



**CITY OF SACRAMENTO**  
CALIFORNIA

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September 11, 2006

Development Oversight Commission  
Sacramento, California

Honorable Members in Session:

**SUBJECT: Report on Alternative Development Standards Pertaining to Lot Coverage, Massing and Scale for Specified Residential Neighborhoods (M06-035)**

**ACTION REQUESTED: Review and Comment**

**CONTACT PERSONS: David Kwong, Current Planning Manager (916) 808-2691  
William Crouch, Urban Design Manager (916) 808-8013  
Joy Paterson, Zoning Administrator, (916) 808-5607**

**SUMMARY:** On June 27 2006 the Sacramento City Council approved an interim ordinance implementing alternative development standards for single family and two family homes in East Sacramento and North Sacramento Community Plan areas (City Council Ordinance 2006-037). Later, on August 1, 2006 City Council delayed the implementation of the Ordinance in East Sacramento until November 1, 2006 to allow for additional community outreach.

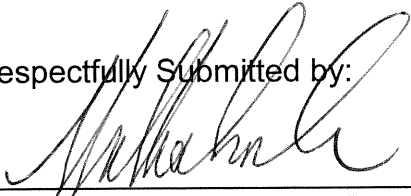
The Ordinance comprises two key components:

- A Table and accompanying check list to facilitate fast tracking of projects through design review that are considered by virtue of their reduced bulk not to be aggressive in their context.
- An alternative for staff level design review on a case by case contextual basis for projects incompatible with the Table and accompanying check list.

**BACKGROUND:** Community concerns from the East Sacramento Community were expressed regarding both the process and the content of the interim ordinance after its adoption date (June 27, 2006). As a result, Councilmember Cohn held a community meeting on July 20, 2006 to hear those concerns. At the conclusion of the meeting, it was determined that (1) the majority of the concerned residents were in agreement with a delayed implementation of the interim ordinance until November 1, 2006 and (2) and additional outreach was needed to determine whether the interim ordinance needed to be modified to specifically address East Sacramento issues. Staff has provided this report to DOC on the current status of this Ordinance as part of the outreach required by Council. The DOC may recommend to Council that staff provide additional refinement of this Ordinance.

**POLICY CONSIDERATIONS:** The proposed ordinance is consistent with the City's Strategic Plan, three-year goal, to achieve sustainability and livability in the City of Sacramento

**DOC GOALS AND RECOMMENDATIONS:** Provide comments and recommendations to Council and staff on Ordinance related to alternative development standards pertaining to lot coverage, massing and scale for specified residential neighborhoods

Respectfully Submitted by:  
  
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 William R. Crouch, Urban Design Manager

RECOMMENDATION APPROVED:  
  
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 William Thomas, Develop Services Director

**Table of Contents:**  
 Pg 1 Report

**Attachments**  
 Pg 3 Interim ordinance (An ordinance relating to the applicability of Ordinance No. 06-037, Alternative Development Standards for Single Family and Two Family Residential Structures, to the East Sacramento neighborhood (M06-035))

**ORDINANCE NO. 2006-037**

Adopted by the Sacramento City Council

June 27, 2006

**AN INTERIM ORDINANCE ESTABLISHING SPECIFIC REGULATIONS PERTAINING TO LOT COVERAGE, MASSING AND SCALE FOR SPECIFIED RESIDENTIAL NEIGHBORHOODS IN THE CITY OF SACRAMENTO (M06-035)**

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

**SECTION 1.** The City Council of the City of Sacramento finds and declares as follows:

- A. There has been an increase of building permit applications in existing residential neighborhoods for single family and two family residential construction; and
- B. There is the potential for these new and remodeled homes to have a detrimental impact on the contextual and/or historic character of several distinctive residential neighborhoods of the City in terms of scale, massing and lot coverage; and
- C. Ensuring that these distinctive residential neighborhoods remain safe, livable, and economically vital, and that the character of these neighborhoods is preserved, promotes the health, safety, and welfare of the residents of the City.

**SECTION 2.**

- A. This ordinance shall apply only in the geographical areas within the City of Sacramento shown on the attached Exhibit A.
- B. For purposes of this ordinance, single family and two-family dwellings shall include second units.
- C. Notwithstanding the provisions of Chapter 17.60 of Title 17 of the Sacramento City Code (the Zoning Code), and except as provided in subsection I, below, the following more restrictive requirements relating to minimum front and side yards, maximum lot coverages, and maximum heights shall apply to the construction of new single family and two-family dwellings and to additions to and the remodeling of existing single family and two family dwellings that require a building permit:

Lot Size (Sq. Ft.)	Min. Front Yd. (Ft.)	Min. Street Side Yd. (Ft.)	Min. Int. Side Yd. (Ft.)	Max. Lot Coverage	Max. Plate Height** (Ft.)	Max. Ridge Height (Ft.)
<4999						
1 <sup>st</sup> story	(1)*	12.5 feet	(3)	50%	10 feet	20 feet
2 <sup>nd</sup> and all add'l stories	(2)	(2)	(4)		20 feet	30 feet
5000- 8000						
1 <sup>st</sup> story	(1)	12.5 feet	5 feet	40%	10 feet	20 feet
2 <sup>nd</sup> and all add'l stories	(2)	(2)	(4)		20 feet	30 feet
8001+						
1 <sup>st</sup> story	(1)	12.5 feet	8 feet	40%	10 feet	20 feet
2 <sup>nd</sup> and all add'l stories	(2)	(2)	(4)		20 feet	30 feet

\*Numbers inside parenthesis ( ) refer to footnotes below.

