



# Planning and Development Code Map Book

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This book contains Planning and Development Code Maps for the City of Sacramento. The purpose of Planning and Development Code is to divide the city into areas of such size, shape and number best suited to carry out the land use regulations of the City of Sacramento. These regulations are found in Title 17 of the Sacramento City Code (Zoning Code).

Listed in this document are brief definitions of the Planning and Development Code designations found in the City of Sacramento. Some general information for each of the zones are also noted.

For specific information regarding land use regulations on a piece of property, you should consult the Planning and Development Code or contact one of the public information counters located at:

**300 Richards Blvd, 3<sup>rd</sup> Floor  
Sacramento, CA 95811**

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# City of Sacramento Planning and Development Code Designations

## Agriculture and Open Space (Chapter 17.200)

### **A            Agricultural Zone:**

The purpose of the A zone is to restrict 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 that is consistent with the general plan. The maximum height is 50 feet; the maximum number of units permitted is 1 dwelling per 5 acres.

### **A-OS        Agricultural – Open Space Zone:**

The purpose of the A-OS zone is to ensure the long-term preservation of agricultural and open space land. This zone is intended to prevent the premature development of land to urban uses. The maximum height is 50 feet.

### **F            Flood Zone:**

The purpose of the F zone is to conditionally permit specified uses along the Sacramento and American Rivers and their tributaries, and other areas subject to inundation. This is considered an open space zone.

### **ARP-F      American River Parkway—Floodplain Zone:**

The purpose of the ARP-F zone is to prevent the loss of life and property by prohibiting the erection of improvements or structures in a designated floodway; to protect the natural features of the American River floodplain; to prevent erosion and siltation; and to preserve valuable open space.

## Single-Unit and Duplex Dwellings (Chapter 17.204)

### **RE         Rural Estates Zone:**

The purpose of the RE zone is to accommodate very low density residential uses. It applies primarily to areas impacted by high noise levels; areas within designated approach or clear zones around airports; areas within identified floodway and floodway fringe areas; and other areas where physical or safety considerations necessitate very low density residential use. This zone is designated as “RE” with a suffix indicating one unit per a minimum number of acres (i.e., RE-1/4, RE-1/2, RE-1/1, RE-1/.5).

## **R-1            Single-Unit Dwelling Zone:**

The purpose of the R-1 zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function. The maximum height is 35 feet. The minimum lot size is 5,200 square feet for interior lots and 6,200 square feet for corner lots. The minimum area of a lot or lots containing two duplex units (one duplex dwelling) is 6,400 square feet. The minimum lot width is 52 feet for interior lots and 62 feet for corner lots. The minimum width of a lot or lots containing two duplex units (one duplex dwelling) is 62 feet. The minimum lot depth is 100 feet. The maximum lot depth is 160 feet.

## **R-1A           Single-Unit or Duplex Dwelling Zone:**

The purpose of the R-1A zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the R-1 zone. Dwellings that have no interior side yards, such as townhouses and row houses, are allowed. The maximum height is 35 feet. A maximum of 2 dwelling units is allowed per lot. The maximum lot coverage is 50 percent. The minimum lot size is 2,900 square feet per dwelling unit. The minimum lot width is 20 feet, except where abutting a lot in an R-1 zone, in which case the minimum lot width is 25 feet. The minimum lot width of corner lots is 38 feet. The minimum lot depth is 80 feet. The maximum lot depth is 160 feet.

## **R-1B           Single-Unit or Duplex Dwelling Zone:**

The purpose of the R-1B zone is to permit single-unit and duplex dwellings on lots generally located in the central city and in North Natomas. The maximum height is 35 feet. A maximum of 2 dwelling units is allowed per lot. The maximum lot coverage is 60 percent. The minimum lot size is 3,200 square feet. The minimum lot width is 40 feet. The minimum lot depth is 80 feet. The maximum lot depth is 160 feet.

