



# City of Sacramento

## Proposed Light Rail Station Ordinance (M02-078)

### Summary

In order to encourage appropriate land uses that support light rail transit ridership, existing vacant or underutilized properties within ¼ mile of light rail stations should be developed with transit friendly uses. Most of the land areas along the light rail corridors, identified in the Transit for Livable Communities (TLC) Study, have light industrial or commercial zoning that allows, by right, uses that are not considered transit supportive. The Light Rail Station Ordinance is intended to provide a review of key uses on a case-by-case basis and ensure that new development around light rail stations is pedestrian friendly and will support light rail transit ridership.

- The Light Rail Station Ordinance requires a Planning Commission Special Permit for a limited list of new commercial and industrial uses within a quarter mile of those stations on the Northeast and South Light Rail Lines that were studied under the Transit for Livable Communities project.
- The following land uses require a special permit in all zoned properties within ¼ mile of a light rail station (measured from the center of a station platform) along the Northeast and South Line corridors:
 

<ul style="list-style-type: none"> <li>a. Auto Sales (new or used), service, repair, storage, or rental</li> <li>b. Cleaning Plant (Commercial)</li> <li>c. Equipment rental sales yard</li> <li>d. Laundry Plant (Commercial)</li> </ul>	<ul style="list-style-type: none"> <li>e. Mini Storage/ Locker Building</li> <li>f. Nursery</li> <li>g. Service Station</li> <li>h. Wholesale Stores and Distributors over 6400 square feet</li> </ul>
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- A Planning Commission Special Permit does not prohibit these land uses but instead requires a higher level of review and approval by the Planning Commission. The new ordinance includes approval criteria to determine if a Special Permit should be issued for a new use.
- All current, existing land uses affected by the ordinance area are exempt (except for expansions which will require a Planning Directors Plan Review) allowing the use to operate as long as it wishes.
- Expansions of new development, which have been issued a special permit under the ordinance, are allowed with a special permit modification.
- In the event of major damage, for example a fire, to an existing or new development, the building can be rebuilt, by right, for same use.
- The ordinance also includes, for uses that did not already have them, definitions for each of the listed land uses.
- The new ordinance allows residential uses in C-4, M-1, M-1(s), M-2, and M-2(s) zones within ¼ mile of a light rail transit station; subject to a special permit.
- Office uses up to 10,000 square feet or that take less than 25% of a buildings total square footage, are now allowed by right in industrial zones. Office uses that have a floor area ratio of .4 and has a floor area of less than or equal to 40,000 square feet are now allowed in industrial zones by with a Planning Directors Plan Review.

CERTIFIED AS TRUE COPY

OF Ordinance 2004-052

10/6/04  
DATE CERTIFIED

*[Signature]*  
CITY CLERK, CITY OF SACRAMENTO

# ORDINANCE NO. 2004-052

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 28 2004

AN ORDINANCE AMENDING SECTION 17.16.010, TABLE 17.24.020 B OF SECTION 17.24.020, TABLE 17.24.030 B OF SECTION 17.24.030, AND TABLE 17.24.040 B OF SECTION 17.24.040, AND AMENDING FOOTNOTES 8, 13, AND 35 OF AND ADDING FOOTNOTE 80 TO SECTION 17.24.050 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO COMMERCIAL USES NEAR LIGHT RAIL STATIONS (M02-078)

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

## SECTION 1.

Section 17.24.020 Residential Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The matrix for "Alternative ownership housing" set forth in Table 17.24.020 B is amended to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	AR P-F	
Alt ownership housing*			8/15	8	8	8	8	8	8	8	8										

B. The matrix for "Apartments" set forth in Table 17.24.020 B is amended to read as follows:

Uses Allowed	EC	H C	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SP X	TC	A	A O S	F	AR P-F	
Apartments	53		5/15	76	76	76	13	13/3	13/20	13	13/20										

C. The matrix for "Halfplex" set forth in Table 17.24.020 B is amended to read as follows:

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D. The matrix for "Laundry, commercial" set forth in Table 17.24.030 B is amended to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	AR P-F	
Laundry, commercial					9/80	9	80	80	20/80	80	20/80										

E. The matrix for "Mini-storage/ locker building" set forth in Table 17.24.030 B is amended to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	AR P-F	
Mini storage/ locker bldg	53				5/80	5	36/80	36/80	20/36/80	36/80	20/36/80	53/80									

F. The matrix for "Nursery" set forth in Table 17.24.030 B is amended to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	AR P-F	
Nursery			15		80		80	80	20/80	80	20/80										

G. The matrix for "Service station" set forth in Table 17.24.030 B is amended to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	AR P-F	
Service station	53	16	10/15		10/79/80	10	10/80	10/80	10/20/80	10/80	10/20/80										

H. The matrix for "Wholesale stores or distributors" set forth in Table 17.24.030 B is amended to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	AR P-F	
Wholesale stores	53				9	9	9	80	20/80	80	20/80										

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as a playground, swimming pool, or clubhouse, and service facilities, such as garages, carports, parking areas, laundry facilities and other similar accessory features.

d. Limitation on Use in M-1, M-1(S), M-2, and M-2(S) Zones. In the M-1, M-1(S), M-2, and M-2(S) zones, this use may be permitted only with a planning commission special permit and only where located on a parcel within a quarter-mile radius of a light rail station (measured from the center of the platform, as determined by the planning director, to the edge of the parcel closest to the station).

