

INTERIM EAST SACRAMENTO DESIGN REVIEW ORDINANCE

(ORDINANCE NUMBER 2009-010)

REV. 4/20/09

Why was the interim ordinance established?

The Sacramento City Council approved the Interim East Sacramento Design Review Ordinance in April 2007, and amended in March 2009 in an effort to protect the distinctive character of the East Sacramento area. The ordinance puts in place a series of threshold “triggers” that help determine the level of Design Review for a new or remodeled home. In doing so, the City hopes to avoid any detrimental impact on the unique character of the area in terms of scale and massing of new and remodeled homes.

What does the ordinance require?

The ordinance establishes triggers that determine whether a single family, two-family or second unit that is being constructed or remodeled must go through Design Review. Any new construction or remodel that exceeds the base threshold is subject to contextual design review.

The threshold for Design Review is determined by the portion of construction that occurs outside of the base building envelope. The base building envelope is similar to an imaginary tent that encompasses the structure. It is the three-dimensional air space contained within the front yard setback (average of the adjacent two structures per Zoning Code) and the rear yard setback of a lot and conforming to the following side-yard planes and roofline planes.

The side-yard planes of the envelope begin at the side property lines at the average elevation of the finished lot grade at the front setback line and rise directly vertical and perpendicular to each side property line to a height of 12 feet. From there, the envelope, or imaginary tent, slopes inward at a 45 degree angle to form the roofline planes. (See next page for graphical depictions of the envelope.)

How do I learn more about this ordinance and whether my home meets the requirements for Design Review?

For more information:
www.cityofsacramento.org
Help Desk: (916) 808-5656

Visit us at:
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811



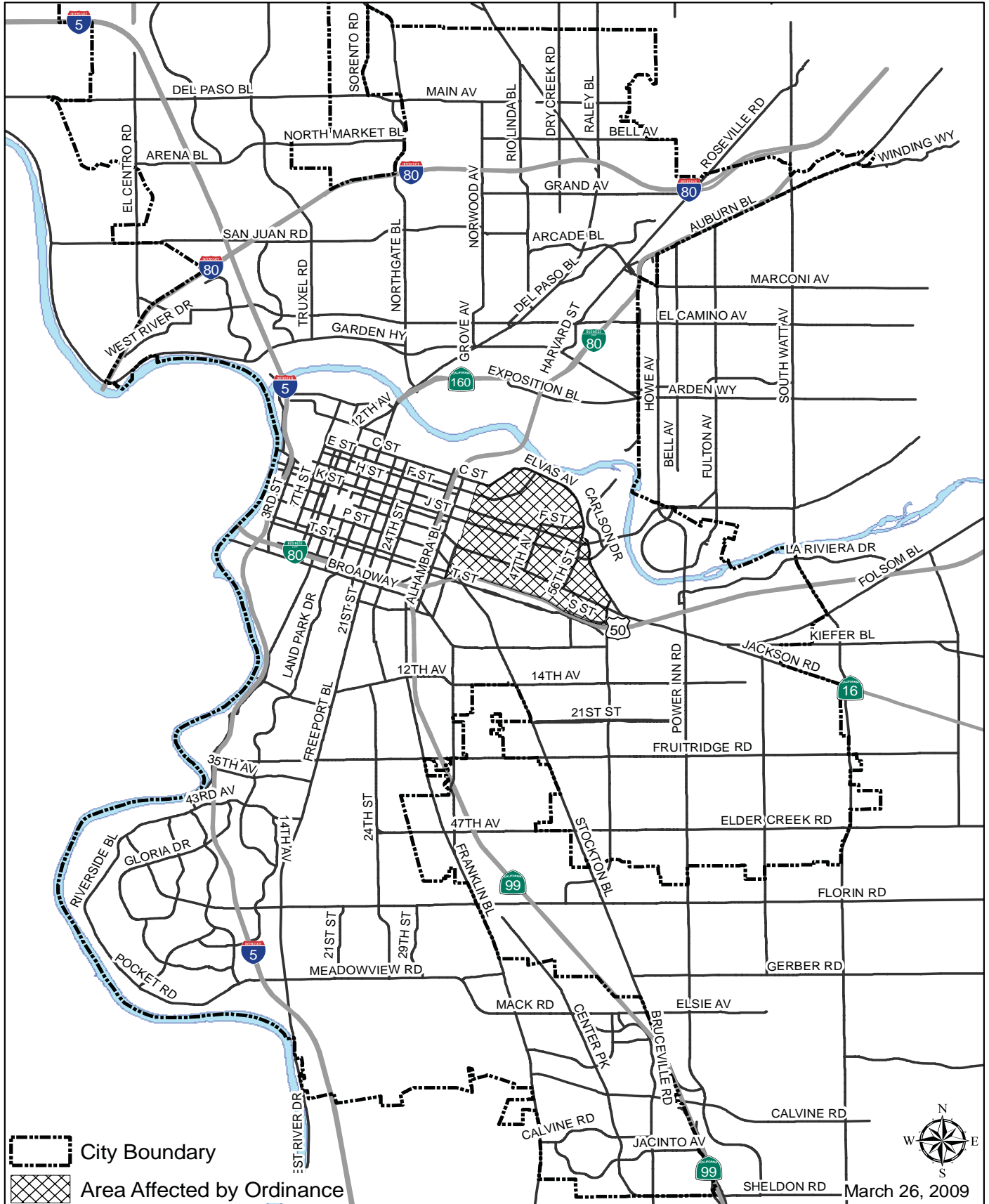
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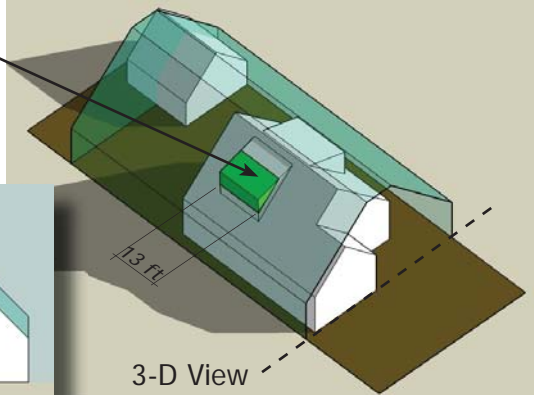
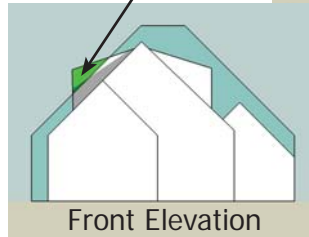
DESIGN REVIEW MASSING EXCEPTIONS

