

City of Sacramento
Planning Academy Presentation
September 17, 2008

ZONING

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ZONING

Zoning is the separation of a city into districts, or “zones,” that provide for the regulation of the intensity of development and uses of land. Zoning works to make sure that neighboring land uses are compatible.

A zoning designation is assigned to every parcel of land. An accompanying map shows the boundaries between zones which assists in determining what land use is permitted on the property.

Examples of the major types of zoning designations are:

- **Residential**, such as the Standard Single Family (R-1) zone, or the Multi-Family zone with a maximum density of 29 units per acre (R-3) zone
- **Commercial**, such as the General Commercial (C-2) zone, or the Shopping Center (SC) zone
- **Industrial**, such as the Light Industrial (M-1) zone, or the Manufacturing-Industrial Park (MIP) zone

A variety of City of Sacramento maps, including Zoning Maps can be found on-line at: www.maps.cityofsacramento.org

The direct link to the Zoning Maps is:

www.cityofsacramento.org/dsd/reference/maps/ZoningMaps.cfm

(Pages 2, 3, 4)



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Zoning Maps

Please NOTE: For specific information regarding land use regulations on a piece of property, you should consult the zoning code, title 17 of the [Sacramento Municipal Code](#) and contact the [Permit Counter](#). Zoning Maps are updated and published quarterly on this website for your convenience.

- Use the [Zoning Map Book Index page](#) to view an interactive PDF Map Book. Choose the grid square of interest for a detailed view of zoning within that grid. Use the tabs within each page to navigate to neighboring grid squares.
- The [Zoning Definitions](#) describe the meaning of each zoning code.
- Use the [Downloadable Zoning Map Book](#) if you would like to download the entire map book for printing. There are 349 pages in the map book.
 - [Zoning Map Book Index Page](#)
 - [Zoning Definitions Page](#)
 - [Downloadable Zoning Map Book \(40MB\)](#)

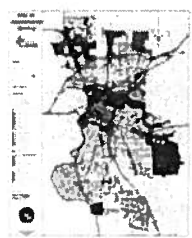
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Citywide Zoning Map

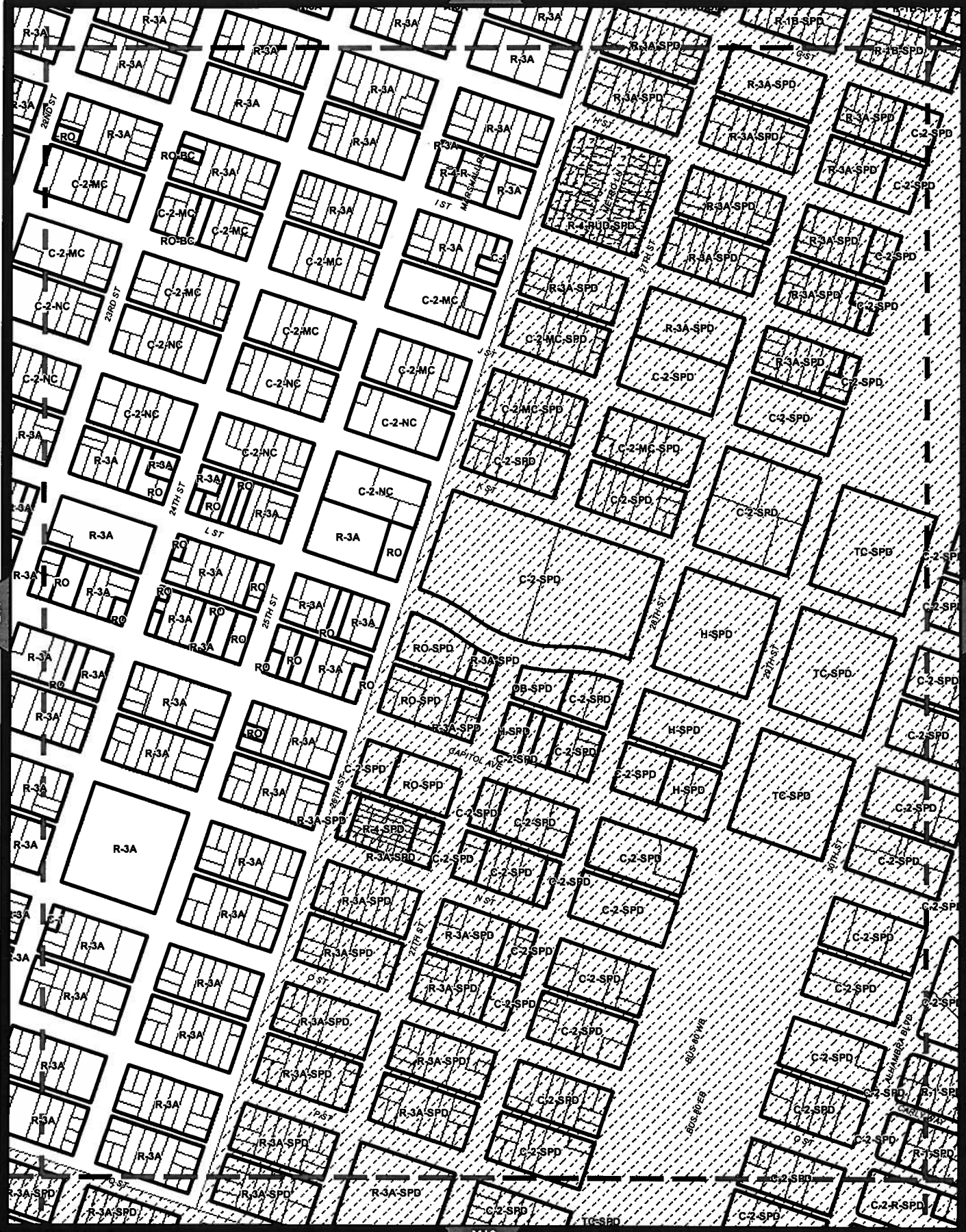
(Shows base zones only. Overlays are not viewable on the map)



