



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

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File ID: 2017-01630

December 12, 2017

Public Hearing Item 24

Title: Ordinance Amending Section 15.156.020 and Various Provisions of Title 17 of the Sacramento City Code Relating to Streamlining Land Use and Entitlement Processing Requirements and Code Maintenance (M17-016) [Noticed 12/01/2017; Passed for Publication 12/05/2017; Published 12/08/2017]

Location: Citywide

Recommendation: Pass an Ordinance amending section 15.156.020 and various provisions of Title 17 of the Sacramento City Code relating to Planning and Development.

Contact: Sandra Yope, Senior Planner, (916) 808-7158; Joy Patterson, Principal Planner, 808-5607, Community Development Department

Presenter: Sandra Yope, Senior Planner, (916) 808-7158, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Ordinance (Redline)
- 3-Ordinance (Clean)

Description/Analysis

Issue Detail: Staff has prepared an ordinance that proposes numerous amendments to the Planning and Development Code (title 17 of the City Code) to incorporate City Council member requests, correction of errors, resolution of unintended consequences, restatement of confusing code language and streamlining of land-use entitlement processes. Title 15, the Building Code, is also being amended to prohibit certain materials used for fencing along interior and rear property lines and change the approval authority for deviations to materials from the Code Enforcement Manager to the Urban Design Manager. All the proposed changes are summarized below in the Background section.

Policy Considerations: The 2035 General Plan Update was adopted by City Council on March 3, 2015. The Land Use and Urban Design section of the General Plan is primarily implemented through the Planning and Development Code (17.100.010 B.). The 2035 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The five-year update to the 2030 General Plan focused on updating policies and programs to reflect changed conditions and priorities, streamline development review and implementation, and address new State laws. The proposed amendments support the new priorities.

Economic Impacts: None.

Environmental Considerations: The changes to existing ordinances would revise existing administrative processes for development entitlement applications and amend various provisions regarding development standards. No physical development or change in the existing setting is proposed. The action would not result in a direct or reasonably foreseeable indirect physical effect on the environment. Therefore, the adoption of the ordinance is not a "project" covered by the California Environmental Quality Act (CEQA) under CEQA Section 21065 and CEQA Guidelines Section 15060(c)(2). Individual projects that may apply for entitlements under the ordinances would undergo separate environmental review.

Sustainability: Not applicable.

Commission/Committee Action: The Preservation Commission reviewed the proposed amendments on October 18, 2017. The majority of the Commission wanted to delete the proposed code amendment that removes the requirement that all new construction in a historic district or on a parcel with a landmark structure requires Director-level site plan and design review; in other words, these projects, under the proposed language, could be reviewed at the staff level. The Commission also wanted to delete the proposed amendment that allows all deviations for one and two-unit dwellings to heard at the Director level. On October 26, 2017,

the Planning and Design Commission voted eight ayes, one no, and four absent to recommended approval with amendments. The Planning and Design Commission recommended staff remove the sections the Preservation Commission wanted deleted and rewrite a portion of the bulk control language related to the side elevation. Other comments from both Commissions and staff's discussion of the comments are presented later in this report. The Law and Legislation Committee reviewed the proposed ordinance on November 14, 2017 and recommended approval with the two sections removed as requested by the Commissions and forwarded the proposed ordinance to the City Council. The Committee directed staff to return to the Law and Legislative Committee with the two deleted sections after more outreach was conducted. The ordinance was passed for publication by the City Council on the December 5, 2017.

Rationale for Recommendation: The amendments further the implementation of the 2035 General Plan by further streamlining the Planning and Development Code by simplifying the project review process in some instances. The amendments also incorporate changes requested by members of the City Council. Also, the proposed code amendments will clarify confusing language found in the code. Finally, the proposed amendments clean up previous errors, omissions, and corrects unintended consequences that hinder or lengthen the development process.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

Background Proposed Amendments to the City Code: Staff has prepared an ordinance that amends Title 15 (the Building Code) and Title 17 (the Planning and Development Code) to incorporate changes requested by members of the City Council, correct errors, resolve unintended consequences from the original adoption, and streamline and simplify processes for land use entitlement processing. All the proposed changes to Title 17 are summarized below.

Councilmember Requests and Suggestions:

- Allow indoor amusement center by right as the use is not currently allowed in the zone and add omitted conditional uses such as assembly uses and telecommunication facilities in the Employment Center Zone (EC). (Section 17.216.420).
- Remove minimum width and depth requirements for dwelling units in all zones except R-1 and R-2 to accommodate structures on smaller lots without requiring deviations. (Section 17.600.105)
- Add a maximum allowed number of parking spaces for all commercial uses in the Central Business District. (Section 17.608.030B)

- Create an “estate lot” definition for large parcels with a landmark structure within the central city and require a minimum lot size of 12,000 square feet. (Sections 17.108.060, 17.600.170)
- Delink tentative subdivision map time extensions from associated entitlement extensions, which will require individual entitlements to be extended as opposed to the entitlements being extended any time the map is extended. (Section 17.808.400)

Clarifying/Corrections/Administrative Clean-Up Language:

- Add clarifying language to the following definitions: “Floor area ratio (FAR)”, “Carport” and “Market garden” and remove language inadvertently added to “Kennel” (Sections 17.108.070, 17.108.040, 17.108.140, 17.108.120)
- Add a definition of “estate lot” to the code (Section 17.108.060)
- Clarify the interior setback requirement for the Multi-Unit Dwelling Zone (R-3A). (Section 17.208.440)
- Correct the omission of prohibited outdoor storage in commercial zones. (Sections 17.212.110, 17.228.118))
- Remove the maximum front yard setback limitation in the commercial zones. (Sections 17.216.130, 17.216.230, 17.216.330, 17.216.630, 17.216.730, 17.216.940; 17.224.130)
- Correct the Capitol View Protection exhibit to accurately reflect state protections and correct the Required Retail Frontage exhibit to reflect correct percentages. (Sections 17.216.860, 17.216.820)
- Administrative changes language for clarity [same changes across multiple sections]. (Sections 17.204.160, 17.204.260, 17.204.340, 17.204.360, 17.204.440, 17.204.460, 17.204.540, 17.204.560, 17.208.160, 17.208.260, 17.208.360, 17.208.460, 17.208.560, 17.208.660, 17.208.760, 17.212.160, 17.212.250, 17.216.150, 17.216.250, 17.216.150, 17.216.350, 17.216.460, 17.216.510, 17.216.550, 17.216.150, 17.216.610, 17.216.650, 17.216.710, 17.216.750, 17.216.150, 17.216.880, 17.216.960, 17.220.160, 17.220.260, 17.220.360, 17.220.460, 17.220.560, 17.220.660, 17.224.150, 17.224.230, 17.224.340, 17.224.450)
- Remove Urban Development Permit from text as the entitlement was removed in the 2013 adoption of the code. (Sections 17.808 Article II, 17.808.410, 17.808.440, 17.808.450)
- Remove reconsideration from administrative permit as it is ministerial and not a discretionary action. (Sections 17.808.240, 17.812.020)
- Clarify that alcoholic beverage sales includes bars and nightclubs. (Section 17.228.108)
- Remove floor area ratio from the Transit Overlay Zone (TO) that conflicts with the General Plan. (Section 17.340.060)
- Clarify bulk control language for the R-1 zone and add additional language to make bulk control more three dimensional. (Section 17.600.105, 17.600.125)
- Clarify language regarding vehicle and bicycle parking and correct errors in bicycle

- parking requirements. (Sections 17.608.020, 17.608.030B, 17.608.030C; 17.608.060)
- Remove garage size requirements if a parking pad is provided. (Sections 17.608.040, 17.624.040, 17.624.050)
 - Clarify the front setback paving language and require paved areas not used for storage be made inaccessible. (Sections 17.612.010, 17.612.020)
 - Correct chapter references to other code sections and administrative language changes for clarity. (Sections 17.620.220, 17.812.060)
 - Change the height trigger for automatic Planning and Design Commission project review to those above the maximum allowed height in the zone. (Section 17.808.130)

Streamlining:

- Clarify front setback averaging/calculations. (Section 17.204.240)
- Change minimum lot size in the Multi-Unit Dwelling Zone (R-3A) to match minimum lot size dimensions. (Section 17. 208.430)
- Allow multi-unit dwellings by right in industrial zones in the Central City. (Sections 17.216.910, 17.220.110, 17.220.210, 17.220.310, 17.220.410)
- Remove the ten-foot landscape requirement along public street frontages and rights-of-way in the central city where the requirement rarely can be met and requires entitlements to deviate from. (Section 17.228.106)
- Make processing of non-conforming use entitlements consistent by requiring approval by the zoning administrator (instead of commission) to enlarge or relocate (on the same lot) a nonconforming use. (Section 17.232.050)
- Remove specific zone restrictions for reuse of listed historic resources. (Section 17.604.750)
- Remove the requirement for site plan and design review for tentative or parcel maps that meet all development standards and have no new construction proposed. (Section 17.808.160)
- Remove the requirement for tentative map or parcel map time extensions to go to Subdivision Review Committee as state law requires an expedited review and no new conditions may be placed on the previously approved map. (Section 17.828.170)

Staff is also amending Title 15.156.020 relating to fence materials. Language is added to extend the prohibition of certain materials used for fencing to along interior and rear property lines and to designate the Design Director as the approving authority for non-listed materials. This section does not require review by the Planning and Design Commission.

Commission Comments: The Preservation Commission reviewed the proposed amendments on October 18, 2017. The following were the four main comments from the Commission:

1. The majority of the Commission wanted to eliminate the proposed amendment that would remove the requirement that all new construction in a historic district or on a parcel with a landmark structure automatically requires Director-level site plan and review.

Staff Response: The Preservation Director believes that Director Level hearings for all new projects in historic districts is both unnecessary from a historic protection perspective as well as being an unnecessary burden on applicants. The Urban Design Manager supports that conclusion.