NO TRIGGER THRESHOLD - PROCEED TO PLAN CHECK

Contextual Design Review is not required if your construction or remodel meets the following:

- Is up to or less than 40 square feet of front profile on the side of the building that is outside of the base building envelope.
- The length of the projecting construction along the side elevation does not exceed 15 feet aggregate.

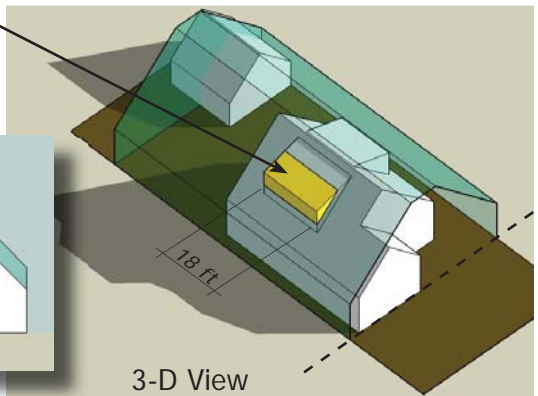
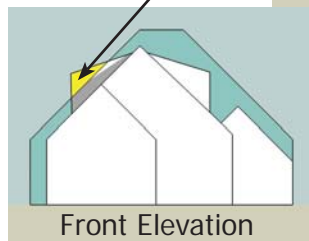
Length along side property line is less than 15 ft and the front view is less than 40 sf.