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[34" x 44" \(PDF: 5.68MB\)](#)

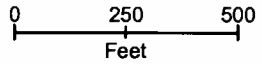
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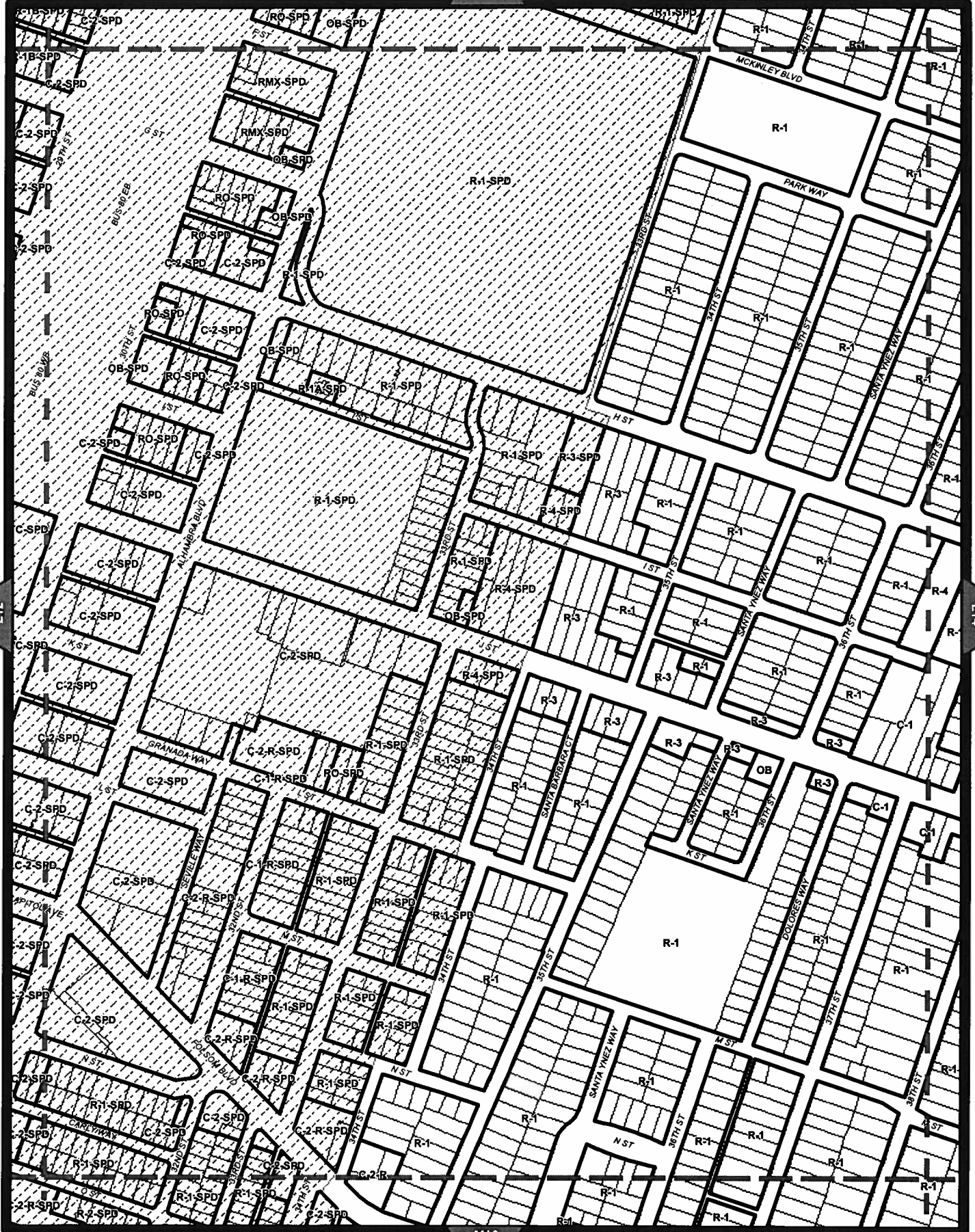