## **SECTION 5.**

Footnote 13 of Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

13. Residential uses in the C-4, M-1, M-1(S), M-2, and M-2(S) Zones.

a. Property zoned C-4, M-1, M-1(S), M-2, or M-2(S) on which a building or structure had been previously used for lawful residential purposes may be restored to a residential use pursuant to a special permit issued by the zoning administrator in accordance with the requirements of Chapter 17.212.

b. Property located within the central city and zoned C-4, M-1, M-1(S), M-2, or M-2(S) may be used for residential purposes pursuant to a special permit issued by the zoning administrator in accordance with the requirements of Chapter 17.212.

c. Property located within a quarter-mile radius of a light rail station (measured from the center of the platform, as determined by the planning director, to the edge of the parcel closest to the station) and zoned C-4, M-1, M-1(S), M-2, or M-2(S) may be used for apartments, duplexes, or halfplexes pursuant to a special permit issued by the planning commission in accordance with the requirements of Chapter 17.212.

d. Notwithstanding the provisions of Chapter 17.64, projects that incorporate both residential uses authorized by this section and commercial retail or commercial service uses may have the required off-street parking for the ground floor commercial retail or service use waived by fifty percent (50%) or less by a zoning administrator's special permit or by more than fifty percent (50%) by a planning commission special permit, in accordance with the requirements of Chapter 17.212.

## **SECTION 6.**

Footnote 35 of section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

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radius that is located to the east of the Regional Transit Light Rail tracks.

c. **Planning Commission Special Permit Required.** A planning commission special permit is required for the construction of a new building or structure for which an application for a building permit is filed on or after September 28, 2004 or, if the use does not involve a building or structure, the use is established on or after September 28, 2004, and the building or use is to be located on a parcel any portion of which is within a quarter-mile radius of a light rail station. A special permit shall not be required under this Footnote 80 if the use is located in a building or structure for which an application for a building permit for initial construction was filed before September 28, 2004 or, if the use does not involve a building or structure, the use was established before September 28, 2004, or the building or use is not located on a parcel any portion of which is within a quarter-mile radius of a light rail station.

In granting the special permit and in addition to the findings required by Chapter 17.212, the planning commission shall find the following:

- i. The site design does not hinder pedestrian or bicycle access to the light rail station.
- ii. The design of commercial development conforms to the Commercial Corridor Design Principles adopted pursuant to section 17.132.035 C and as they may be amended from time to time; provided, that if the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, the Commercial Corridor Design Principles shall be applied in addition to the design guidelines, and the design guidelines shall take precedence over the Commercial Corridor Design Principles in case of conflict.
- iii. The use and building do not preclude the future development of transit supportive development.

d. **Planning Director Plan Review Required.** A Planning Director Plan Review shall be required for an expansion in the amount of ten (10) per cent or more of gross floor area of any building or structure located on a parcel any portion of which is within a quarter-mile radius of a light rail station and for which the application for the building permit for initial construction was filed before August 17, 2004. All expansions to the building or structure for which an application for a building permit is filed on or after August 17, 2004 shall be cumulated for purposes of determining whether the ten (10) percent limit has been met or exceeded.

e. **Development Standards.** The planning commission or planning director shall consider and apply, to the extent feasible and practical in furtherance of the purpose of this section, the following development standards during its special permit review or plan review under this section; provided, that if the project is also subject to design guidelines established for a design review district, special planning district, overlay zone, or PUD, these development standards shall be applied in addition to the design guidelines, and the design guidelines shall take precedence over these development standards in case of conflict:

- i. The development should provide pedestrian amenities such as awnings, canopies, benches, and landscaping.
- ii. The use should provide commuter amenities for employees such as lockers, showers, and/or transit pass subsidies.
- iii. The ground level of the building should avoid areas of blank walls that are

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of which is accessible only by the tenant of the individual unit or space.

"Nursery for plants and flowers" or "nursery" means a facility for propagation and/or sale of horticultural or ornamental plant materials and related products, including:

1. Sale of products to the general public, including plant materials, planter boxes, fertilizer, and related items;

2. Wholesale and/or distribution of plant materials, raised on the same site, to other business;

3. A facility for indoor propagation of plants constructed with transparent panels including lath houses;

4. Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors.

"Nursery" does not include a retail florist.

DATE PASSED FOR PUBLICATION: SEP 21 2004  
DATE ENACTED: SEP 28 2004  
DATE EFFECTIVE: OCT 31 2004

HEATHER FARGO

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MAYOR

ATTEST:

SHIRLEY CONCOLINO

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CITY CLERK

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