Sacramento has a citywide Site Plan and Design Review process and the staff level reviews for projects outside of historic districts have proven to be responsive to community needs, design concerns and compliance with City design guidelines. Projects in historic districts are now required to have a public hearing with the Preservation Director. The Director process is 2 – 3 months longer than Staff level reviews and an additional \$1,130 hearing fee. The change provides no additional risk as the review process in historic districts, is led by the Preservation Director, and includes a detailed review by qualified staff working with the Preservation Director to assure compliance with Federal, State, and local standards of preservation. The Preservation Director always has the ability to elevate a project to a Director level hearing. Considering the City policy direction to minimize time and cost of approvals where warranted, making this change is appropriate.

2. A few commissioners expressed concern with the proposed change to the bulk control language requiring differing materials on side elevations. There was a concern raised that requiring a change of material or surface plane on a landmark building would not be appropriate.

Staff Response: Bulk Control – Side elevation articulation: The ordinance change was written to address remodels in R1 zones. Regarding additions or remodels of historic structures, the Secretary of the Interiors Standards for Rehabilitation recommends that any new work be differentiated from historic fabric. Staff typically recommends that surface planes be changed at the new work, for example, setting in the new wall from the old wall to define the historic corner, or by using similar but differentiated materials, by example siding with a different width or a different type of siding. Given that surface plane change and material change is a process accepted by the Secretary of the Interiors Standards for Rehabilitation standards, staff does not see a conflict with the ordinance modification as it affects historic structures.

3. A few commissioners wanted the proposed amendment that allows the Director to approve all site plan and design review deviations for one and two-unit dwellings removed from the bundle.

Staff Response: As previously mentioned, Sacramento has a citywide Site Plan and Design Review process for projects. The current code language requires that any requested deviation that exceeds 50% of a required standard must be heard by the appropriate Commission. This requirement can add an additional 2 – 3 months to the review process for a single residential unit or duplex. The change provides no additional risk, as the review process still requires a public hearing with the same noticing requirements and the ability to appeal the decision to the Commission. The proposed change only applies to one and two dwelling unit projects. Additionally, the Director always has the ability to elevate a project to one Commission level hearing. Considering the City policy direction to minimize time and cost of approvals, making this change is appropriate.

4. Two Commissioners expressed concern about changing the definition of “Floor Area Ratio (FAR)” to exclude open space such as roof decks.

Staff Response: The proposed change to the definition simply codifies the current way staff interprets and calculates FAR.

The Planning and Design Commission reviewed the proposed amendments on October 26, 2017 and voted to forward a recommendation of “approval as amended”. The following were the three recommended amendments to the proposed ordinance from the Commission, which were consistent with the Preservation Commission’s concerns:

1. Eliminate the proposed amendment that would remove the requirement that all new construction in a historic district or on a parcel with a landmark structure automatically requires Director-level site plan and review.
2. Remove the proposed amendment that allows the Director to approve all site plan and design review deviations for one and two-unit dwellings.

Staff Response: Staff recommends the proposed changes be kept in the ordinance as elaborated above.

3. Revise the language in the bulk control section related to side-yard dwelling unit walls to be less specific.

Staff Response: Staff has revised the language to a maximum range of 40-60 percent of the surface area so the requirement is proportional to the actual building size rather than a specific 400 square foot maximum of surface area without a plane change or materials change.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE AMENDING SECTION 15.156.020
AND VARIOUS PROVISIONS OF TITLE 17 OF THE SACRAMENTO CITY CODE,
RELATING TO PLANNING AND DEVELOPMENT**

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

Section 15.156.020 of the Sacramento City Code is amended to read as follows:

15.156.020 Standards.

A. Permitted Materials. A fence may be constructed of permanent material, such as wood, chain link, stone, rock, concrete block, masonry brick, brick, decorative wrought iron or other material approved by the ~~code enforcement~~urban design manager.

B. Prohibited Materials. Fencing materials prohibited include, but are not limited to, the following:

1. Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

2. Plywood less than five-eighths inches thick, plywood not of a grade approved by the ~~code enforcement~~urban design manager, particle board, paper, and visqueen plastic, plastic tarp, or similar material.

3. Concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury, except as permitted in the Planning and Development Code.

C. Maintenance. All fences shall be properly maintained so as not to create a hazard, public nuisance, or blight in the surrounding neighborhood.

~~D. Applicability. The requirements of this chapter apply only to fence sides located in the front yard, street side yard, and fences abutting any alley or other public right-of-way.~~

SECTION 3.

A. The definition of “estate lot” is added to section 17.108.060 of the Sacramento City Code to read as follows:

“Estate lot” means a lot consisting of 12,000 square feet or more that contains a dwelling that is a landmark, California Register resource, or National Register resource.

B. Except as amended by subsection A above, all provisions of section 17.108.060 remain unchanged and in full effect.

SECTION 4.

A. The definition of “floor area ratio (FAR)” in section 17.108.070 of the Sacramento City Code is amended to read as follows:

“Floor area ratio (FAR)” means the gross building area (GBA) of development, exclusive of structured parking areas and open space (common, public, and private), proposed on the site divided by the total net lot area (NLA). The formula is $GBA/NLA = FAR$ (Example: $43,560 / 43,560 = FAR 1.0$).

B. Except as amended by subsection A above, all provisions of section 17.108.070 remain unchanged and in full effect.

SECTION 5.

A. The definition of “carport” in section 17.108.040 of the Sacramento City Code is amended to read as follows:

“Carport” means any covered structure or portion of a building or structure, other than an attached or detached garage, used to shelter ~~self-propelled~~ vehicles.

B. Except as amended by subsection A above, all provisions of section 17.108.040 remain unchanged and in full effect.

SECTION 6.

A. The definition of “kennel” in section 17.108.120 of the Sacramento City Code is amended to read as follows:

“Kennel” means any premises, buildings, or structures that are used for the commercial breeding ~~or, boarding, training, grooming, or bathing~~ of dogs, cats, ~~and/or~~ other small domesticated household pets (not farm animals), or for the breeding or keeping of dogs for racing purposes.

B. Except as amended by subsection A above, all provisions of section 17.108.120 remain unchanged and in full effect.

SECTION 7.

A. The definition of “market garden” in section 17.108.140 of the Sacramento City Code is amended to read as follows:

“Market garden” means the ~~primary~~ use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public which is in a zone other than an A or A-OS.

B. Except as amended by subsection A above, all provisions of section 17.108.140 remain unchanged and in full effect.

SECTION 8.

Section 17.204.160 of the Sacramento City Code is amended to read as follows:

17.204.160 RE zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~or and not~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 9.

A. Subsection A.1 of section 17.204.240 of the Sacramento City Code is amended to read as follows:

1. If there are at least 2-two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the ~~minimum~~ front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks~~is the average of the 2 front yard setbacks of the nearest 2 buildings.~~

B. Except as amended by subsection A above, all provisions of section 17.204.240 remain unchanged and in full effect.

SECTION 10.

Section 17.204.260 of the Sacramento City Code is amended to read as follows:

17.204.260 R-1 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~or and not~~ involving a landmark, ~~no tentative a final subdivision~~ map, ~~parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~a no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 11.

A. Subsection A.1 of section 17.204.340 of the Sacramento City Code is amended to read as follows:

1. If there are at least ~~2~~ two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the ~~minimum~~ front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks ~~is the average of the 2 front yard setbacks of the nearest 2 buildings.~~

B. Except as amended by subsection A above, all provisions of section 17.204.340 remain unchanged and in full effect.

SECTION 12.

Section 17.204.360 of the Sacramento City Code is amended to read as follows:

17.204.360 R-1A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~or and not~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~a no~~ person shall ~~not~~ commence construction or otherwise undertake, ~~and a development project, and no tentative final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 13.

A. Subsection A.1 of section 17.204.440 of the Sacramento City Code is amended to read as follows:

1. If there are at least ~~2~~two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the ~~minimum~~ front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks ~~is the average of the 2 front yard setbacks of the nearest 2 buildings.~~

B. Except as amended by subsection A above, all provisions of section 17.204.440 remain unchanged and in full effect.

SECTION 14.

Section 17.204.460 of the Sacramento City Code is amended to read as follows:

17.204.460 R-1B zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application

for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~a no~~ person shall ~~not~~ commence construction or otherwise undertake, ~~and a development project, and no tentative final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 15.

A. Subsection A.1 of section 17.204.540 of the Sacramento City Code is amended to read as follows:

1. If there are at least ~~2~~two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the ~~minimum~~ front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks ~~is the average of the 2 front yard setbacks of the nearest 2 buildings.~~

B. Except as amended by subsection A above, all provisions of section 17.204.540 remain unchanged and in full effect.

SECTION 16.

Section 17.204.560 of the Sacramento City Code is amended to read as follows:

17.204.560 R-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not or involving a landmark, ~~no tentative map, parcel map, or a final subdivision map shall not be approved and a~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~a no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not be~~ approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 17.

Section 17.208.160 of the Sacramento City Code is amended to read as follows:

17.208.160 R-2A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not or involving a landmark, ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~a no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and no tentative, and a final subdivision map, parcel map, or shall not be approved and a permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 18.

Section 17.208.260 of the Sacramento City Code is amended to read as follows:

17.208.260 R-2B zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, no tentative a final subdivision map, parcel map, or shall not be approved and a permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and no tentative a final subdivision map, parcel map, or shall not be approved and a permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 19.

Section 17.208.360 of the Sacramento City Code is amended to read as follows:

17.208.360 R-3 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative map, parcel map, or a final subdivision map shall not be approved and a~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not be~~ approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 20.

A. Subsection A of section 17.208.430 of the Sacramento City Code is amended to read as follows:

A. Lot size. The minimum lot size is ~~2,000~~1,600 square feet.

B. Except as amended by subsection A above, all provisions of section 17.208.430 remain unchanged and in full effect.

SECTION 21.

