

## Chapter 17.20 ZONING DISTRICTS

The following zones are established. The boundaries of which are shown upon the maps made a part of this title and which are designated as the “official zoning maps.”

**RE—Rural Estates Zone.** This is a very low density residential zone. It is intended to be applied primarily to areas impacted by high noise levels, within designated approach or clear zones around airports, within identified floodway and floodway fringe areas, and other areas where physical and/or safety considerations necessitate very low density residential use. This zoning district shall be designated as “RE” with the maximum permitted units per acre as a suffix (i.e., RE-1/4, RE-1/2, RE-1/1, RE-1/.5).

**R-1—Standard Single-Family Zone.** This is a low density residential zone composed of single-family detached residences on lots a minimum of fifty-two (52) feet by one hundred (100) feet in size. A duplex or halfplex is allowed on a corner lot subject to compliance with specific restrictions. In addition, alternative ownership housing types, such as townhouses, rowhouses, and cluster housing, may be permitted with a special permit to satisfy inclusionary housing requirements. This zone may also include recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Such areas should be clearly defined and without encroachment by uses not performing a neighborhood function. Minimum lot dimensions are fifty-two (52) feet by one hundred (100) feet interior, sixty-two (62) feet by one hundred (100) feet corner. Approximate density for the R-1 zone is six to eight dwelling units per acre.

**R-1A—Single-Family Alternative Zone.** This is a low to medium density residential zone intended to permit the establishment of single-family, individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from standard single-family. This zone is intended to accommodate alternative single-family designs which are determined to be compatible with standard single-family areas and which might include single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects. Approximate density for the R-1A zone is ten (10) dwelling units per acre. Maximum density in this zone is fifteen (15) dwelling units per net acre.

**R-1B—Single-Family or Two-Family Zone.** This is a residential zone generally located inside the central city and in North Natomas which allows single-family units by right and two-family units subject to special permit approval. The lots are generally existing so there is no minimum lot size or density. However, lots smaller than forty (40) feet by eighty (80) feet generally present design restrictions. Approximate density for the R-1B zone is up to twelve (12) dwelling units per acre.

**R-2—Two-Family Zone.** This is a residential zone allowing two single-family attached or detached units under one ownership. This zone is intended to provide a low density buffer between single-family and more intense land uses. Minimum land area per unit is two thousand six hundred (2,600) square feet per unit for an interior lot and three thousand one hundred (3,100) square feet per unit for a corner lot. Maximum density for the R-2 zone is fourteen (14) to sixteen (16) dwelling units per acre.

R-2A—Multi-Family Zone. This is a multi-family residential zone designated to provide for garden apartments and cluster housing. This zone is regulated so that the structures cover a minimum of ground area and a maximum of open space is provided. Units can be individually owned through compliance with the condominium regulations in Chapter 17.192. Minimum land area per unit is two thousand five hundred (2,500) square feet. Maximum density for the R-2A zone is seventeen (17) dwelling units per acre.

R-2B—Multi-Family Zone. This is a multi-family residential zone. This zone offers broader density flexibility as a transition from the garden apartment setting to a more traditional apartment setting. Units can be individually owned through compliance with the condominium regulations in Chapter 17.192. Minimum land area per unit is two thousand (2,000) square feet. Maximum density for the R-2B zone is twenty-one (21) dwelling units per acre.

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand four hundred and fifty (1,450) square feet. Maximum density for the R-3 zone is thirty (30) dwelling units per acre.

R-3A—Multi-Family Zone. This is a multi-family residential zone located in the central city and certain areas adjacent thereto. It is designed to provide development regulations that are consistent with goals for various residential areas in the central city. Minimum land area per unit is one thousand two hundred (1,200) square feet. Maximum density for the R-3A zone is thirty-six (36) dwelling units per acre.

R-4—Multi-Family Zone. This is a multi-family residential zone located generally adjacent to R-5 zoning. Minimum land area per unit is seven hundred fifty (750) square feet. Maximum density for the R-4 zone is fifty-eight (58) dwelling units per acre.

R-4A—Multi-Family Zone. This is a multi-family zone located generally in urban neighborhoods, corridors, and centers in the Central City or near major transit stops. Minimum land area per unit is three hundred ninety-six (396) square feet. Maximum density for the R-4A zone is one hundred ten (110) units per acre.