## **R-2            Duplex Dwelling Zone:**

The purpose of the R-2 zone is to provide a low density buffer between the R-1 zone and more intense land uses. This zone is intended to permit duplexes and single-unit attached or detached units. The maximum height is 35 feet. A maximum of 2 dwelling units is allowed per lot. The maximum lot coverage is 40 percent or 2,500 square feet, whichever is greater; provided, in no event shall lot coverage exceed 50 percent. The minimum lot size is 5,200 square feet for interior lots and 6,200 square feet for corner lots. The minimum lot area per duplex unit is 2,600 square feet on interior lots and 3,100 square feet on corner lots. The minimum lot width is 52 feet, except for a corner lot or a lot containing two duplex units (one

duplex dwelling), in which case the minimum lot width is 62 feet. The minimum lot depth is 100 feet. The maximum lot depth is 160 feet.

### **Multi-Unit Dwellings (Chapter 17.208)**

#### **R-2A Multi-Unit Dwelling Zone:**

The purpose of the R-2A zone is to permit garden apartments and cluster housing. This zone is regulated to minimize the ground area covered by structures and maximize open space. The maximum height is 35 feet. The maximum density is 17 dwelling units per net acre. The maximum lot coverage is 50 percent. The minimum lot size is 2,500 square feet.

#### **R-2B Multi-Unit Dwelling Zone:**

The purpose of the R-2B Zone is to accommodate broader density flexibility as a transition from the garden-apartment setting to a more traditional apartment setting. The maximum is 35 feet. The maximum density is 21 dwelling units per net acre. The maximum lot coverage is 50%.The minimum lot size is 2,000 square feet.

#### **R-3 Multi-unit Dwelling Zone:**

The purpose of the R-3 zone is to accommodate traditional types of apartments. This zone is located outside the central city, serving as a buffer along major streets and near shopping centers. The maximum height is 35 feet. The maximum density is 30 dwelling units per net acre. The maximum lot coverage is 50%.The minimum lot size is 2,000 square feet.

#### **R-3A Multi-Unit Dwelling Zone:**

The purpose of the R-3A zone is to accommodate higher density development in the central city, along major commercial corridors, and in areas near major institutions and public transit facilities. The maximum height is 35 feet. The maximum density is 36 dwelling units per net acre. The maximum lot coverage is 60%.The minimum lot size is 2,000 square feet.

#### **R-4 Multi-Unit Dwelling Zone:**

The purpose of the R-4 zone is to accommodate higher-density development in the central city, along major commercial corridors, and in areas near major institutions and public transit facilities. It permits dwellings, institutions, and limited commercial goods and services serving the surrounding neighborhood. The maximum height is 45 feet. The maximum density is 60 dwelling units per net acre. The maximum lot coverage is 60%.The minimum lot size is 2,000 square feet.

## **R-4A Multi-Unit Dwelling Zone:**

The purpose of the R-4A zone is to accommodate higher-density development in the central city, along major commercial corridors, and in areas near major institutions and public transit facilities. It permits dwellings, institutions, and limited commercial goods and services serving the surrounding neighborhood. The maximum height is 75 feet. The maximum density is 110 dwelling units per net acre. The maximum lot coverage is 70%. The minimum lot size is 3,200 square feet. The maximum lot size is 80,000 square feet. The minimum lot depth is 80 feet. The maximum lot depth is 160 feet.

## **R-5 High-rise Residential Zone:**

The purpose of the R-5 zone is to permit dwellings, institutions, and limited commercial goods and services serving the surrounding neighborhood. The maximum height is 240 feet. The maximum density is 175 dwelling units per net acre. The maximum lot coverage is 80%. The minimum lot size is 3,200 square feet. The maximum lot size is 80,000 square feet. The minimum lot width is 40 feet. The minimum lot depth is 80 feet. The maximum lot depth is 160 feet.