A. Subsection C of section 17.208.440 of the Sacramento City Code is amended to read as follows:

C. Interior side-yard setback.

1. Unless ~~paragraph 2 of this~~ subsection C.2 applies, there is no minimum interior side-yard setback.

2. If the interior side-yard lot line abuts a lot in the R-1 or R-1B zone or a lot containing a detached single-unit dwelling, the minimum interior side-yard setback is five-three feet.

B. Except as amended by subsection A above, all provisions of section 17.208.440 remain unchanged and in full effect.

SECTION 22.

Section 17.208.460 of the Sacramento City Code is amended to read as follows:

17.208.460 R-3A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not or involving a landmark, ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and no tentative and a final subdivision map, parcel map, or shall not be approved and a permit shall ~~not be~~ approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a

grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 23.

Section 17.208.560 of the Sacramento City Code is amended to read as follows:

17.208.560 R-4 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and no tentative and a final subdivision map, parcel map, or shall not be approved and a permit shall ~~not be~~ approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 24.

Section 17.208.660 of the Sacramento City Code is amended to read as follows:

17.208.660 R-4A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and no tentative and a final subdivision map, parcel map, or ~~shall not be approved and a~~ permit shall ~~not be~~ approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 25.

Section 17.208.760 of the Sacramento City Code is amended to read as follows:

17.208.760 R-5 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and no tentative and a final subdivision map, parcel map, or shall not be approved and a permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 26.

A. Section 17.212.110 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 27.

Section 17.212.160 of the Sacramento City Code is amended to read as follows:

17.212.160 RMX zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not or involving a landmark, ~~no tentative and a final subdivision map, parcel map, or shall not be approved and a~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application

for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no a~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and no tentative and a final subdivision map, parcel map, or shall not be approved and a permit shall ~~not~~ be approved or issued, unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 28.

Section 17.212.250 of the Sacramento City Code is amended to read as follows:

17.212.250 RO zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. The structure shall be predominantly residential in appearance. To achieve this end, conditions may be placed on parking area location and design, signage, and landscaping.

3. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a~~ or permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 29.

A. Section 17.216.130 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Front-yard setback. There is no minimum or maximum front-yard setback. ~~The maximum front yard setback is 25 feet.~~

2. Subsection B is amended to read as follows:

B. Street side-yard setback. There is no minimum or maximum street side-yard setback. ~~The maximum street side yard setback is 25 feet.~~

B. Except as amended by subsection A above, all provisions of section 17.216.130 remain unchanged and in full effect.

SECTION 30.

Section 17.216.150 of the Sacramento City Code is amended to read as follows:

17.216.150 RO zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a~~ or permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a~~ or permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 31.

A. Subsection A.1 of section 17.216.230 of the Sacramento City Code is amended to read as follows:

A. Front-yard and street side-yard setback.

1. The minimum front-yard and street side-yard setback is 10 feet. The re is ~~no~~ maximum setback ~~is 25 feet~~.

B. Except as amended by subsection A above, all provisions of section 17.216.230 remain unchanged and in full effect.

SECTION 32.

Section 17.216.250 of the Sacramento City Code is amended to read as follows:

17.216.250 OB-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a~~ or permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 33.

A. Subsection A.1 of section 17.216.330 of the Sacramento City Code is amended to read as follows:

A. Front-yard and street side-yard setback.

1. The minimum front-yard and street side-yard setback is 10 feet. There is no maximum setback ~~is 25 feet~~.

B. Except as amended by subsection A above, all provisions of section 17.216.330 remain unchanged and in full effect.

SECTION 34.

Section 17.216.350 of the Sacramento City Code is amended to read as follows:

17.216.350 OB-3 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application

for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 35.

A. Table 1 in section 17.216.420 of the Sacramento City Code is amended to read as follows:

Category	Permitted uses
Primary	Office High-tech manufacturing research and development (not limited to 25% office—may have 100% office uses) Medical facilities: Hospital Laboratory Skilled nursing facility Research and development Physician’s clinic Convalescent hospital Drug/alcohol treatment centers Pharmacy Optician lab or clinic Dental offices Psychiatric hospital or clinic

Category	Permitted uses
	Veterinary clinic; veterinary hospital ¹ Educational/vocational/training (public or private) Banks; savings and loans Post office Childcare center <u>Amusement center, indoor</u>
	Light Industrial Uses: Distribution; warehousing Manufacturing High-tech manufacturing research and development (limited to 25% office) Assembly
Support Retail	Health club School—dance, music, art, martial arts Automobile-related services (i.e., auto service, parts, repair) Gas sales Restaurant; café; deli Hotel; motel; bed and breakfast inn Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet) ² (e.g., books, food, videos, etc.) <u>Antenna; telecommunications facility (subject to special use regulations in section 17.228.300 et seq.)</u> <u>Assembly-cultural, religious, social (subject to approval of a conditional use permit by the Planning and Design Commission)</u>
Residential	Multi-unit dwelling

¹ Veterinary clinics and hospitals need a conditional use permit if there is outdoor boarding of animals.

² Includes drug stores and office supply stores up to a maximum of 20,000 square feet per store, except EC-65 and EC-80 sites, which have a maximum of 10,000 square feet. Includes auto-related retail uses (excluding gas sales) up to a maximum of 15,000 square feet.

B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

SECTION 36.

Section 17.216.460 of the Sacramento City Code is amended to read as follows:

17.216.460 EC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 37.

A. Section 17.216.510 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 38.

Section 17.216.550 of the Sacramento City Code is amended to read as follows:

17.216.550 SC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 39.

A. Section 17.216.610 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and

storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 40.

A. Section 17.216.630 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Front-yard setback. There is no minimum or maximum front-yard setback. ~~The maximum front yard setback is 25 feet.~~

2. Subsection B is amended to read as follows:

B. Street side-yard setback. There is no minimum or maximum street side-yard setback. ~~The maximum street side yard setback is 25 feet.~~

B. Except as amended by subsection A above, all provisions of section 17.216.630 remain unchanged and in full effect.

SECTION 41.

Section 17.216.650 of the Sacramento City Code is amended to read as follows:

17.216.650 C-1 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 42.

A. Section 17.216.710 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 43.

A. Section 17.216.730 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Front-yard setback. ~~There is No~~ no minimum or maximum front-yard setback ~~is required. The maximum front yard setback is 25 feet.~~

2. Subsection B is amended to read as follows:

B. Street side-yard setback. ~~There is No~~ no minimum or maximum street side-yard setback ~~is required. The maximum street side yard setback is 25 feet.~~

B. Except as amended by subsection A above, all provisions of section 17.216.730 remain unchanged and in full effect.

SECTION 44.

Section 17.216.750 of the Sacramento City Code is amended to read as follows:

17.216.750 C-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 45.

- A. Exhibit A in section 17.216.820, relating to the ground floor retail requirement, is replaced by Exhibit A of this ordinance.
- B. Except as amended by subsection A above, all provisions of section 17.216.820 remain unchanged and in full effect.

SECTION 46.

- A. Exhibit B in section 17.216.860, relating to height limits for capitol view protection, is replaced by Exhibit B of this ordinance.
- B. Except as amended by subsection A above, all provisions of section 17.216.860 remain unchanged and in full effect.

SECTION 47.

Section 17.216.880 of the Sacramento City Code is amended to read as follows:

17.216.880 C-3 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be ~~approved or~~ issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake ~~a development project~~, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be ~~approved or~~ issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 48.

A. Section 17.216.910 (C-4 zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

<u>Dwelling, multi-unit</u>	<u>Permitted in the central city, subject to special use regulations in section 17.228.117</u>
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2. A row is added to the table set forth in subsection A.3 (Industrial and Agricultural Uses) to read as follows:

<u>Warehouse; distribution center</u>	
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3. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted in central city, or outside <u>the</u> central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 49.

A. Section 17.216.940 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Front-yard setback. There is no minimum or maximum front-yard setback. ~~The maximum front-yard setback is 25 feet.~~

2. Subsection B is amended to read as follows:

B. Street side-yard setback. There is no minimum or maximum street side-yard setback. ~~The maximum street side-yard setback is 25 feet.~~

B. Except as amended by subsection A above, all provisions of section 17.216.940 remain unchanged and in full effect.

SECTION 50.

Section 17.216.960 of the Sacramento City Code is amended to read as follows:

17.216.960 C-4 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not or involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not be~~ approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 51.

A. Section 17.220.110 (M-1 zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

<u>Dwelling, multi-unit</u>	<u>Permitted in the central city, subject to special use regulations in section 17.228.117</u>
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2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted in central city, or outside <u>the</u> central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 52.

Section 17.220.160 of the Sacramento City Code is amended to read as follows:

17.220.160 M-1 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 53.

A. Section 17.220.210 (M-1(S) zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

<u>Dwelling, multi-unit</u>	<u>Permitted in the central city, subject to special use regulations in section 17.228.117</u>
-----------------------------	--

2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted in central city, or outside <u>the</u> central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 54.

Section 17.220.260 of the Sacramento City Code is amended to read as follows:

17.220.260 M-1(S) zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 55.

A. Section 17.220.310 (M-2 zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

<u>Dwelling, multi-unit</u>	<u>Permitted in the central city, subject to special use regulations in section 17.228.117</u>
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2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted in central city, or outside <u>the</u> central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 56.

Section 17.220.360 of the Sacramento City Code is amended to read as follows:

17.220.360 M-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 57.

A. Section 17.220.410 (M-2(S) zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

<u>Dwelling, multi-unit</u>	<u>Permitted in the central city, subject to special use regulations in section 17.228.117</u>
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2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted in central city, or outside <u>the</u> central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 58.