R-5—Multi-Family Zone. This is a multi-family residential zone bordering the central business district. This is not entirely a residential zone and may include institutional, office and commercial uses subject to special permit review. The minimum land area per unit depends upon the percentage of lot coverage. Maximum density in the R-5 zone ranges from seventy (70) to one hundred fifty (150) dwelling units per acre.

RMU—Residential Mixed Use Zone. This zone corresponds to the residential mixed use land use designation in the Sacramento railyards specific plan. This zone allows for a broad range of residential mixed uses including high-density residential, neighborhood-serving retail uses and restaurants with an emphasis on residential. See Chapter 17.124 for use, density, intensity, applicable development standards and other special regulations.

**RMX—Residential Mixed Use Zone.** This is a mixed use zone. The zone permits multiple family residential, office and limited commercial uses in a mixture established for the area through a special planning district or adopted locational standards. Maximum density in the RMX zone is thirty-six (36) dwelling units per acre. See Chapter 17.28 for more details.

**RCMU—Residential/Commercial Mixed Use Zone.** This zone corresponds to the residential/commercial mixed use land use designation in the Sacramento railyards specific plan. This zone is designed to create an area that emphasizes a wide mixture of urban uses with an emphasis on commercial uses with a residential component. See Chapter 17.124 for use, density, intensity, applicable development standards and other special regulations.

**RO—Residential-Office Zone.** This is a medium density multiple family zone, generally located inside the central city and in certain areas adjacent thereto. The zone permits development of office uses subject to the granting of a special permit by the planning commission. The special permit allows city review of the project to ensure that the proposed office use is compatible with adjacent residential uses. Maximum density in the RO zone is thirty-six (36) dwelling units per acre.

**OB—Office Zone.** This is a zone designed to permit development of business office centers, and institutional or professional buildings, wherein the normal development of mixed commercial uses would not be appropriate.

**ORMU—Office/Residential Use Zone.** This zone corresponds to the office/residential mixed use land use designation in the Sacramento railyards specific plan. This zone allows for a broad range of office, residential, hotel and supporting retail with an emphasis on office and residential. See Chapter 17.124 for use, density, intensity, applicable development standards and other special regulations.

**EC—Employment Center Zone.** This zone is a flexible zone for primarily employment generating uses in a pedestrian friendly setting with ample private and/or public open space. The EC zone also provides the opportunity for a variety and mix of supporting uses, including support retail, residential, and light industrial. The EC zone has several categories of permitted intensity ranging from thirty (30) employees per net acre (EC30) to eighty (80) employees per net acre (EC80). The designation of intensity will be determined by proximity to planned transit service, freeway/roadway access, maintaining or improving housing opportunities, and maintaining or improving the environmental qualities within the EC zoned area. See Chapter 17.56 for further information about the EC zone.

**C-1—Limited Commercial Zone.** This is a limited commercial zone which allows certain office, retail stores, and commercial service establishments which are compatible with residential developments. This zone is intended to be applied to small parcels which are surrounded by a residential neighborhood. Any nonresidential development in the C-1 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

C-2—General Commercial Zone. This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Any nonresidential development in the C-2 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

C-3—Central Business District Zone—Special Planning District. The central business district (CBD or C-3 zone) applies to an approximately seventy (70) block portion of the central city. The CBD or C-3 zone is that area so designated on the map in Chapter 17.96. The area is sometimes referred to in this section as the C-3 or CBD zone. The CBD or C-3 zone is intended for the most intense retail, commercial and office developments in the city. See Chapter 17.96 for more details.

SC—Shopping Center Zone. This is a general shopping center zone which provides a wide range of goods and services to the community. This zone, however, prohibits general commercial uses which are not compatible with a retail shopping center.

HC—Highway Commercial Zone. This is a zone in which the principal use of land is for establishments offering accommodations or services to motorists, and for certain other specialized nonmerchandising activities. This zone will ordinarily be located in appropriate areas along federal and state freeway routes or other highways or major streets of local jurisdiction.

C-4—Heavy Commercial Zone. This is a commercial zone designed primarily for warehousing, distribution types of activity, and those commercial uses having a minimum of undesirable impact upon nearby residential areas. A minimum of light manufacturing and processing is permitted.

