Planning & Development Code

Stacia Cosgrove, Principal Planner
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Presentation Overview

- Background
- Implements the City’s General Plan
- Zoning
- Land Use
- Development Standards
- Entitlement Process
Zoning

Euclidean Zoning

Use Types

- Residential
- Commercial
- Industrial
Separation of Land Uses
Mixed Use Neighborhood
General Provisions
  • Purpose, Definitions, Usage

Zoning Districts and Land Use Regulations
  • Residential, Commercial, Industrial, SPD’s and PUD’s

Infrastructure Design and Improvements

Architectural Design/Development Standards
  • Parking, landscaping, walls/fences, accessory structures

Procedural Requirements
“By-right” vs Conditional Use Permit

<table>
<thead>
<tr>
<th>Use</th>
<th>Limitations</th>
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<tbody>
<tr>
<td>1. Residential Uses</td>
<td></td>
</tr>
<tr>
<td>Dormitory (inside central city)</td>
<td>Subject to special use regulations in section 17.228.111</td>
</tr>
<tr>
<td>Dwelling, duplex</td>
<td></td>
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<tr>
<td>Dwelling, multi-unit</td>
<td>Subject to special use regulations in section 17.228.117</td>
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<tr>
<td>Dwelling, single-unit</td>
<td></td>
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<tr>
<td>2. Commercial and Institutional Uses</td>
<td></td>
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<tr>
<td>Adult entertainment business</td>
<td>Subject to special use regulations in section 17.228.102</td>
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<tr>
<td>Amusement center, indoor</td>
<td></td>
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<tr>
<td>Athletic club, fitness studio</td>
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<tr>
<td>Bed and breakfast inn</td>
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<tr>
<td>Childcare center</td>
<td>Subject to special use regulations in section 17.228.113</td>
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<tr>
<td>Cinema (inside arts and entertainment district)</td>
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<tr>
<td>College extension</td>
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<tr>
<td>Commercial service</td>
<td></td>
</tr>
<tr>
<td>Community market</td>
<td>Subject to special use regulations in section 17.228.124</td>
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</tbody>
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- Common Use Permits: Gas Stations, Alcohol Sales, Assembly, Cannabis
Residential Zones (R-1, R-2, R-3, R-4 and R-5)

Low Density Residential
Medium and High Density Residential

Garden Apartments
Land Use Zones

- Commercial (C-1, C-2)
Land Use Zones

- Mixed Use (RMX, RO)
Land Use Zones

- Office (OB, C-3)
  - Office, Support Commercial
Industrial (C-4, M-1, M-2)
Development Standards

- **Site Standards (specific to property)**
  - Setbacks
  - Lot Coverage
  - Building Heights
  - Floor Area Ratio (FAR)

- **Parking**
  - Parking Districts (Central Business District, Urban, Traditional, Suburban).
  - Driveway and Parking Stall Dimensions

- **Landscaping**

- **Special Use Regulations**
Development Standards
Lot Splits
Residential Subdivisions
Master Plans
Tentative Maps
Key Code Changes – Site Plan and Design Review

Levels of Review

- **Staff Review**: Meets standards
- **Zoning Administrator Review**: Parcel maps, minor deviations, some use permits
- **Commission**: Most use permits, more than 50% deviation, subdivision maps, appeals
- **Council**: Rezones, master plans, appeals
Findings of Fact

Findings of fact

• General plan consistency
• Health, Safety, and Welfare

Conditions of approval

• Hours of operation
• Noise
• Alcohol Sales

Appeals
Website
http://www.cityofsacramento.org/Community-Development/Planning

Planning Related Questions
Planning@cityofsacramento.org

Planning and Development Code
http://www.qcode.us/codes/sacramento/view.php?topic=17

City Call Center
311 or (916) 264-5011 if outside of city limits

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