Section 17.220.460 of the Sacramento City Code is amended to read as follows:

17.220.460 M-2(S) zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 59.

Section 17.220.560 of the Sacramento City Code is amended to read as follows:

17.220.560 MIP zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 60.

Section 17.220.660 of the Sacramento City Code is amended to read as follows:

17.220.660 MRD zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 61.

A. Subsection A of section 17.224.130 of the Sacramento City Code is amended to read as follows:

A. Front-yard setback. The minimum front-yard setback is 10 feet. ~~There is no~~ maximum front-yard setback ~~is 25 feet~~.

B. Except as amended by subsection A above, all provisions of section 17.224.130 remain unchanged and in full effect.

SECTION 62.

Section 17.224.150 of the Sacramento City Code is amended to read as follows:

17.224.150 H zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 63.

Section 17.224.230 of the Sacramento City Code is amended to read as follows:

17.224.230 SPX zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 64.

Section 17.224.340 of the Sacramento City Code is amended to read as follows:

17.224.340 TC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 65.

Section 17.224.450 of the Sacramento City Code is amended to read as follows:

17.224.450 HC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district ~~and not or~~ involving a landmark, ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application

for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, ~~no~~ a person shall ~~not~~ commence construction or otherwise undertake a development project, and ~~no tentative a final subdivision map, parcel map, shall not be approved and a or~~ permit shall ~~not~~ be approved or issued unless ~~and until~~ an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 66.

A. Subsection A of section 17.228.106 of the Sacramento City Code is amended to read as follows:

A. Outside of the central city, Aa minimum 10-foot wide landscape setback shall be provided along all street frontages and freeway rights-of-way.

B. Except as amended by subsection A above, all provisions of section 17.228.106 remain unchanged and in full effect.

SECTION 67.

Section 17.228.108 of the Sacramento City Code is amended to read as follows:

**17.228.108 Alcoholic beverage sales, off-premises consumption; bars;
nightclubs.**

A. Conditional use permit required. Except as provided in subsection C of this section, a conditional use permit is required for the following uses: alcoholic beverage sales for off-premises consumption, bar, and nightclub.

1. Findings. The decision-maker may approve a conditional use permit for alcoholic beverage sales for off-premises consumption, a bar, or nightclub based on the following findings, in addition to the findings required in section 17.808.200:

a. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;

b. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;

c. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and

d. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

2. Considerations.

a. The decision-maker shall consider whether the proposed alcoholic beverage sales will detrimentally affect nearby residentially zoned areas, and shall give consideration to the distance of the proposed alcoholic beverage sales from residential buildings; churches and faith congregations; schools, K-12; hospitals; parks and playgrounds; childcare centers; social services; and other similar uses.

b. In addition to the considerations applicable to all conditional use permit applications, the decision-maker may consider the following under this section: hours of operation; quantity and size of containers sold; alcoholic content of wines; percentage of shelf space devoted to alcoholic beverages; a requirement that the establishment post, in compliance with the city code, signs prohibiting the possession of open alcoholic beverage containers or the consumption of alcoholic beverages on any property adjacent to the establishment under the control of the establishment's operator; and any other activities proposed for the premises.

B. Deemed conditional use permit. Alcoholic beverage sales for off-premises consumption, bars, or nightclubs operating under a deemed conditional use permit shall not do any of the following unless a new conditional use permit is approved:

1. Change the type of retail liquor license within a license classification;

2. Recommence alcoholic beverage sales for off-premises consumption after sales were discontinued for a continuous period of at least one year, including the case where the license for such sales is suspended or revoked; provided, however, that a suspension for violation of Business and Professions Code section 23790.5(e) shall not constitute a break in the continuous operation of the sales of alcoholic beverages. An

establishment that has discontinued alcoholic beverage sales shall not be deemed to have resumed sales unless the establishment is open for business for alcoholic beverage sales for off-premises consumption for at least 60 continuous days in substantially the same manner that it operated before its alcoholic beverage sales were discontinued. Whether an establishment is being operated in substantially the same manner shall be determined by reference to the type and amount of merchandise for sale, the hours and days of operation, the number of persons on duty to serve customers, and such other factors as may be relevant; or

3. Substantially change the business of alcohol sales for off-premises consumption, bars, or nightclubs, including:

a. Increasing the floor space devoted to display or storage of alcoholic beverages; or

b. Modifying the premises by expanding the gross floor area more than 10 percent, which requires issuance of a building permit (not including routine maintenance and repair).

C. Conditional use permit not required.

1. A conditional use permit is not required for alcoholic beverage sales for off-premises consumption in a store with greater than 15,000 square feet in gross floor area if the shelving allocated to alcoholic beverages does not exceed 10% of the total shelving within the store.

2. A conditional use permit is not required for an on-sale licensee, other than a bar, on account of the licensee's statutory off-sale privileges if the licensee does not hold itself out as selling alcoholic beverages for off-premises consumption.

SECTION 68.

Section 17.228.118 of the Sacramento City Code, relating to special uses in the C-2 zone, is deleted.

SECTION 69.

A. Subsection B of section 17.232.050 of the Sacramento City Code is amended to read as follows:

B. A ~~commission-level~~ conditional use permit approved by the zoning administrator is required to enlarge the nonconforming nonresidential use to occupy a greater portion of the building or lot on which it is located, or to relocate the nonconforming nonresidential use to another location on the same lot.

B. Except as amended by subsection A above, all provisions of section 17.232.050 remain unchanged and in full effect.

SECTION 70.

Section 17.340.060 of the Sacramento City Code is amended to read as follows:

17.340.060 TO zone—Development standards.

~~A. Floor area ratios.~~

~~1. Minimum floor area ratio. Nonresidential development shall have a net FAR of not less than 0.4.~~

~~2. Maximum floor area ratio. Nonresidential development shall not exceed a net FAR of 3.0.~~

BA. Residential density. Residential projects shall have a minimum of 15 dwelling units per net acre and shall not exceed 100 dwelling units per net acre.

CB. Nonresidential development limitations in the RMX-TO zone. Nonresidential uses may occupy a maximum of 50% of the gross square footage of each new building in the RMX-TO zone.

SECTION 71.

A. Section 17.600.105 of the Sacramento City Code is amended as follows:

1. Subsection A.7 is amended to read as follows:

7. Minimum width and depth. The dwelling shall have a minimum width and depth of 20 feet in the R-1 and R-2 zones.

2. Subsection B is amended to read as follows:

B. Bulk controls in the R-1 zone. In the R-1 zone, the dwelling shall be contained within the base building envelope.

1. The base building envelope is the three-dimensional air space contained between the front setback and the rear setback of a lot and conforming to the following planes:

a. Side planes and roofline planes. The side 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; at this point, the envelope slopes inward from each side at a 45 degree angle to form the roofline planes that continue inward until the roofline planes intersect; provided, that if the line of intersection of the two roofline planes is greater than 35 feet above the average elevation of the finished lot grade at the front setback line, then at the height of 35 feet above the finished grade, the roofline planes shall continue horizontal to the finished grade until they intersect.

b. Front plane. The front plane of the base building envelope starts at a line equal to the shortest setback of the adjacent residences on the same side of the street, or across the street if there are not two typical adjacent residences, and rises directly vertical and perpendicular to the front property line to a height of 14 feet; at this point, the envelope slopes towards the rear property line at a 45 degree angle to a height no greater than 35 feet above the average elevation of the finished lot grade at the front setback.

2. Dormers and other extensions are permitted up to a maximum of 40 square feet of front profile on each side of the structure that is outside of the base building envelope; provided, however, the length of projecting construction along a side elevation does not exceed 15 feet aggregate.

3. Roofs over decks, patios, and projections, as allowed by section 17.600.125, must be within the base building envelope. Roof overhangs that extend less than three feet beyond an exterior wall are not required to be within the base building envelope.

4. Side-yard dwelling unit walls must be articulated to avoid large planes of flat unbroken surfaces. Between 40% and 60% of a side-yard dwelling unit wall must be on a plane at least 6 inches deeper or shallower than the remainder of the wall. Side-yard dwelling unit walls must have at least two visibly different materials. Original unmodified walls are not subject to this paragraph.

B. Except as amended by subsection A above, all provisions of section 17.600.105 remain unchanged and in full effect.

SECTION 72.

A. Section 17.600.125 of the Sacramento City Code is amended as follows:

1. Subsection C is amended to read as follows:

C. The following structures may project into a required front-yard or street side-yard setback up to ~~25~~20% of the required depth of the setback if the projection does not encroach into any public utility easement or other public easement of record.

1. An uncovered porch.

2. A covered porch not exceeding a height of 10 feet, measured from the surface of the porch floor to the plate line of the porch roof.

3. An ornamental feature of the main building not exceeding 6 feet in height.

4. A projection on the street-front side of the building that does not exceed 20% of the building width on the street-front side.

2. Subsection D is amended to read as follows:

D. Any floor above the first story of a building may project into a required front-yard or street-side yard setback up to a maximum of 2 feet if the projection does not extend into a public right-of-way. All projections are included in the bulk control calculations under section 17.600.105.

B. Except as amended by subsection A above, all provisions of section 17.600.125 remain unchanged and in full effect.

SECTION 73.

Section 17.600.170 is added to the Sacramento City Code to read as follows:

17.600.170 Minimum lot size—estate lots.

Notwithstanding any other provision of this title, the minimum lot size for estate lots within the central city is 12,000 square feet.

SECTION 74.

Section 17.604.750 of the Sacramento City Code is amended to read as follows:

17.604.750 Preservation incentives—Commercial and office use.

Except for a listed historic resource used as a single-unit dwelling, commercial or office uses are permitted to occupy up to 100% of the original building envelope of a listed historic resource ~~in the multi-unit dwelling zones listed in chapter 17.208;~~

~~residential mixed use zones listed in chapter 17.212; and commercial, office, and mixed use zones listed in chapter 17.216.~~

SECTION 75.

A. Section 17.608.020 of the Sacramento City Code is amended as follows:

1. Subsection D is amended to read as follows:

D. Expansion or change in use of existing buildings and structures that do not meet current parking requirements. The following rules apply to buildings and uses that met all applicable parking requirements when constructed or established, but that do not meet current parking requirements, due to the later adoption of or amendments to these requirements.

