section 17.228.124	ZA
Commercial services		PDC
Golf course; driving range		PDC
Office		PDC
Outdoor market	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	ZA
Restaurant		PDC
Retail store		PDC
Sports complex		PDC
Tobacco retailer	A zoning administrator conditional use permit is required for a tobacco retailer that has 15,000 square feet or less of gross floor area and is located within 1,000 feet, measured for the nearest property lines of the affected parcels, of a public or private school (K-12). Otherwise the use is to be treated as “Retail” in all applicable zones.	PDC
3. Industrial and Agricultural Uses		
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden	Subject to special use regulations in section 17.228.810 et seq.	ZA

Produce stand		PDC
Well—gas, oil		PDC

B. Accessory uses. The following uses are permitted in the SPX zone when accessory to a conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Common area	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson’s quarters	The structure shall be limited to 1,000 square feet

C. Additional uses. Other uses compatible with on-site and adjacent existing or designated land uses, may be conditionally permitted if they are specified by the PUD.

D. Prohibited uses. All uses not listed as conditional or accessory uses are prohibited in the SPX zone.

SECTION 40.

A. Section 17.224.410 of the Sacramento City Code is amended to read as follows:

17.224.410 HC zone—Permitted uses.

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

Use	Limitations
1. Commercial and Institutional Uses	
Amusement center, indoor	
Auto—service, repair	

Community market	Subject to special use regulations in section 17.228.124
Drive-through restaurant	Subject to special use regulations in section 17.228.109
Gas station	
Hotel; motel	
Retail store	Limited to 5,000 square feet
Restaurant	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Tobacco retailer	Tobacco retailers are permitted by right if the space allocated to tobacco products does not exceed 10% of gross square footage of floor area
2. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Conditional uses. The following uses in the HC zone require approval of a conditional use permit, subject to the limitations specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Mobilehome park		PDC
Residential care facility		PDC
Temporary residential shelter		PDC
2. Commercial and Institutional Uses		

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Amusement center, outdoor		PDC
Assembly—cultural, religious, social		PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cemetery		PDC
Childcare center	Subject to special use regulations in section 17.228.113	ZA
Cinema		PDC
College campus		PDC
Correctional facility		PDC
Drive-in theater		PDC
Golf course; driving range		PDC
Kennel		PDC
Non-profit organization, food preparation for office-site consumption		PDC
Non-profit organization, food storage and distribution		PDC
Non-profit organization, meal service facility		PDC
Nonresidential care facility		PDC
Outdoor market	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	ZA
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
Transit vehicle—service, repair, storage		PDC
Veterinary clinic; veterinary hospital		PDC
3. Industrial and Agricultural Uses		
Airport		PDC
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Boat dock, marina		PDC
Community garden, private (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Market garden (exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.	ZA
Passenger terminal		PDC
Solid waste landfill		PDC
Solid waste transfer station		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Well—gas, oil		PDC

C. Accessory uses. The following uses in the HC zone are permitted when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Child care, in-home (family day care home)	

Common area	
Family care facility	
Family day care facility	
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Urban beekeeping	Subject to special use regulations in section 17.228.810 et seq.
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, conditional, or accessory uses are prohibited in the HC zone.

SECTION 41.

A. Section 17.228.122 of the Sacramento City Code is repealed and reserved to read as follows:

17.228.122 [Reserved]

SECTION 42.

A. Subsection A.2 of section 17.706.050 of the Sacramento City Code is amended to read as follows:

2. The development incorporates a green roof or rooftop farm. A height bonus of 10% of the otherwise allowable height may be granted for a green roof or rooftop farm, subject to the following standards.

a. The green roof or rooftop farm must cover more than 50% of the net roof area (i.e., the total gross area of the roof minus any roof area covered by mechanical equipment) or 2,000 square feet of contiguous roof area, whichever is greater.

b. Documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water, and that an adequate soil depth will be provided for plants to thrive.

c. The roof area must contain sufficient space for future installations (e.g., mechanical equipment) that will prevent adverse impacts (e.g., removal of or damage to plants or reduction in area) on the green roof or rooftop farm.

d. The green roof shall comply with the City's water efficient landscape requirements in chapter 15.92. The rooftop farm is exempt from the requirements of chapter 15.92, but must be irrigated with low volume drip irrigation and must use weather-based irrigation controllers.

e. The green roof or rooftop farm must be maintained for the life of the building.