TRIGGER 1 THRESHOLD - STAFF LEVEL REVIEW

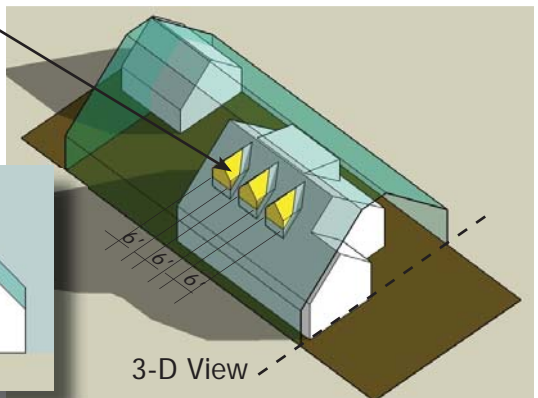
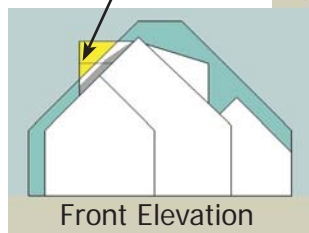
The front view is less than 40 sf of area, YET, the length along side property line is greater than 15 ft.

Staff level Design Review is required if the portion of the proposed construction that projects beyond the base building envelope is greater than 40 but less than or equal to 100 square feet on each side of the structure.



The front view is less than 40 sf of area, YET, the lengths along side property line is greater than 15 ft.

Staff level Design Review is also required if the projection is 40 square feet or less of front profile on each side of the structure but the length of the projecting construction along a side elevation exceeds 15 feet aggregate.

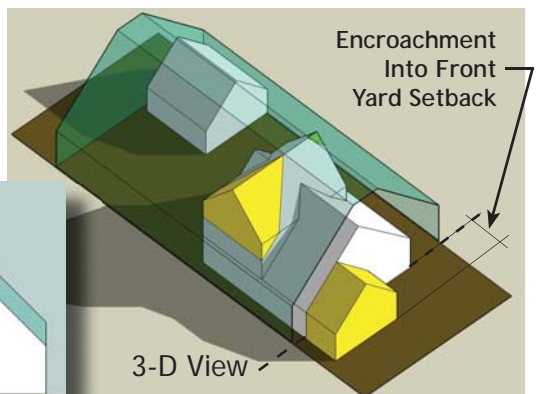
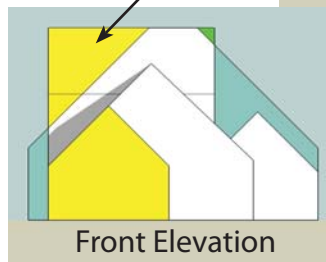


TRIGGER 2 THRESHOLD- DESIGN DIRECTOR REVIEW

Director level Design Review is required if the portion of the proposed construction that projects beyond the base building envelope is greater than 100 square feet of front profile on either or both sides of the structure.

Director level Design Review is also required if the building encroaches into the front yard setback, which is the average of the two front yard setbacks of the nearest buildings with front yard setbacks on the same side of the street on the same block.

The front view is greater than 100 sf of projected area for any length of side profile.

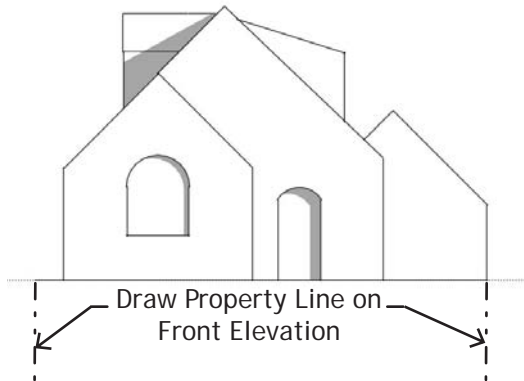


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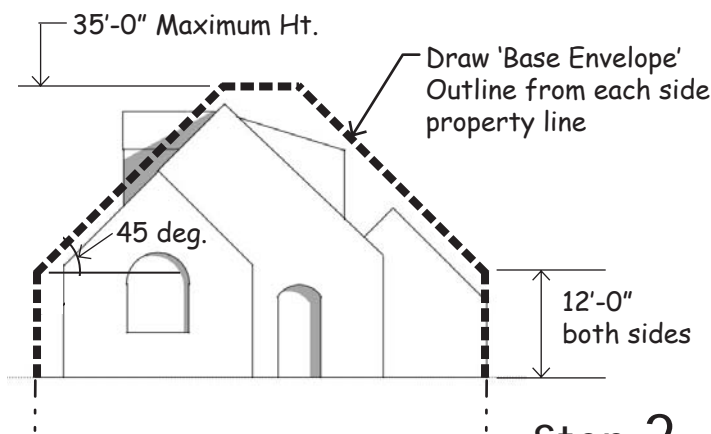
PERMIT APPLICATION INFORMATION FOR DRAWING SUBMITTAL