1. Increases in building size. Additional vehicle and bicycle parking is required only when there is an increase in building size of 15% or more of the gross building square footage or, in the case of a residential project, an increase in the number of residential units by 15% or more.

2. Change in use. If a new use of a building or structure requires greater off-street parking than the previous use, additional off-street vehicle parking and bicycle parking is required in an amount equal to the difference between the parking required of the new use and the parking that would have been required of the prior use if current parking requirements had been applicable.

2. Subsection J is amended to read as follows:

J. Exemptions for adaptive reuse. Off-street vehicle and bicycle parking is not required for those portions of historic resources that are converted from nonresidential uses to residential uses.

B. Except as amended by subsection A above, all provisions of section 17.608.020 remain unchanged and in full effect.

SECTION 76.

A. Table 17.608.030B of the Sacramento City Code is amended as follows:

1. The “multi-unit dwelling (3 units or more)” row in section 1 (residential uses) is amended to read as follows:

Multi-unit dwelling (3 units or more)	No minimum requirements; <u>maximum 1 space per dwelling unit</u>	0.5 space per dwelling unit	1 space per dwelling unit	1.5 spaces per dwelling unit
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2. Section 2 (commercial uses) is amended to read as follows:

1. Commercial Uses				
Auto sales lot	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	1 space per 2,000 gross square feet of building	1 space per 500 gross square feet of building	1 space per 500 gross square feet of building
Bed and breakfast inn	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	1 space for resident owner, manager	0.5 space per 2 guest rooms, plus 1 space for resident owner, manager	1 space per 2 guest rooms, plus 1 space for resident owner, manager
Commercial services (except those specifically included in table)	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	1 space per 2,000 gross square feet of building	1 space per 500 gross square feet of building	1 space per 500 gross square feet of building
Hotel	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	No minimum requirements	1 space per 4 guest rooms, plus parking for additional services (conference center, restaurant, etc.)	1 space per 2 guest rooms, plus parking for additional services (conference center, restaurant, etc.)
Motel	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	1 for resident owner, manager	1 space per 2 guest rooms	1 space per guest room
Office; medical clinic or office	No minimum requirements;	1 space per 2,000 gross	1 space per 500 gross square	1 space per 400 gross square

	maximum 2 spaces per 1,000 gross square feet of building <u>maximum 1 space per 400 gross square feet of building</u>	square feet of building; maximum 4 <u>1</u> spaces per 1,000 <u>250</u> gross square feet of building	feet of building; maximum 1 space per 250 gross square feet of building	feet of building; maximum 1 space per 250 gross square feet building
Restaurant; bar; brew pub; wine bar	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	1 space per 2,000 square feet of building	1 space per 500 square feet of building	1 space per 125 gross square feet of building; up to 10% of total building area of a shopping center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole, rather than the above requirements based on square footage of the restaurant or bar
Retail store	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	1 space per 2,000 square feet of building	1 space per 500 square feet of building	1 space per 400 gross square feet of building
Warehouse retail	No minimum requirements; <u>maximum 1 space per 400 gross square feet of building</u>	Same as “retail store,” except if 50% or more of gross square feet of building is used for warehouse, then retail area shall meet retail ratio,	Same as “retail store,” except if 50% or more of gross square feet of building is used for warehouse then retail area shall meet retail ratio,	Same as “retail store,” except if 50% or more of gross square feet of building is used for warehouse then retail area shall meet retail ratio,

		and warehouse area shall meet warehouse ratio	and warehouse area shall meet warehouse ratio	and warehouse area shall meet warehouse ratio
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3. The “towing service, vehicle storage yard” row in section 3 (industrial uses) is amended to read as follows:

Towing service, vehicle storage yard	No minimum requirements	2 customer spaces, plus 1 space per 1 500 gross square feet of office	2 customer spaces, plus 1 space per 500 gross square feet of office	2 customer spaces, plus 1 space per 500 gross square feet of office
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4. The “courts for games played with 4 or fewer players, such as racquetball, tennis, handball” row in section 4 (recreational uses) is amended to read as follows:

Courts for games played with 4 or fewer players, such as racquetball, tennis, handball	No minimum requirements	1.5 space per court	1 space per court	2 spaces per court
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B. Except as amended by subsection A above, all provisions of Table 17.608.030B remain unchanged and in full effect.

SECTION 77.

A. Table 17.608.030C of the Sacramento City Code is amended as follows:

1. The “multi-unit dwelling (3 units or more)” row in section 1 (residential uses) is amended to read as follows:

Multi-unit dwelling (3 units or more)				
a) With private garage or dedicated storage space for each unit	No spaces required	0.1 space per 10 dwelling units or 2 spaces, whichever is greater	No spaces required	1 space per 2 0 dwelling units or 2 spaces, whichever is greater

b) Without private garage or dedicated storage space for each unit	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater
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2. The “residential hotel (SRO)” row in section 1 (residential uses) is amended to read as follows:

Residential hotel (SRO)	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater
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3. The “office; medical clinic or office; tutoring center” row in section 2 (commercial uses) is amended to read as follows:

Office; medical clinic or office; tutoring center	1 space per 6,667 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater
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B. Except as amended by subsection A above, all provisions of Table 17.608.030C remain unchanged and in full effect.

SECTION 78.

A. Subsection F.1 of section 17.608.040 of the Sacramento City Code is amended to read as follows:

1. Single-unit and duplex dwellings. Unless a parking pad that meets the requirements of section 17.624.060 is provided, the minimum dimensions for a garage or carport shall be 10 feet wide and 20 feet deep. The driveway shall conform to the requirements of chapter ~~18.08~~17.508.

B. Except as amended by subsection A above, all provisions of section 17.608.040 remain unchanged and in full effect.

SECTION 79.

A. Subsection A.2 of section 17.608.060 of the Sacramento City Code is amended to read as follows:

2. Off-site alternatives to ~~required~~ vehicle off-street parking. ~~Required~~ Off-street parking may be located on a parcel other than the parcel or integrated development site served by the off-street parking, if it is located within the distances specified, and it complies with the requirements stated below:

a. In the Central Business and Arts & Entertainment District and the Urban District, off-street parking for residential uses may be located off-site within 400 feet of the use served. Off-street parking for nonresidential uses may be located off-site within 1,250 feet of the use served.

b. In the traditional parking district and the suburban parking district, off-street parking for residential uses may be located off-site within 300 feet of the use served. Off-street parking for nonresidential uses may be located within 600 feet of the use served.

c. If the parcel designated for off-street parking is not in the same ownership as the site the parking will serve, the application shall include written evidence that users of the site that the off-site parking will serve will have rights to use the off-site parking parcel for required parking.

3. Exceeding maximum vehicle parking requirement in parking structures. The maximum vehicle parking requirement for uses that provide off-street parking in parking structures may be exceeded if:

a. The off-street parking is made available for public or shared-parking at all times during off-peak hours; and

b. The parking structure incorporates active ground floor uses such as retail, restaurants, or offices.

4. Alternative vehicle parking space dimensions and maneuvering widths. Alternatives to the minimum parking space dimensions in section 17.608.040.E may be approved if the alternative space dimensions do not cause vehicle stacking in the adjacent public right-of-way.

B. Except as amended by subsection A above, all provisions of section 17.608.060 remain unchanged and in full effect.

SECTION 80.

Section 17.608.070 of the Sacramento City Code is amended to read as follows:

17.608.070 Waiver of minimum and maximum parking requirements.

A. Waiver of required off-street parking minimum. Up to and including 75% of the required number of off-street vehicle and bicycle parking spaces may be waived with a director-level site plan and design review. Greater than 75% of the required number of off-street vehicle and bicycle parking spaces may be waived with a planning and design commission site plan and design review.

B. Exceeding the maximum vehicle parking requirement. The maximum vehicle parking requirement for office projects or any project in the Central Business District and Arts & Entertainment parking district may be exceeded with a director-level site plan and design review, if supported by at least one of the following findings in addition to the findings ~~in addition to the findings~~ specified in section 17.808.180:

~~1A.~~ Alternatives to driving to work are not available to employees of the ~~office~~ project due to inadequate pedestrian, bicycle, and transit facilities;

~~2B.~~ The ~~office~~ project will operate at times when transit service is not available or when it is not safe to walk or bicycle to the project site;

~~3C.~~ On-street parking in adjacent residential neighborhoods would be impacted by the ~~office~~ project, and no other measures to reduce this impact (other than additional off-street parking) is feasible; or

~~4D.~~ Unique characteristics of the ~~office~~ project require more parking than that which is otherwise allowed.

SECTION 81.

A. Subsection A.1.a of section 17.612.010 of the Sacramento City Code is amended to read as follows:

a. Setback area paving restrictions. A maximum of 50% of each of the required front-yard and street side-yard setbacks may be paved for off-street parking, driveways, walkways, uncovered patios, and other forms of hardscape. However, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that ~~is in compliance~~ complies with the street side fence requirements set forth in chapter 17.620.

B. Except as amended by subsection A above, all provisions of section 17.612.010 remain unchanged and in full effect.

SECTION 82.

A. Subsection A of section 17.612.020 of the Sacramento City Code is amended to read as follows:

A. Paving required. Paving is required for all storage and service areas, outdoor merchandise and equipment sales and rental areas, as well as off-street parking, driveways, maneuvering, and loading areas for vehicles, including gas stations and auto sales. Unpaved areas shall not be used for storage, vehicle parking, driving, or maneuvering. Except for single-unit and duplex dwellings, unpaved areas adjacent to paved areas shall be made inaccessible by a barrier, such as concrete curbs, bollards, or fencing. Paved areas that do not comply with this code must be made inaccessible to vehicles by a barrier, such as a concrete curb, bollards, or fencing.

B. Except as amended by subsection A above, all provisions of section 17.612.020 remain unchanged and in full effect.

SECTION 83.