CITY OF SACRAMENTO
GIS Zoning Map

City of Sacramento Zoning
 Valid for the 1st Quarter of 2008
 Subject to Change

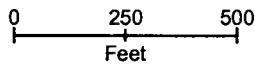
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CITY OF SACRAMENTO
GIS Zoning Map

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ZONING CODE

The City of Sacramento Zoning Code is Title 17 of the Sacramento City Code. The Zoning Code is often referred to as the Zoning Ordinance. Zoning ordinances are required by state law and must be consistent with state law (some exceptions are made for charter cities). Typically, zoning ordinances:

- Divides a jurisdiction into various land use designations, as noted above.
- Provides for the intensity of use (for example, 21 units per acre).
- Lists permitted land uses within each designation.
- Provides for conditional and accessory uses.
- Establishes development standards, such as building height and bulk, setbacks, lot coverage, parking, and landscaping.
- Provides for administrative procedures for variance, conditional use permits (special permits), design review, and zone changes. These are also referred to as planning entitlements.

The Zoning Code, in the Land Use section, lists permitted uses that are allowed “by right” for each zone. The term “by right”, however, does not mean that the code confers a universal right to develop a particular use. Zoning is merely a legislative planning designation. As such, zones are always subject to change and do not confer a right or entitlement. Instead the term “by right” means that the permit is not subject to the discretionary review.

The City of Sacramento Zoning Code can be found on-line at:
www.qcode.us/codes/sacramento

The Zoning Code is Title 17. Also of interest is Title 16, which contains subdivision regulations and Title 15, Buildings and Construction. The link to the Zoning Code can also be found on the City web site by clicking on City Code. (Pages 6, 7, 8)

A more detailed table on contents for Title 17 is attached. Once it is determined whether or not a use is permitted in a particular zone, it is important to reference the development standards for the use in the zone. The development standards are found in Division III. The more frequently referenced development standards are: height, lot coverage and setback regulations; parking regulations; landscaping and paving regulations; fence regulations; and residential accessory structure and use regulations. (Pages 9, 10, 11)

Sacramento City Code

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Title 17 ZONING

Division I. General Provisions

Division II. Zoning Districts and Land Use Regulations

Division III. Development Standards

Division IV. Nonconforming Structures and Uses

Division V. Special Districts

Division VI. City-Wide Programs

Division VII. Entitlement Process and Administration

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Title 16 SUBDIVISIONS

Chapter 16.04 GENERAL PROVISIONS AND DEFINITIONS

Chapter 16.08 ADMINISTRATION AND ENFORCEMENT

Chapter 16.12 MAPS GENERALLY

Chapter 16.16 LOT LINE ADJUSTMENTS

Chapter 16.20 MERGER OF PARCELS

Chapter 16.24 TENTATIVE MAPS

Chapter 16.28 FINAL MAPS

Chapter 16.32 PARCEL MAPS

Chapter 16.36 VESTING TENTATIVE MAPS

Chapter 16.40 DESIGN STANDARDS

Chapter 16.44 SURVEYS AND MONUMENTS

Chapter 16.48 IMPROVEMENTS

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Chapter 16.64 PARKS AND RECREATIONAL FACILITIES

