



Development Oversight Commission  
November 2, 2009

# **CITY OF SACRAMENTO**

# **UNIVERSAL DESIGN ORDINANCE**



# Meeting Objective

- Purpose of ordinance
- Key features
- Frequently asked questions
- Feedback



# Purpose

- 2008-2013 Housing Element
  - The City is committed to being proactive about making housing accessible to everyone
- Twenty three (23) percent of City residents have one or more disabilities
- Difficult to buy a new single family home that is accessible

# Ordinance Features

- City ordinance is based on the State Model Ordinance.
- Buyer could select any of the Universal Design options listed in this ordinance.
  - Developer would be required to provide those options *at the buyers cost*.




# Ordinance Features

- Applies to new residential developments of 20 units or more that consist of one or two unit dwellings.
- Ordinance would apply to at least one model in the development.
- If model homes are used, at least one model home would need to show illustrations of those options on placards.



# Exemptions

- Developments can have one or more of the mandatory options be exempted if:
    - There are topographic and or other site constraints (including site size); or
    - Compliance with a request would cause an unreasonable delay in construction or resulting in un-reimbursable costs to the builder.
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# Mandatory options

- Accessible primary and secondary entries



# Mandatory options

- Accessible exterior and interior routes



# Mandatory options

- Accessible bathroom on route from primary entry



# Mandatory options

- Accessible kitchen on primary entry level



# Mandatory options

- Accessible common use room on primary entry level



# Mandatory Options

- Accessible bedroom on the primary entry level
- Accessible routes to miscellaneous areas or facilities (i.e. patio or yard, laundry room, or storage area)



# Mandatory Options

- General components:
  - rocker light switches and controls
  - flooring
  - outlets
  - doors and openings for rooms






# Additional Considerations

- Conduit for the future wiring of assistive technologies in all exterior walls.
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# Policy Considerations

- Consistent with the 2008-2013 Housing Element goal to “promote, preserve and create accessible residential development” (Chapter 9, Goal H-5)
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# Frequently Asked Questions

- Can the City mandate universal design in all homes?
  - Why does the ordinance only apply to 20 units or more?
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# Frequently Asked Questions

- Can the features be built into the model home instead of using placards?
  - When will the ordinance take effect?
  - Why does the ordinance apply to just one model?
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# Outreach

- Sacramento Housing Alliance - 9/21/09
- Planning Commission – 10/8/09
- Disabilities Advisory Commission – 10/15/09
- Development Oversight Commission – 11/2/09
- AIA – 11/19/09



# Feedback

- Other features/options needed?
  - Potential issues/concerns?
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# Contact Information

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