REQUIRED INFORMATION

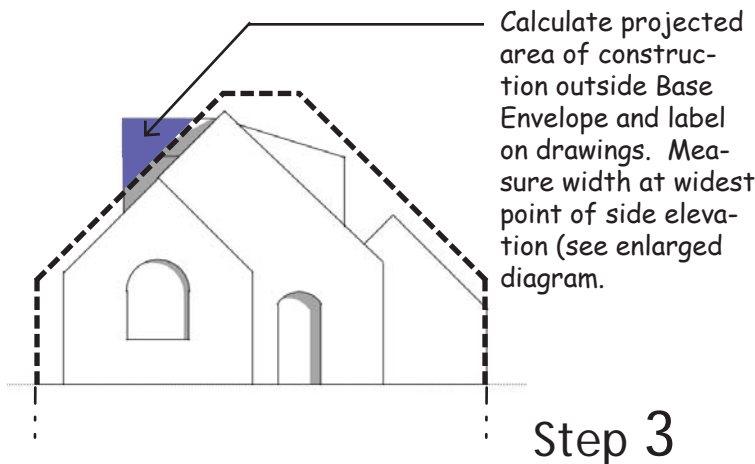
Front Elevation - Architectural Plans



Step 1

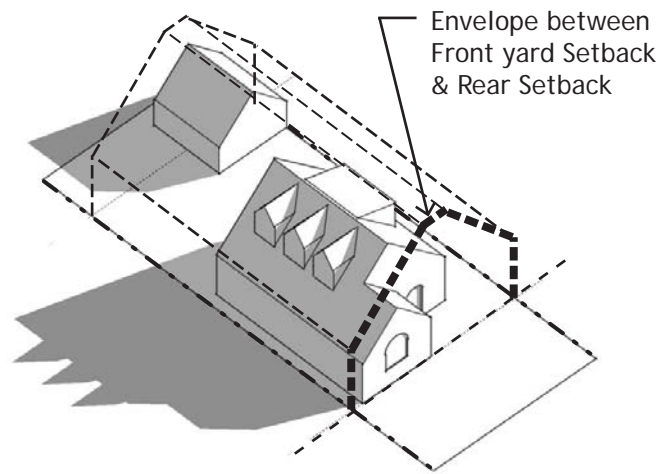
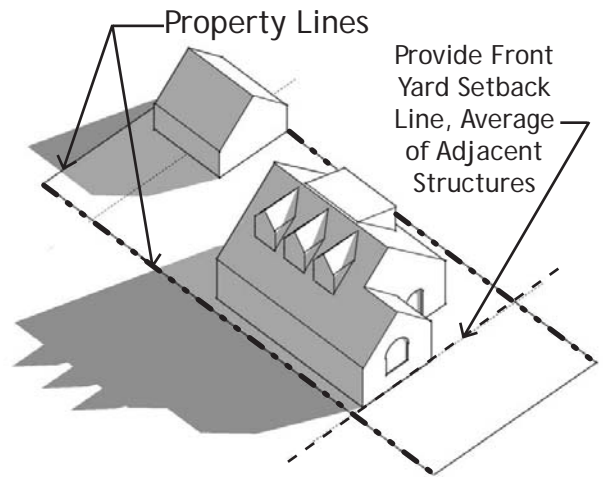


Step 2

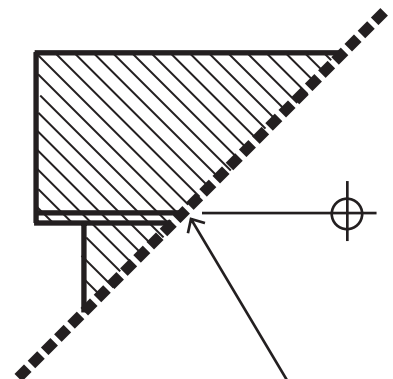


Step 3

ILLUSTRATIVE DIAGRAMS



Example of dormer with projecting eave: Calculate projected elevation area of dormer construction outside of base envelope (shown hashed).



Measure width of roof, eave to eave, where roof intersects Base Envelope