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Title 17

ZONING

Chapters:

Division I. General Provisions

- 17.04 Title, Purpose, Authority of Zoning Title**
- 17.08 How to Use the Zoning Title**
- 17.12 Interpretation Procedures**
- 17.16 Definitions**

Division II. Zoning Districts and Land Use Regulations

Part 1. Zoning Districts and Land Use Regulations Generally

- 17.20 Zoning Districts**
- 17.24 Land Use Regulations**

**Part 2. Land Use Regulations/Development Standards for
Specific Zoning Districts**

- 17.28 Residential Mixed Use (RMX) Zone**
- 17.32 Sports Complex (SPX) Zone**
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- 17.44 Transportation Corridor (TC) Zone**
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Zone**
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Division III. Development Standards

- 17.60 Height and Area Regulations**
- 17.64 Parking Regulations**
- 17.68 Landscaping and Paving Regulations**
- 17.72 Recycling and Solid Waste Disposal Regulations**
- 17.76 Wall, Fence and Gate Regulations**
- 17.80 Residential Accessory Structure and Use Regulations**
- 17.84 Infill Regulations**

Division IV. Nonconforming Structures and Uses

- 17.88 Nonconforming Structures and Uses**

Division V. Special Districts

- 17.92 Special Planning Districts Generally**
- 17.94 Broadway-Stockton Special Planning District**
- 17.96 Central Business District Special Planning District**

- 17.98 **McClellan Heights and Parker Homes Special Planning District**
- 17.100 **Northgate Boulevard Special Planning District**
- 17.104 **Alhambra Corridor Special Planning District**
- 17.108 **Del Paso Boulevard Special Planning District**
- 17.112 **Del Paso Nuevo Special Planning District**
- 17.116 **Sacramento Army Depot Special Planning District**
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- 17.128 **R Street Corridor Special Planning District**
- 17.130 **Freeport Special Planning District**
- 17.132 **Design Review**
- 17.134 **Historic Preservation**
- 17.136 **Overlay Zones Generally**
- 17.140 **Interstate 5 Corridor (I-5) Overlay Zone**
- 17.144 **Executive Airport Overlay Zone (EA1 through 4)**
- 17.148 **Labor Intensive (LI) Overlay Zone**
- 17.152 **ASCOT Avenue (AOL) Overlay Zone**
- 17.156 **Floodway (FW) and Floodway Fringe (FF) Overlay Zone**
- 17.160 **Parkway Corridor (PC) Overlay Zone**
- 17.164 **Neighborhood Corridor (NC) Overlay Zone**
- 17.168 **Urban Neighborhood (UN) Overlay Zone**
- 17.172 **Midtown Commercial (MC) Overlay Zone**
- 17.176 **Building Conservation (BC) Overlay Zone**
- 17.178 **Transit Overlay Zone (TO)**
- 17.180 **Planned Unit Developments (PUDS) Regulations and Maps**
- 17.183 **Solid Waste Restricted (SWR) Overlay Zone**

Division VI. City-Wide Programs

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- 17.190 **Mixed Income Housing**
- 17.191 **Reductions in Development and Impact Fees to Promote Infill Development in Target Residential Infill Areas**
- 17.192 **Condominium Conversion and New Construction Program**
- 17.194 **Surface Mining and Reclamation**
- 17.195 **Reductions in Development and Impact Fees to Promote Affordable Housing in New Growth Areas**

Division VII. Entitlement Process and Administration

- 17.196 Applications**
- 17.200 Hearings and Appeals**
- 17.204 General Plan and Community Plan
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- 17.208 Zoning Amendments and Rezones**
- 17.212 Special Permits**
- 17.216 Variances**
- 17.220 Plan Review**
- 17.224 Home Occupation Permit**
- 17.228 Emergency Permits**
- 17.232 Administration and Enforcement**

PLANNING ENTITLEMENTS

A proposed land use may require an entitlement, or discretionary review and approval, in order to locate the use on the property. Planning entitlements include the following:

General Plan Amendment

A proposed change in land use designation from what is found in the General Plan. A General Plan Amendment is reviewed by the Planning Commission with final action by the City Council

Rezone

The request to reclassify a property from one zoning district to another. A rezoning request must be consistent with the General Plan. A rezoning request is reviewed by the Planning Commission with final action by the City Council.