A. Subsection A of section 17.620.220 of the Sacramento City Code is amended to read as follows:

A. Design and location of gates shall conform to the requirements of chapter ~~18.08~~17.508.

B. Except as amended by subsection A above, all provisions of section 17.620.220 remain unchanged and in full effect.

SECTION 84.

A. Footnote 4 in section 17.624.040 of the Sacramento City Code is amended to read as follows:

4. Minimum dimensions of attached garages and carports.

a. Single-unit and duplex dwellings. Unless a parking pad that meets the requirements of section 17.624.060 is provided, the Minimum interior dimensions for an attached garage or attached carport are 10 feet wide and 20 feet deep. ~~Minimum dimensions for an attached carport are 10 feet wide and 20 feet deep.~~ The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

b. Multi-unit dwellings. Minimum interior dimensions of an attached garage are 8 feet wide by 18 feet deep. Minimum dimensions of an attached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

B. Except as amended by subsection A above, all provisions of section 17.624.040 remain unchanged and in full effect.

SECTION 85.

A. Footnote 7 in section 17.624.050 of the Sacramento City Code is amended to read as follows:

7. Minimum dimensions of detached garages and carports.

a. Single-unit or duplex dwellings. Unless a parking pad that meets the requirements of section 17.624.060 is provided, ~~the~~ the minimum interior dimensions of a detached garage or attached carport are 10 feet wide and 20 feet deep. ~~The minimum dimensions of a detached carport are 10 feet wide and 20 feet deep.~~ The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

b. Multi-unit dwellings. The minimum interior dimensions of a detached garage are eight feet wide by 18 feet deep. The minimum dimensions of a detached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

B. Except as amended by subsection A above, all provisions of section 17.624.050 remain unchanged and in full effect.

SECTION 86.

A. Subsection A of section 17.808.130 of the Sacramento City Code is amended to read as follows:

A. Site plan and design review at the commission level is required for the following described development projects:

1. A development project in any zone, excluding the industrial zone, that exceeds ~~650~~ feet in height;

2. A development project in an industrial zone that exceeds 70 feet in height;

23. A residential development project of more than 150 dwelling units;

34. A nonresidential development project exceeding 125,000 square feet;

45. A mixed-use development project exceeding 125,000 square feet;

56. A development project that includes a deviation from the design guidelines or development standards that is subject to commission-level review under section 17.808.120;

67. A development project involving a landmark, contributing resource or noncontributing resource that, in the determination of the preservation director, involves one or more of the following:

a. Significant alteration to an existing landmark or contributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register;

b. New construction of a building or structure on the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register; or

c. Relocation of a building or structure to the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register;

78. A development project that involves the demolition or relocation of a landmark or contributing resource, except the demolition or relocation of accessory buildings and structures that are not identified as significant features or characteristics of the landmark or contributing resource;

89. A development project that involves the relocation of a building or structure to a vacant lot in a historic district;

910. When review of the project is elevated to the commission level under section 17.808.300 or commission-level review is otherwise required under this title.

B. Except as amended by subsection A above, all provisions of section 17.808.130 remain unchanged and in full effect.

SECTION 87.

Section 17.808.160 of the Sacramento City Code is amended to read as follows:

17.808.160 Development exempt from site plan and design review.

The following development projects are exempt from the site plan and design review requirement:

A. For development projects that are not located in a historic district and do not involve a landmark:

1. An alteration to an existing building or structure that does not substantially alter the exterior appearance of the building or structure, as determined by the director;

2. An alteration to an existing site that does not significantly alter the functioning of the site with respect to traffic circulation, parking, infrastructure, and environmentally sensitive features, as determined by the director;

3. Secondary dwelling units; (Secondary dwelling units that do not meet development standards are subject to director-level review);

4. Sidewalk cafes;

5. Convenience recycling facilities; and

6. Registered house plans (subject to site plan review, but not design review).

B. For development projects located in a historic district or that involve a landmark:

1. Repainting of surfaces that were originally painted and the color scheme is not a significant character-defining feature of the historic resource;

2. Routine nonabrasive cleaning and maintenance; and

3. Site plantings when plantings and landscape elements are not significant character-defining features of the historic resource.

C. Tentative maps and parcel maps that are not associated with other approvals or permits and meet all development standards without deviations.

SECTION 88.

The title of article II of chapter 17.808 of the Sacramento City Code is amended to read as follows:

Article II. Conditional Use Permit, Variance, ~~Urban Development Permit~~, Legislative Change Request, Administrative Permit, and Emergency Building Permit.

SECTION 89.

A. Subsection B of section 17.808.240 of the Sacramento City Code is amended to read as follows:

B. Approval authority.

1. Administrative permits are subject to consideration and action at the administrative level of review under the general direction of the planning director.

2. Action on an administrative permit ~~is subject to reconsideration under section 17.812.020 and~~ is not appealable.

B. Except as amended by subsection A above, all provisions of section 17.808.240 remain unchanged and in full effect.

SECTION 90.

Section 17.808.400 of the Sacramento City Code is amended to read as follows:

17.808.400 Discretionary permits—Establishment of use—Term.

A. Time to establish use, construct development project, or demolish a building or structure under a discretionary permit.

1. General rule.

a. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either:

i. Three years from the effective date of approval of the discretionary permit; or

ii. The time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit.

b. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

c. A use or development project that does not require a building permit is established when all of the activities for which the discretionary permit has been granted have commenced.

d. The determination of whether the use or development project has been established is made by the planning director.

e. The holder of the discretionary permit may appeal the determination of the planning director to the planning and design commission as provided in section 17.812.060.

f. This ~~paragraph-subsection A.1~~ does not apply to discretionary permits that are associated with ~~a tentative map or with~~ the demolition of a building or structure in a historic district or involving a landmark.

~~2. Discretionary permits associated with tentative map. The time to establish a use under a discretionary permit that is approved in connection with a tentative map runs concurrently with the term of the tentative map and is subject to the same extensions as applied to the tentative map.~~

32. Site plan and design review involving the demolition of a building or structure located in a historic district or involving a landmark. A site plan and design review approval for the demolition of a building or structure located in a historic district or involving a landmark expires and is thereafter void if a demolition permit or a building permit for the demolition work has not been obtained and substantial expenditures in good faith reliance upon the permit have not been made with 180 days from the effective date of approval.

B. Extension of time to establish use, construct development project, or demolish a building or structure under a discretionary permit.

1. General rule. One or more applications to extend time to establish a use, construct a development project, or demolish a building or structure may be granted for a discretionary permit up to a cumulative total extension period of five years. An

application for an extension of time is discretionary and is not the automatic right of an applicant.

a. Time of filing. An application to extend time to establish a use, construct a development project, or demolish a building or structure under a discretionary permit shall be filed no later than the date the discretionary permit expires. If an application to extend time is timely filed, the discretionary permit shall not expire until action is taken on the application or the application is withdrawn.

b. Approval authority.

i. An application to extend time to establish a use or construct a development project under a conditional use permit or variance is subject to review at the staff level under the general direction of the zoning administrator.

~~ii. An application to extend the time to establish a use or construct a development project under an urban development permit is subject to review at the staff level under the general direction of the planning director.~~

iii. An application to extend the time to establish a use, construct a development project, or demolish a building or structure under a site plan and design review approval is subject to review at the staff level under the general direction of the preservation director if the development project is located in a historic district or involves a landmark. Otherwise, the application is subject to review under the general direction of the design director.

c. Decision and findings. The decision-maker may approve the application for an extension of time for good cause and based on the findings required for approval of the permit type as stated in this chapter. The decision-maker may impose conditions on the extension of time as the decision-maker determines to be necessary or appropriate in order to make the required findings for approval.

d. This subsection B.1 does not apply to discretionary permits that are associated with ~~a tentative map or with a~~ site plan and design review approval for the demolition of a building or structure in a historic district or involving a landmark.

~~2. Extension of time for discretionary permits associated with tentative map. An application for an extension of time to establish a use or construct a development project under a discretionary permit that is approved in connection with a tentative map is made concurrently with and is subject to the same procedure as for extensions of the tentative subdivision map.~~

~~32.~~ Extension of time for the demolition of a building or structure located in a historic district or involving a landmark. An application for an extension of time of a site

plan and design review approval for the demolition of a building or structure located in a historic district or involving a landmark may be extended for a period of up to an additional 45 days upon application to the preservation director filed no later than 30 days prior to expiration.

43. Discretion to elevate review of request. The zoning administrator, planning director, preservation director, or design director, in their sole discretion, may elect to elevate the review and decision on an application to extend the time to establish a use or construct a development project under their general direction or authority from the staff level to the director level. The decision of the director under this section is final and is not subject to reconsideration or appeal.

C. Term of discretionary permit. Once the use or development project authorized by a discretionary permit is established, the permit is of indefinite duration, unless an expiration date has been specifically stated as a condition of the permit, or unless the permit expires for discontinuance of use under section 17.808.410.

SECTION 91.

A. Subsection A of section 17.808.410 of the Sacramento City Code is amended to read as follows:

A. If a use authorized by a conditional use permit ~~or urban development permit~~ is discontinued for a continuous period exceeding two years, the permit expires for discontinuance of use and thereafter is void. For discontinuance of a nonconforming use, see section 17.232.100.

B. Except as amended by subsection A above, all provisions of section 17.808.410 remain unchanged and in full effect.

SECTION 92.

The title of section 17.808.440 of the Sacramento City Code is amended to read as follows:

17.808.440 Modification of approved terms and conditions—Conditional use permits and, variances, ~~and urban development permits~~.

SECTION 93.

Section 17.808.450 of the Sacramento City Code is amended to read as follows:

17.808.450 Revocation—Conditional use permits ~~and urban development permits~~.

A. Decision authority. Revocation of a conditional use permit ~~or urban development permit~~ is reviewed by the original decision-maker.