## **Residential Mixed Use (Chapter 17.212)**

### **RMX Residential Mixed Use Zone:**

The purpose of the RMX zone is to allow a mix of residential and commercial uses as a matter of right, and to preserve the residential character of neighborhoods while encouraging the development of neighborhood-oriented ground-floor retail and service uses. On lots less than or equal to three acres, commercial or office use may be up to 100% of the building square footage with a zoning administrator-approved conditional use permit; and. On lots greater than three acres, commercial or office use may be up to 100% of the building square footage with a planning and design commission-approved conditional use permit. The maximum height is 45 feet. The maximum density is 60 dwelling units per net acre.

### **RO Residential Office Zone:**

The purpose of the RO zone is to provide a medium-density multiple-family zone, generally located inside the central city and in certain adjacent areas. The zone permits development of office and other commercial uses that are compatible with adjacent residential uses. The maximum height is 35 feet. The maximum density is 36 dwelling units per net acre. Outside the central city, the maximum lot coverage for dwellings in the RO zone is 60%. Office uses in the RO zone have no maximum lot coverage.

## **Commercial, Office, and Mixed Use (Chapter 17.216)**

### **OB Office Business Low-Rise Mixed-Use Zone:**

The purpose of the OB zone is to provide for a low-rise mixed-use employment zone that is intended to permit business, office, institutional, or professional buildings; the sale of goods and services; and lodging and dwellings. The maximum height is 35 feet. The maximum density is 36 dwelling units per net acre.

### **OB-2 Office Business Mid-Rise Mixed-Use Zone:**

The purpose of the OB-2 Zone is to provide for a mid-rise mixed-use employment zone that is intended to permit business, office, institutional, or professional buildings; the sale of goods and services; and lodging and dwellings. The maximum height is 120 feet. The maximum density is 60 dwelling units per net acre.

### **OB-3 Office Business High-Rise Mixed-Use Zone:**

The purpose of the OB-3 zone is to provide for a high-rise mixed-use employment zone that is intended to permit business, office, institutional, or professional buildings; the sale of goods and services; and lodging and dwellings. The maximum height is 360 feet. The maximum density is 100 dwelling units per net acre.

### **EC Employment Center Zone:**

The purpose of the EC zone is to provide a flexible zone for employment-generating uses in a pedestrian-friendly setting with ample open space. The EC zone also provides for a variety of supporting uses, including retail, residential, and light industrial. The close proximity of supporting uses allows for pedestrian, bicycle, transit, and rideshare-connection opportunities, which collectively help reduce dependence on the automobile. Consequently, parking needs are reduced and shared parking opportunities increase. The EC zone was developed specifically for North Natomas, but may be applicable to other areas of the city if the site is appropriate for a flexible, mixed-use, employment-generating complex.

### **SC Shopping Center Zone:**

The purpose of the SC zone is to provide a wide range of goods and services to the community. However, general commercial uses that are incompatible with a retail shopping center are prohibited. The maximum height is 35 feet. The maximum density is 30 dwelling units per net acre.

### **C-1 Limited Commercial Zone:**

The purpose of the C-1 zone is to provide for certain offices, retail stores, and commercial service establishments that are compatible with residential developments. This zone is intended to be applied to small lots that are surrounded by a residential neighborhood. The maximum height is 35 feet.. The maximum density is 30 dwelling units per net acre.

### **C-2 Zone – General Commercial Zone:**

The purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging.

### **C-3 Zone – Central Business District Zone:**

The purpose of the C-3 zone – also known and referred to as the central business district (CBD) – is to provide for the most intense residential, retail, commercial, and office developments in the city. The maximum density is 450 dwelling units per net acre. There is no lot coverage requirement.

### **C-4 Zone – Heavy Commercial Zone:**

The purpose of the C-4 zone is to provide for warehousing, distribution activities, and commercial uses that have minimal undesirable impact upon nearby residential areas. Minimal light manufacturing and processing are permitted. The maximum height is 75 feet. The maximum density is 60 dwelling units per net acre.