M-1—Light Industrial Zone. This zone permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials. In addition, regulations are provided in the M-1(S) zone to provide more attractive and uncrowded developments.

M-2—Heavy Industrial Zone. This zone permits the manufacture or treatment of goods from raw materials. Like the M-1(S) zone, the M-2(S) zone has certain regulations designed to obtain industrial park developments that are in keeping with the modern concept of attractive, landscaped industrial plants.

MRD—Manufacturing, Research and Development Zone. This zone is intended to protect and preserve prime industrial land for high quality manufacturing, assembly, research and development and related supporting uses. The zone prohibits unrelated and incompatible industrial, commercial, office, residential and other nonindustrial uses. The uses, regulations and the development standards of this zone are to ensure the proper development and use of land and improvements in a manner so as to achieve a high quality, campus-park-like, nuisance free environment for manufacturing, assembly, research and development type land uses in accordance with the policies of the city general plan, community plans, and the PUD development guidelines adopted for the area. The MRD-20 zone allows a maximum of twenty

(20) percent office uses and the MRD-50 zone allows a maximum of fifty (50) percent office use. See Chapter 17.36 of this title for more details.

**MIP—Manufacturing—Industrial Park Zone.** To ensure the proper development and use of land and improvements in a manner so as to achieve a park-like, nuisance-free environment for light manufacturing, warehousing and distribution land uses in an industrial park setting in accordance with the policies of the city general plan, community plans and the planned unit development guidelines adopted for each industrial park. To ensure development standards that shall reduce to a minimum the impact of industry on the use and development of the surrounding nonindustrial property or neighborhoods. See Chapter 17.40 for more details.

**H—Hospital Zone.** This zone is designed primarily for medically-related services such as hospitals and convalescent homes, and for group care facilities for the physically and mentally handicapped. In addition, medical offices, laboratories, and pharmacies are also permitted.

**SPX—Sports Complex Zone.** To ensure the proper development and use of land and improvements in a manner so as to achieve a private sports complex whose facilities shall, at a minimum, be developed to accommodate the design requirements of professional and amateur sports in accordance with the specific land use policies of the city general plan, community plans, and the planned unit development (PUD) guidelines. The sport complex (SPX) zone classification is appropriate for only land designated sports complex on a community plan. See Chapter 17.32 for more details.

**TC—Transportation Corridor Zone.** This zone is intended to regulate land uses within, above, and below public transportation corridors to insure that the development thereof is consistent with the general plan, and to provide uniform standards for the development of ground rights and/or air rights within such corridor. See Chapter 17.44 of this title for more details.

**A—Agricultural Zone.** This is an agricultural zone restricting the use of land primarily to agriculture and farming. It is also considered an open space zone. Property in this zone will be considered for reclassification when proposed for urban development which is consistent with the general plan. See Chapter 17.48 for more details.

**AOS—Agriculture-Open Space Zone.** This is an exclusive agricultural zone designed for the long term preservation of agricultural and open space land. This zone is designated to prevent the premature development of land in this category to urban uses. See Chapter 17.48 for more details.

**F—Flood Zone.** This is a special zone which permits agricultural uses by right and other uses subject to special permit review and approval. It is also considered an open space zone. It is intended to be applied to areas along the Sacramento and American Rivers and their tributaries, and other areas subject to inundation. See Chapter 17.48 of this title for more details.

**ARP-F—American River Parkway—Floodplain Zone.** Property within the ARP-F zone constitutes a designated floodway likely to be inundated by a flood having one percent per annum chance of occurrence or greater. It is an open space zone. Provisions for this zone are

intended to prevent the loss of life and property by prohibiting the erection of improvements or structures, to protect the natural features of the American River floodplain, to prevent erosion and siltation, and to preserve valuable open space. The only uses permitted in this zone include agricultural uses for which no building is constructed. See Chapter 17.52 for more details. (Ord. 2009-036 § 4; Ord. 2009-035 § 1; Ord. 2007-101 § 1; Ord. 2004-060 § 13; Ord. 2004-005 § 1; Ord. 2003-061 §§ 2—3; Ord. 99-015 § 2-1-A)