B. Decision and findings.

1. The decision-maker may revoke a conditional use permit ~~or urban development permit~~, based on any one or more of the following findings:

a. That the property's use is detrimental to the public health, safety, or welfare;

b. That the property's use constitutes a public nuisance; or

c. That the property's use violates any condition of approval of the discretionary permit.

2. If the decision-maker determines that there are grounds to revoke the discretionary permit, the decision-maker may, in lieu of revocation, impose additional or modify existing conditions of approval of the discretionary permit as the decision-maker determines to be necessary or appropriate for the use of the property to conform to the standards of approval.

C. Appeal. A director-level decision to revoke or modify a conditional use permit ~~or urban development permit~~ is appealable to the planning and design commission, and a commission-level decision to revoke a conditional use permit is appealable to the city council, as provided in section 17.812.060.

SECTION 94.

The title of section 17.812.020 of the Sacramento City Code is amended to read as follows:

17.812.020 Notice and reconsideration of staff-level ~~and administrative-level~~ decisions.

SECTION 95.

A. Subsection A.2 of section 17.812.060 of the Sacramento City Code is amended to read as follows:

2. A commission-level decision made on an appeal of a director-level decision may not be appealed, except that an appeal of a tentative map or denial of an extension of a tentative map may be appealed to the city council.

B. Except as amended by subsection A above, all provisions of section 17.808.410 remain unchanged and in full effect.

SECTION 96.

Section 17.828.170 of the Sacramento City Code is amended to read as follows:

17.828.170 Time extension.

A. Request by Subdivider. A subdivider may request an extension of the expiration date of the approved or conditionally approved tentative map by written application to the planning division. The application shall be filed not less than 30 days before the map is to expire, and shall state the reasons for requesting the extension.

~~B. Review by Subdivision Review Committee. Within a reasonable period of time following submission of an application for an extension, the planning director shall schedule the application for an extension for a public hearing before the subdivision review committee. The subdivision review committee shall consider the extension application and make a recommendation to the zoning administrator.~~

CB. Zoning Administrator Hearing and Action.

1. Notice. Following consideration of the application by the subdivision review committee, the planning director shall prepare a report with the recommendation on the application for an extension, and shall set the matter for hearing before the zoning administrator. The matter shall be noticed in the same manner as a tentative map application, as specified in section 17.828.090.

2. Action by the Zoning Administrator. The zoning administrator shall approve, conditionally approve, or deny the application for an extension of the expiration date, and shall make findings supporting his or her decision.

CD. Time Limit of Extension. The time at which the tentative map expires may be extended by the zoning administrator for a period not exceeding a total of two years or such additional time as may be authorized by the Subdivision Map Act.

DE. Appeal of Extension. The subdivider or any interested person adversely affected may appeal any action of the zoning administrator on the extension to the planning and design commission in accordance with chapter 17.812, except that any appeal shall be filed within 15 days after the action by the zoning administrator.

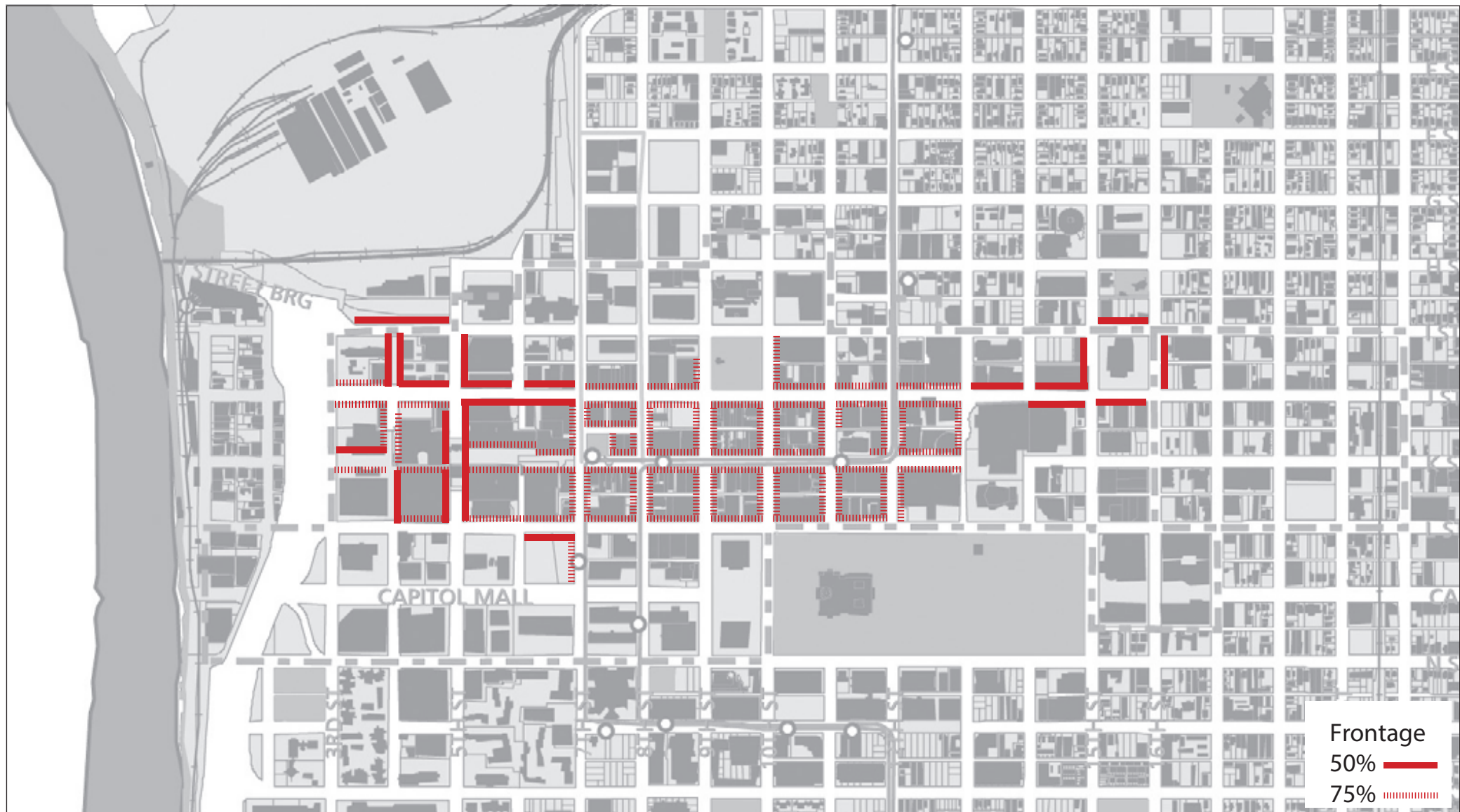


EXHIBIT A
REQUIRED RETAIL FRONTAGE

H
HISTORIC
I
IMPROV
J
JAZZ
K
KAYAK
L
LIESTAL
CAPITOL
MATSUI
N
O
P



HeightMax	Symbol	Value
80'	[Diagonal lines /]	80'
96'	[Cross-hatch]	96'
120'	[Diagonal lines \]	120'
150'	[Grid]	150'
250'	[Dotted]	250'
300'	[Light gray]	300'
350'	[Medium gray]	350'
400'	[Dark gray]	400'
450'	[Black]	450'

Exhibit B
Height Limits for
Capitol View Protection



ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

**AN ORDINANCE AMENDING SECTION 15.156.020
AND VARIOUS PROVISIONS OF TITLE 17 OF THE SACRAMENTO CITY CODE,
RELATING TO PLANNING AND DEVELOPMENT**

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

Section 15.156.020 of the Sacramento City Code is amended to read as follows:

15.156.020 Standards.

A. Permitted Materials. A fence may be constructed of permanent material, such as wood, chain link, stone, rock, concrete block, masonry brick, brick, decorative wrought iron or other material approved by the urban design manager.

B. Prohibited Materials. Fencing materials prohibited include, but are not limited to, the following:

1. Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.
2. Plywood less than five-eighths inches thick, plywood not of a grade approved by the urban design manager, particle board, paper, and visqueen plastic, plastic tarp, or similar material.

3. Concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury, except as permitted in the Planning and Development Code.

C. Maintenance. All fences shall be properly maintained so as not to create a hazard, public nuisance, or blight in the surrounding neighborhood.

SECTION 3.

A. The definition of “estate lot” is added to section 17.108.060 of the Sacramento City Code to read as follows:

“Estate lot” means a lot consisting of 12,000 square feet or more that contains a dwelling that is a landmark, California Register resource, or National Register resource.

B. Except as amended by subsection A above, all provisions of section 17.108.060 remain unchanged and in full effect.

SECTION 4.

A. The definition of “floor area ratio (FAR)” in section 17.108.070 of the Sacramento City Code is amended to read as follows:

“Floor area ratio (FAR)” means the gross building area (GBA) of development, exclusive of structured parking areas and open space (common, public, and private), proposed on the site divided by the total net lot area (NLA). The formula is $GBA/NLA = FAR$ (Example: $43,560 / 43,560 = FAR 1.0$).

B. Except as amended by subsection A above, all provisions of section 17.108.070 remain unchanged and in full effect.

SECTION 5.

A. The definition of “carport” in section 17.108.040 of the Sacramento City Code is amended to read as follows:

“Carport” means any covered structure or portion of a building or structure, other than an attached or detached garage, used to shelter vehicles.

B. Except as amended by subsection A above, all provisions of section 17.108.040 remain unchanged and in full effect.

SECTION 6.

A. The definition of “kennel” in section 17.108.120 of the Sacramento City Code is amended to read as follows:

“Kennel” means any premises, buildings, or structures that are used for the commercial breeding or boarding of dogs, cats, or other small domesticated household pets (not farm animals), or for the breeding or keeping of dogs for racing purposes.

B. Except as amended by subsection A above, all provisions of section 17.108.120 remain unchanged and in full effect.

SECTION 7.