## **Industrial and Manufacturing (Chapter 17.220)**

### **M-1 Light Industrial Zone:**

The purpose of the M-1 zone is to permit the manufacture or treatment of goods. The maximum height is 70 feet. There is no maximum density.

### **M-1(S) Light Industrial Zone:**

The purpose of the M-1(S) zone is to permit the manufacture or treatment of goods. Setbacks are required in the M-1(S) zone to provide more attractive and un-crowded developments. The maximum height is 70 feet. There is no maximum density.

## **M-2 Heavy Industrial Zone:**

The purpose of the M-2 zone is to permit the manufacture or treatment of goods. The maximum height is 70 feet. There is no maximum density.

## **M-2(S) Heavy Industrial Zone:**

The purpose of the M-2(S) zone is to permit the manufacture or treatment of goods. Setbacks are required in the M-2(S) zone to provide more attractive and un-crowded developments. The maximum height is 70 feet. There is no maximum density.

## **MIP Manufacturing-Industrial Park Zone:**

The purpose of the MIP zone is to achieve a nuisance-free environment for light manufacturing, warehousing, and distribution in an industrial park setting in accordance with the policies of the general plan, community plans, and the planned unit development guidelines adopted for each industrial park. The MIP zone classification shall be used in conjunction with a planned unit development designation established in accordance with chapter 17.452. The maximum height is 40 feet.

## **MRD Zone – Manufacturing, Research and Development Zone:**

The purpose of the Manufacturing, Research and Development (MRD) zone is to accommodate innovative technology businesses and related support services, while allowing flexibility for transitional uses in areas where existing uses may be incompatible with planned development. The regulations of this zone are intended to achieve a high- quality, nuisance-free environment for manufacturing, assembly, research and development type land uses in accordance with the policies of the general plan, community plans, and any applicable development guidelines adopted for the area, and may be applied primarily to areas designated in the general plan for mixed uses, employment, or industrial uses. The minimum lot size is 10,000 square feet. The minimum lot width is 62 feet. The minimum lot depth is 100 feet.

## **Miscellaneous (Chapter 17.224)**

### **H Zone – Hospital Zone:**

The purpose of the H zone is to provide primarily for medical-type uses, such as hospitals and convalescent homes, and for group care facilities for physically- and mentally-challenged persons. Offices, laboratories, and pharmacies are also permitted.

## **SPX Sports Complex Zone:**

The purpose of the SPX zone is to ensure the proper development and use of land and improvements to achieve a sports complex that, at a minimum, accommodates the design requirements of professional and amateur sports; and accommodates events, exhibitions, and performances that provide for the education, information, recreation, culture, or entertainment of Sacramento area residents and visitors, in accordance with the specific land use policies of the city general plan, community plans, and the planned unit development (PUD) guidelines. A conditional use permit is required for each use in this zone.

## **TC Transportation Corridor Zone:**

The purpose of the TC zone is to regulate land uses within, above, and below public agency transportation corridors to ensure that development is consistent with the general plan, and to provide uniform standards for the development of ground rights and air rights within the corridor.

## **HC Highway Commercial Zone:**

The HC zone is for establishments offering accommodations or services to motorists, and for certain other specialized non-merchandising activities. The HC zone is ordinarily located in areas along federal and state freeways or other highways or major streets. The maximum height is 35 feet.

## **Overlay Zones (Chapter 17.300)**

### **AOL Ascot Avenue:**

Development in the Ascot Avenue (AOL) overlay zone is subject to the requirements of the underlying zone.

### **BC Building Conservation:**

Development in the Building Conservation (BC) overlay zone is subject to the requirements of the underlying zone.