B. Except as specifically amended by subsection A, above, all provisions of section 17.706.050 of the Sacramento City Code remain unchanged and in full effect.

SECTION 43.

A. Article VIII is added to chapter 17.228 of the Sacramento City Code to read as follows:

Article VIII. Urban Agriculture

17.228.810 Development standards.

Urban agriculture in residential and non-residential zones shall comply with the development standards in this section.

A. Maintenance. Urban agriculture uses shall be maintained in an orderly manner, including litter removal, irrigation, weeding, pruning, pest control and removal of dead or diseased plant materials.

B. Equipment.

1. Use of mechanized farm equipment is prohibited in residential districts.

2. Exceptions.

a. Heavy equipment may be used initially to prepare the land for agriculture use.

b. Landscaping equipment designed for household use is permitted.

c. Equipment when not in use must be enclosed or otherwise screened from sight.

C. Structures. Structures to support urban agriculture, such as storage sheds, hoop-houses, and greenhouses, are permitted, subject to the regulations of the underlying zone.

D. Aquaculture operations.

1. Are allowed as an accessory use in residential and residential mixed use zones (R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-5, RMX, and RO). The operation shall be contained entirely within an enclosed structure that meets the requirements of chapter 17.624, or in a yard that is screened from view of adjacent streets by fencing or landscaping.

2. Aquaculture operations in non-residential zones are allowed, subject to the regulations of the underlying zone.

E. Urban agriculture stands are permitted on the site of an urban agriculture use subject to the following regulations:

1. Urban agriculture stands up to 120 square feet are allowed by right.

2. Urban agriculture stands larger than 120 square feet shall be subject to the approval of a Zoning Administrator Conditional Use Permit.

3. Urban agriculture stands must be temporary, and must be dismantled and removed during non-operating hours.

4. Product sales are limited to produce and value-added products grown and produced on-site.

5. Operating hours for an urban agriculture stand are limited to 8:00 a.m. to 7:00 p.m. In R-zones, operations shall be further limited to Tuesdays and Saturdays, and a private garden shall be prohibited in the front yard of a lot where an urban agriculture stand is operated. The limitation on the days of operation does not apply to vacant sites in R-zones.

6. Parking for two cars shall be available either on-street or provided in an off-street parking facility accessed by an approved driveway.

F. Urban agriculture activities shall include best practices to prevent pollutants from entering the stormwater conveyance system and shall comply with all applicable federal, state, and local laws, ordinances, or regulations, including, but not limited to, the stormwater management and discharge control code in chapter 13.16 and the grading, erosion and sediment control ordinance in chapter 15.88.

17.228.820 Development standards for market gardens and private community gardens.

In addition to the standards in section 17.228.810, market gardens and private community gardens shall comply with the development standards in this section.

A. Garbage and compost. Garbage and compost receptacles must be screened from the street and adjacent properties by utilizing landscaping, fencing or storage within structures and all garbage shall be removed from the site weekly. Compost piles and containers must be set back at least 20 feet from residential buildings when an urban agriculture use abuts a residential land use.

B. Fencing not required. Notwithstanding section 17.620.120, the development, improvement, or use of a lot for a community garden or market garden does not require the provision of a solid wall along property lines abutting a residential zone or use.

Adopted by the City of Sacramento City Council on March 24, 2015, by the following vote:

Ayes: Members Ashby, Hansen, Harris, Jennings, Schenirer, and Warren

Noes: Member Carr

Abstain: None

Absent: Mayor Johnson

Vacant: District 6

Attest:

Shirley Concolino Digitally signed by Shirley Concolino
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City
Clerk, email=sconcolino@cityofsacramento.org, c=US
Date: 2015.04.10 15:07:32 -07'00'

Shirley Concolino, City Clerk

Passed for Publication: March 17, 2015

Published: March 20, 2015

Effective: April 23, 2015