Special Permit

A zoning instrument used to review the location, site development, or conduct of certain land uses. These are uses which generally have a distinct impact on the area in which they are located, or are capable of creating special problems for bordering properties unless given special attention. A special permit may be granted at the discretion of the Zoning Administrator, Planning Commission, or City Council and is not the automatic right of any applicant. In considering an application for a special permit, the following guidelines must be observed:

- A special permit shall be grant upon sound principles of land use.
- A special permit shall not be granted it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.
- A special permit must comply with the objections of the general or specific plan for the area in which it is to be located.

Variance

A request to waive or modify a development standard found in the Zoning Code. The ability to request a variance is provide for in the Zoning code because it is recognized that strict application of the development standards, when applied to properties on a citywide basis, occasionally results in a practical difficulty or unnecessary hardship for some owners. In granting a variance, the Zoning Administrator, Planning Commission or City Council must make the following findings:

- A variance cannot be a special privilege extended to one individual property owner. It must be appropriate for other property owners facing similar circumstances.
- A use variance is prohibited. These are variance which request approval to locate a use in a zone from which it is prohibited by the Zoning Code.
- A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.
- A variance must be in harmony with the general purpose and intent of the Zoning Code and General Plan.

Development Plan Review (R-Review)

Projects proposed in a zone with an “-R” suffix (for example C-2R) and properties located within certain overlay area (for example the Transit Overlay), are required by the Zoning Code to go through the plan review process. This is a thorough review of a proposed development plan to ensure, among other things, that:

- The proposed development is consistent with the General Plan and any applicable Community Plans or Specific Plans.
- The utilities and infrastructure is sufficient to support the proposed development and are compatible with City standards; and
- The proposed development is compatible with surrounding development.

The Plan review process looks at site design and building design issues, not at the use of the site. Plan reviews are granted at the discretion of the Planning Director, Zoning Administrator, Planning Commission or City Council.

Parcel Maps and Tentative Subdivision Maps

When a property owner wishes to divide a piece of property into two or more parcels a map is required. The City Subdivision Code (Title 16) regulates and controls the division of land within the City of Sacramento and supplements the provisions of the California Subdivision Map Act. These requirements are necessary to preserve the public health, safety and welfare and ensure provisions for adequate traffic circulation, utilities, and other services of the City. They are also necessary to promote orderly growth and development, as well as open space, conservation, and proper use of land. A map request may be granted by the Zoning Administrator, Planning Commission or City Council.

PROCESSING OF PLANNING ENTITLEMENTS

In the City of Sacramento, planning entitlements are process by the staff of the Development Services Department, Current Planning Division. (Page 15)

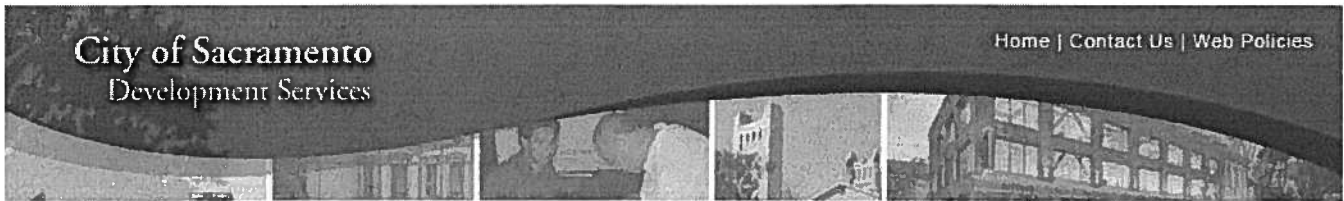
A Project Planner is assigned to process the development application and reviews it for compliance with the Zoning Code and other development regulations. The planner also oversees coordination between the project applicant and various City Departments and agencies, as well as business and neighborhood groups. They prepare the project for public hearing and write any necessary staff reports.