\*\*Maximum Plate Height is the vertical dimension measured from average elevation of the finished lot grade at the front of the building to the plate line.

- (1) The minimum front yard setback shall be 25 feet or the average of the front setback of the two nearest buildings on the same side of the street on the same block, whichever is less.
- (2) The second and all additional stories shall be setback at least six (6) feet from the first story wall at the front elevation and at least five (5) feet at the street side elevation; except that the following structures shall not be subject to the more restrictive requirements relating to minimum front and side yards established by this ordinance: a. dormer window structures up to a maximum of twelve (12) feet wide; b. protruding two story wall sections, a minimum of three feet in depth, with a gable or hipped roof, up to a maximum of fifteen (15) feet wide; c. a minimum five (5) foot wide ground floor porch; d. a minimum four (4) foot wide uncovered balcony.
- (3) The minimum interior side yard setback shall be three (3) feet on any one side; provided, that the average of both side yard setbacks shall be a minimum of five (5) feet.
- (4) The second and all additional stories shall be set back at least five (5) feet from the first story wall at all side elevations; except that the following structures shall not be subject to the more restrictive requirements relating to minimum interior side yards established by this ordinance: a. dormer window structures up to a maximum of twelve (12) feet wide; b. protruding two story wall sections, a minimum of three feet in depth, with a gable or hipped roof, up to a maximum of fifteen (15) feet wide; c. a

minimum five (5) foot wide ground floor porch; a minimum four (4) foot wide uncovered balcony.

- D. Variations from the minimum front and side yard requirements, maximum lot coverage requirements, and maximum height requirements set forth in this ordinance may be approved by the Design Review Director. A request to vary these requirements shall be made as a design review application and shall be noticed, heard, and considered by the Design Review Director pursuant to Chapter 17.132 of Title 17 of the Sacramento City Code (the Zoning Code).
- E. The construction of new single family and two-family dwellings and additions to or the remodeling of existing single family and two family dwellings that require a building permit and result in a building with a width of greater than 55 feet when measured at right angles to the lot depth shall be subject to design review by the Design Review Director pursuant to Chapter 17.132 of Title 17 of the Sacramento City Code (the Zoning Code).
- F. In reviewing a request for design review of a building with a width of greater than 55 feet under subsection E of this section, or a request to vary the yard, lot coverage, or height requirements of this ordinance under subsection D of this section, the Design Review Director shall evaluate the application in accordance with the citywide design review guidelines and any applicable design review guidelines plan pursuant to section 17.132.050 of Title 17 of the Sacramento City Code (the Zoning Code) or, if the application is not otherwise subject to any design review guidelines plan, the Director shall apply the Central City Neighborhood Design Guidelines as the Director determines to be appropriate. The Director shall base its decision on the compatibility of the proposed construction with the surrounding neighborhood, taking into account the height, massing, and lot coverage of the adjacent residential structures on either side of the proposed construction and the block face on both sides of the street as the proposed construction.
- G. The authority granted to the Design Review Director by this ordinance to vary minimum front and side yard requirements, maximum lot coverage requirements, and maximum height requirements is limited to the more restrictive minimum front and side yard requirements, maximum lot coverage requirements, and maximum height requirements set forth in this ordinance. This ordinance is not intended to and does not grant to the Design Review Director authority to grant variances to the yard, lot coverage, height, and other regulations of Chapter 17.60 of Title 17 of the Sacramento City Code (the Zoning Code).
- H. Existing single family and two family dwellings that do not meet the more restrictive setback, lot coverage, or height requirements of this ordinance are not subject to design review under subsection D of this section as long as any additions or remodeling to the dwellings conform to the provisions of this ordinance outlined in subsection C.

- I. This ordinance shall not apply to the construction of new single family and two-family dwellings and to additions to and the remodeling of existing single family and two family dwellings that are the subject of an application for a special permit for an alternative ownership housing type or that have an active approved special permit for an alternative ownership house type pursuant to section 17.24.050(8) of Title 17 of the Sacramento City Code (the Zoning Code).

**SECTION 3.**

Except for the minimum front and side yard requirements, maximum lot coverage requirements, and maximum height requirements set forth in this ordinance, all other provisions of Chapter 17.60 of Title 17 of the Sacramento City Code (the Zoning Code) shall apply to the construction of new single family and two-family dwellings and to additions to and the remodeling of existing single family and two family dwellings that are subject to this ordinance.

**SECTION 4.**

This ordinance is enacted by the City Council as an interim ordinance, without notice and hearing before the Planning Commission and City Council as otherwise required by Section 17.208.010 of the City's zoning Code. It is anticipated that permanent, comprehensive regulations governing single family and two family residential massing, setback and lot coverage regulations, consisting of amendments to Title 17 of the City Code, will be processed in the manner required by Section 17.208.010 within 180 days, and that this interim ordinance will be repealed at that time.