

Metro Square/ Sutter Commons

Planned Unit Development (PUD) Guidelines

City of Sacramento, California

PUD Established: 12/17/1996

PUD Revised: N/A

Originating Resolution Numbers# R96-706

Originating Planning Numbers# P96-032

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Reformatted by:
City of Sacramento
Current Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, California 95811
(916) 808-5656

Chapter 1- Purpose and Intent

The Sutter Commons (26th & I Property) is a Planned Unit Development located within the Marshall School Neighborhood Association area of the City of Sacramento. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be utilized to guide development of all single family units within the 26th & I property. The subject site is R-4 SPD and the design guidelines herein have been modified to include the PUD suffix. A Special Permit shall be required.

The following general objectives are set forth to provide an initial basis for project review:

- To provide a central commons and two walkways (east and west) to give the project a sense of true community, providing an environment wherein all within the project can congregate and interact.
- To minimize congestion due to vehicular and pedestrian circulation within the project area, and use the interior private streets for both pedestrian and vehicular purposes.
- To preserve and enhance the aesthetic values throughout the project and community through compatible architectural treatments.
- To provide an environment through strict enforcement, wherein all automobiles of owners will be required to be parked within garages and not left in driveways or common areas.
- To maximize on street parking for visitors to the project and neighboring park, by elimination of unnecessary curb cuts wherever feasible.
- To promote public health, safety, comfort, convenience and general welfare.

Any amendments hereto can only become effective upon approval of the Planning Commission of the City of Sacramento.

Chapter 2- Procedures for Approval

Development of parcels within a PUD is normally subject to a Special Permit approval by the City Planning Commission. Because the subject site is to be zoned R-4 (PUD/SPD), the design guidelines hereto are intended to be consistent with the City of Sacramento Zoning Code. Therefore, any proposed development within the 26th and I Property which complies with these guidelines and the initial special permit (P96-032) will not require further special permit review.

Chapter 3- Permitted Uses

The only types of use permitted in the Sutter Commons PUD are residential. They include single family detached and zero lot line detached residential lots. This use is permitted only upon conformance with the PUD Development Guidelines.

Chapter 4- Residential Development Standards

All uses proposed for the subject site will be required to conform to the City of Sacramento Zoning Code, and the Sutter Commons Development Guidelines as designated by the City of Sacramento planning staff in conjunction with the Sutter Commons PUD site.

4.1 Development Standards

4.1.1 Single Family Detached and Zero Lot Line Residential Development Criteria

- Setbacks
 - Front yard setback: Not less than four feet six inches (4 feet 6 inches)
 - Side yard setback: Shall not be less than three feet six inches (3 feet 6 inches), except for zero lot line product, in which event there shall be one side of the building on the property line.
 - Rear yard setback: Shall vary from 0 feet to 11 feet. Additional structures such as patio covers, gazebos, etc. shall not be permitted within the established setbacks.
- Lot Coverage - Maximum lot coverage shall not exceed seventy-five (75%) percent.
- Height - Maximum building height shall be 35 feet (35 feet)
- Driveways - Driveway lengths: Driveway lengths will vary from 11 feet to 17 feet and are subject to review and approval of the Public Works Department.

4.1.2 Design Standards

- Each unit shall have a minimum of one enclosed garage space.
- Garage doors shall contain automatic garage door openers.
- The lot sizes shall be as depicted on the approved tentative map. Any deviation from this shall require an amendment to the PUD Guidelines
- A minimum of 3 unit plans shall be used in the subdivision.
- Each unit and/or proposed model will require review and approval by the City's Design Review Coordinator consistent with these Design Guidelines and the proposed Central City Design Guidelines.
- Solid Waste disposal shall be in approved collection cans placed in either the interior streets or in the public right-of-way in front of each house which fronts on the public street.
- All units shall be of the Craftsman design, including stucco exterior and wood trim.
- All units shall have garages recessed from the front of dwellings.
- The roofing shall be of a 25 year laminated dimensional shingles and/or tile. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paints.
- Each unit shall provide well defined entry ways fronting the street with the use of front porches.

Chapter 5- Issuance of Building Permit

Except as otherwise provided, no building permit shall be issued for any building or structure in this Planned Unit Development until plans have been reviewed and approved by the City of Sacramento Building Department and any other applicable review body, and found to substantially conform to the City of Sacramento Zoning Code and these Sutter Commons PUD Development Guidelines.