Additional information regarding the Development Services Department and Current Planning Division can be found on the internet at:
www.cityofsacramento.org/dsd/ (Pages 16, 17)

A link to active planning projects in the City which require Planning Commission and/or City Council level entitlements can be found at:
www.cityofsacramento.org/dsd/refrence/maps/active-projects/ Pages (18, 19, 20, 21)

Upcoming meetings of the Planning Commission and Zoning Administrator can be found at:
www.cityofsacramento.org/dsd/meetings/ (Page 23)

Information on City Council meetings and agendas can be found at:
www.cityofsacramento.org/clerk/council-agendas/



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Development Services Department

New Interactive Maps of Current Planning Projects

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- [Contact a DSD employee](#)
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- [Ask a question](#)

Upcoming Meetings

- Sept 17 [Design Commission](#)
- Sept 18 [Zoning Administrator](#)
- Sept 18 [Design Director](#)

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- [Planning Fees increased May 25th](#)
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Current Projects

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ezpermit@cityofsacramento.org

Permit Counter
300 Richards Boulevard , 3rd Floor

Welcome

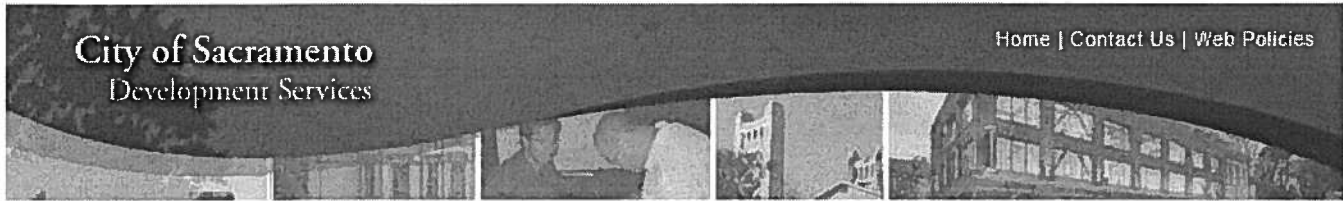


Ron Yasui
Development Project Manager



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Development Services
Homepage

Planning

The Planning Division is responsible for processing applications for development projects before building permits may be issued. A Planning "Project Manager" is assigned to review development applications for compliance with City Code and other development regulations. This Project Manager also oversees coordination between the project applicant and various City Departments and agencies, as well as business and neighborhood groups. If necessary, the planner will also prepare the project for public hearing. Not all projects require a public hearing, but all projects are reviewed to determine whether they meet current City Code requirements or if additional planning review and approval will be needed.



Plan Review

The first step. Visit the [Permit Counter](#) or call the [Help Line](#) to determine application requirements. Staff will check to see whether any [entitlements](#) (conditions, such as a [variance](#) or [special permit](#)) or in-depth reviews ([design review](#), etc.) are necessary.

More about entitlements and reviews.

Design Review

Ensures that new buildings and remodels blend in appropriately with the surrounding neighborhood. *More about [Design Review](#).*

Environmental Review

Checks for environmental issues, such as toxic chemicals and air pollution, and develops [Environmental Impact Reports](#). *More about [Environmental Review](#).*

Historic Preservation

Identifies and protects historical structures. *More about [Preservation](#).*

Urban Design

Develops guidelines for future development of neighborhoods. *More about [Urban Design](#).*

Zoning

Zoning regulates how a parcel of land may be used. *More about [zoning](#).*

Long-Range Planning

Long Range Planning is part of the [Planning Department](#), which handles community plans and other programs.

Search Active Planning Projects

Find a specific planning project and view an interactive map of the project, research the application information, and obtain information on the planning area. *More...*

[View GIS maps of active planning projects by area](#)

View maps of active planning projects in the Central City, Natomas, North Sacramento, and South Sacramento areas.

Major Planning Projects

Find information on the Railyards and River District Specific Plan.

Contacting Us

You can find out if your project requires a planning entitlement or another review by first calling our [Help Line](#) or visiting the [Permit Counter](#):

Phone (916) 808-5656
 Email planning@cityofsacramento.org
 Permit Counter 300 Richards Boulevard, 3rd Floor

Experienced staff at both the Help Line and the Permit Counter can help you to determine what is required to move your project forward.

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Active Planning Projects (P Files)

These projects require Planning Commission and/or City Council level entitlements. They do not include Zoning Administrator, Design Review, or Historic Preservation projects. An Active Planning Project is defined as an application that has been submitted but is not approved. The information on this webpage is updated every quarter (3 months) and hearing dates are tentative. For the most current information on a particular project, please contact the project planner or search the [Applications Management System](#).