### **EA-1 through EA-4 Executive Airport:**

The purpose of this chapter is to help protect the health, safety, and general welfare of people in the vicinity of the Sacramento Executive Airport and to improve air navigation safety. More specifically, this chapter is intended to provide for the sensible growth and maintenance of the airport environs, and to effectuate the policies reflected in the Airport Land Use Commission Law in California Public Utilities Code section 21670 et seq., and the Executive Airport

Comprehensive Land Use Plan (“CLUP”) as revised by the Airport Land Use Commission in May 1998 and May 1999. Some existing development in the area surrounding the Sacramento Executive Airport is inconsistent with the compatibility guidelines set forth in the CLUP and in this chapter. The CLUP and this chapter are primarily directed at preventing new problems of land use incompatibility, rather than removing existing incompatible uses. Existing incompatible land uses may continue notwithstanding other requirements of this chapter. However, with the exception of those uses identified in section 17.312.100, no incompatible land use may be expanded or changed to another incompatible land use.

**I-5 Interstate 5 Corridor:**

Development in the Interstate 5 Corridor (I-5) overlay zone is subject to the requirements of the underlying zone.

**LI Labor Intensive:**

Development in the Labor Intensive (LI) overlay zone is subject to the requirements of the underlying zone.

**MC Midtown Commercial:**

Development in the Midtown Commercial overlay zone is subject to the requirements of the underlying zone.

**NC Neighborhood Corridor:**

Development in the Neighborhood Corridor overlay zone is subject to the requirements of the underlying zone.

**PC Parkway Corridor:**

Since the American River and its adjacent flood plain are situated within an intensively-developed urban area, it is necessary to mitigate the potential adverse environmental impacts associated with contiguous urban development. The special development regulations for this overlay zone serve to reduce those impacts that are incompatible with the maintenance of the American River as a natural resource. This chapter also implements the general plan and the American River Parkway plan.

**SWR Solid Waste Restricted:**

The purpose of the Solid Waste Restricted (SWR) overlay zone is to address the heavy concentration of solid waste facilities in certain areas of the city. Heavy concentration of solid waste facilities leads to increased traffic congestion, air quality impacts, and hazards to human

health. This overlay zone restricts the establishment or expansion of solid waste facilities in the areas where it applies. This overlay zone also stimulates the establishment of new solid waste facilities near new growth areas, so waste disposal services can more efficiently serve the increasing needs of current and future populations, without further impacting areas of the city that already contain a heavy concentration of such facilities.

## **TO Transit:**

The TO zone allows a mix of moderate- to high-density residential and nonresidential uses by right, within walking distance of an existing or proposed light rail transit station, to promote transit ridership. This overlay zone is intended to promote coordinated and cohesive site planning and design that maximize transit-supportive development; to create continuity of pedestrian-oriented streetscapes and activities; and to encourage pedestrian, bicycle, and transit – rather than exclusive automobile access – to employment, services, and residences. This zone permits increased heights, densities, and intensities over the underlying zone for projects with a residential component; and encourages housing and mixed-use projects. This zone also restricts certain uses that do not support transit ridership.

## **UN Urban Neighborhood:**

Development in the Urban Neighborhood overlay zone is subject to the requirements of the underlying zone.

## **Special Planning Districts Generally Chapter 17.400**

### **SPD Special Planning Districts:**

The purpose of a special planning district is to establish procedures for the planning and design commission and city council to regulate properties under multiple ownership that are in need of general physical and economic improvement, or have special environmental features that standard land use, zoning, and other regulations cannot adequately address. For such areas to achieve their fullest potential, it may be desirable to provide for a range or mixture of uses that would not otherwise be permitted with standard zoning designations.

## **Planned Unit Development Regulations (Chapter 17.452)**

### **PUD Planned Unit Development**

The purpose of the Planned Unit Development is to provide for greater flexibility in the design of integrated developments than otherwise possible through strict application of zoning regulations. It is the intent of Planned Unit Development to encourage the design of well-planned facilities that offer a variety of housing or other land uses through creative and imaginative planning.