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Find an active planning project

Name:
P Number:
Plan Area:
Council District:
Matrix Type:

Data last updated 18-Apr-08.



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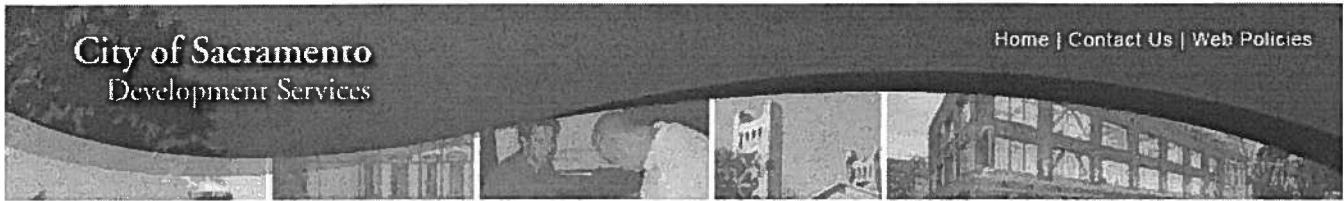
[List all projects](#)
[Show all projects on a map](#)

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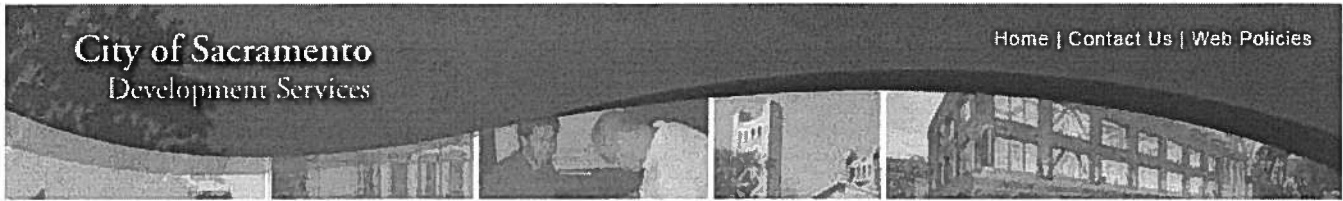
Projects

Number	Name	
P04-231	Capitol Grand Tower	More... Map
P06-072	Newman Court Apartment Addition	More... Map
P06-130	Cathedral of the Annunciation Greek Orthodox Church	More... Map
P06-133	205 23rd St Cell Tower	More... Map
P07-022	1418 E Street	More... Map
P07-138	C Street Business Park	More... Map
P07-157	1400 54th St. Addition	More... Map
P07-158	910 University	More... Map
P08-003	Metro PCS at Washington Plaza	More... Map
P08-007	Boulevard Triplex	More... Map
P08-009	Walgreens	More... Map
P08-010	1420 19th Street Addition	More... Map
P08-029	Plaza 26	More... Map

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P08-009 -- Walgreens

Location: 1212/1218 Alhambra and 3022/3030 L Street
Council District: 3
Plan Area: Central
Applicant: Kristan Otto
Project Planner: Evan Compton (916) 808-5260
Description: A request to construct a new 11, 823 square foot retail store.

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Meetings

Development review bodies are established to make decisions on land use actions and to recommend land use policy to the [City Council](#). The review process provides an opportunity for citizen involvement. In addition, it also provides expertise for specialized topic areas.

Development Services Department manages the below meetings in which residents of the City can give input on the development projects proposed and underway in Sacramento.

Upcoming Meetings

Sept 17 [Design Commission](#)
 Sept 18 [Zoning Administrator](#)
 Sept 18 [Design Director](#)

Commissions

- [Design Commission](#)
- [Development Oversight Commission](#)
- [Planning Commission](#)
- [Preservation Commission](#)

Hearings

- [Design Director Hearings](#)
- [Preservation Director Hearings](#)
- [Zoning Administrator Hearings](#)

Advisory and Appeals Boards

- [Building and Fire Code Advisory and Appeals Board](#)
- [Electrical Code Advisory and Appeals Board](#)
- [Mechanical and Plumbing Code Advisory and Appeals Board](#)

Education

- [Lunch & Learn](#)

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