A. The definition of “market garden” in section 17.108.140 of the Sacramento City Code is amended to read as follows:

“Market garden” means the use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public which is in a zone other than an A or A-OS.

B. Except as amended by subsection A above, all provisions of section 17.108.140 remain unchanged and in full effect.

SECTION 8.

Section 17.204.160 of the Sacramento City Code is amended to read as follows:

17.204.160 RE zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or

issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 9.

A. Subsection A.1 of section 17.204.240 of the Sacramento City Code is amended to read as follows:

1. If there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks.

B. Except as amended by subsection A above, all provisions of section 17.204.240 remain unchanged and in full effect.

SECTION 10.

Section 17.204.260 of the Sacramento City Code is amended to read as follows:

17.204.260 R-1 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or

issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 11.

A. Subsection A.1 of section 17.204.340 of the Sacramento City Code is amended to read as follows:

1. If there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks.

B. Except as amended by subsection A above, all provisions of section 17.204.340 remain unchanged and in full effect.

SECTION 12.

Section 17.204.360 of the Sacramento City Code is amended to read as follows:

17.204.360 R-1A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or

issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 13.

A. Subsection A.1 of section 17.204.440 of the Sacramento City Code is amended to read as follows:

1. If there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks.

B. Except as amended by subsection A above, all provisions of section 17.204.440 remain unchanged and in full effect.

SECTION 14.

Section 17.204.460 of the Sacramento City Code is amended to read as follows:

17.204.460 R-1B zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or

issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 15.

A. Subsection A.1 of section 17.204.540 of the Sacramento City Code is amended to read as follows:

1. If there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks.

B. Except as amended by subsection A above, all provisions of section 17.204.540 remain unchanged and in full effect.

SECTION 16.

Section 17.204.560 of the Sacramento City Code is amended to read as follows:

17.204.560 R-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or

issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 17.

Section 17.208.160 of the Sacramento City Code is amended to read as follows:

17.208.160 R-2A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 18.

Section 17.208.260 of the Sacramento City Code is amended to read as follows:

17.208.260 R-2B zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 19.

Section 17.208.360 of the Sacramento City Code is amended to read as follows:

17.208.360 R-3 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 20.

A. Subsection A of section 17.208.430 of the Sacramento City Code is amended to read as follows:

A. Lot size. The minimum lot size is 1,600 square feet.

B. Except as amended by subsection A above, all provisions of section 17.208.430 remain unchanged and in full effect.

SECTION 21.

A. Subsection C of section 17.208.440 of the Sacramento City Code is amended to read as follows:

C. Interior side-yard setback.

1. Unless subsection C.2 applies, there is no minimum interior side-yard setback.

2. If the interior side-yard lot line abuts a lot in the R-1 or R-1B zone or a lot containing a detached single-unit dwelling, the minimum interior side-yard setback is three feet.

B. Except as amended by subsection A above, all provisions of section 17.208.440 remain unchanged and in full effect.

SECTION 22.

Section 17.208.460 of the Sacramento City Code is amended to read as follows:

17.208.460 R-3A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 23.

Section 17.208.560 of the Sacramento City Code is amended to read as follows:

17.208.560 R-4 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is

approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 24.

Section 17.208.660 of the Sacramento City Code is amended to read as follows:

17.208.660 R-4A zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or

issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 25.

Section 17.208.760 of the Sacramento City Code is amended to read as follows:

17.208.760 R-5 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 26.

A. Section 17.212.110 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 27.

Section 17.212.160 of the Sacramento City Code is amended to read as follows:

17.212.160 RMX zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued, unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 28.

Section 17.212.250 of the Sacramento City Code is amended to read as follows:

17.212.250 RO zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. The structure shall be predominantly residential in appearance. To achieve this end, conditions may be placed on parking area location and design, signage, and landscaping.

3. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 29.

- A. Section 17.216.130 of the Sacramento City Code is amended as follows:
 - 1. Subsection A is amended to read as follows:
 - A. Front-yard setback. There is no minimum or maximum front-yard setback.
 - 2. Subsection B is amended to read as follows:
 - B. Street side-yard setback. There is no minimum or maximum street side-yard setback.
- B. Except as amended by subsection A above, all provisions of section 17.216.130 remain unchanged and in full effect.

SECTION 30.

Section 17.216.150 of the Sacramento City Code is amended to read as follows:

17.216.150 RO zone—Site plan and design review.

- A. General.
 - 1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.
 - 2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.
- B. Historic districts and landmarks.
 - 1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.
 - 2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a

grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 31.

A. Subsection A.1 of section 17.216.230 of the Sacramento City Code is amended to read as follows:

A. Front-yard and street side-yard setback.

1. The minimum front-yard and street side-yard setback is 10 feet. There is no maximum setback.

B. Except as amended by subsection A above, all provisions of section 17.216.230 remain unchanged and in full effect.

SECTION 32.

Section 17.216.250 of the Sacramento City Code is amended to read as follows:

17.216.250 OB-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 33.

A. Subsection A.1 of section 17.216.330 of the Sacramento City Code is amended to read as follows:

A. Front-yard and street side-yard setback.

1. The minimum front-yard and street side-yard setback is 10 feet. There is no maximum setback.

B. Except as amended by subsection A above, all provisions of section 17.216.330 remain unchanged and in full effect.

SECTION 34.

Section 17.216.350 of the Sacramento City Code is amended to read as follows:

17.216.350 OB-3 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 35.

A. Table 1 in section 17.216.420 of the Sacramento City Code is amended to read as follows:

Category	Permitted uses
Primary	Office High-tech manufacturing research and development (not limited to 25% office—may have 100% office uses) Medical facilities: Hospital Laboratory Skilled nursing facility Research and development Physician’s clinic Convalescent hospital Drug/alcohol treatment centers Pharmacy Optician lab or clinic Dental offices Psychiatric hospital or clinic Veterinary clinic; veterinary hospital Educational/vocational/training (public or private) Banks; savings and loans Post office Childcare center Amusement center, indoor
	Light Industrial Uses: Distribution; warehousing Manufacturing High-tech manufacturing research and development (limited to 25% office) Assembly
Support Retail	Health club School—dance, music, art, martial arts

Category	Permitted uses
	Automobile-related services (i.e., auto service, parts, repair) Gas sales Restaurant; café; deli Hotel; motel; bed and breakfast inn Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet) ² (e.g., books, food, videos, etc.) Antenna; telecommunications facility (subject to special use regulations in section 17.228.300 et seq.) Assembly-cultural, religious, social (subject to approval of a conditional use permit by the Planning and Design Commission)
Residential	Multi-unit dwelling

¹ Veterinary clinics and hospitals need a conditional use permit if there is outdoor boarding of animals.

² Includes drug stores and office supply stores up to a maximum of 20,000 square feet per store, except EC-65 and EC-80 sites, which have a maximum of 10,000 square feet. Includes auto-related retail uses (excluding gas sales) up to a maximum of 15,000 square feet.

B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

SECTION 36.

Section 17.216.460 of the Sacramento City Code is amended to read as follows:

17.216.460 EC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or

issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 37.

A. Section 17.216.510 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 38.

Section 17.216.550 of the Sacramento City Code is amended to read as follows:

17.216.550 SC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 39.

A. Section 17.216.610 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 40.

A. Section 17.216.630 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

- A. Front-yard setback. There is no minimum or maximum front-yard setback.
2. Subsection B is amended to read as follows:
- B. Street side-yard setback. There is no minimum or maximum street side-yard setback.
- B. Except as amended by subsection A above, all provisions of section 17.216.630 remain unchanged and in full effect.

SECTION 41.

Section 17.216.650 of the Sacramento City Code is amended to read as follows:

17.216.650 C-1 zone—Site plan and design review.

- A. General.
 - 1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.
 - 2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.
- B. Historic districts and landmarks.
 - 1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.
 - 2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 42.

A. Section 17.216.710 of the Sacramento City Code is amended as follows:

1. Subsection E is added to read as follows:

E. Outdoor storage. Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited, except for auto and mobilehome sales, rental, and storage uses. Outdoor storage or parking of vehicles overnight for auto service or repair uses is prohibited.

2. Subsection F is added to read as follows:

F. Auto service and repair near residential. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m. All such work shall be performed within a building.

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 43.

A. Section 17.216.730 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Front-yard setback. There is no minimum or maximum front-yard setback.

2. Subsection B is amended to read as follows:

B. Street side-yard setback. There is no minimum or maximum street side-yard setback.

B. Except as amended by subsection A above, all provisions of section 17.216.730 remain unchanged and in full effect.

SECTION 44.

Section 17.216.750 of the Sacramento City Code is amended to read as follows:

17.216.750 C-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 45.

A. Exhibit A in section 17.216.820, relating to the ground floor retail requirement, is replaced by Exhibit A of this ordinance.

B. Except as amended by subsection A above, all provisions of section 17.216.820 remain unchanged and in full effect.

SECTION 46.

A. Exhibit B in section 17.216.860, relating to height limits for capitol view protection, is replaced by Exhibit B of this ordinance.

B. Except as amended by subsection A above, all provisions of section 17.216.860 remain unchanged and in full effect.

SECTION 47.

Section 17.216.880 of the Sacramento City Code is amended to read as follows:

17.216.880 C-3 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 48.

A. Section 17.216.910 (C-4 zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

Dwelling, multi-unit	Permitted in the central city, subject to special use regulations in section 17.228.117
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2. A row is added to the table set forth in subsection A.3 (Industrial and Agricultural Uses) to read as follows:

Warehouse; distribution center	
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3. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 49.

A. Section 17.216.940 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Front-yard setback. There is no minimum or maximum front-yard setback.

2. Subsection B is amended to read as follows:

B. Street side-yard setback. There is no minimum or maximum street side-yard setback.

B. Except as amended by subsection A above, all provisions of section 17.216.940 remain unchanged and in full effect.

SECTION 50.

Section 17.216.960 of the Sacramento City Code is amended to read as follows:

17.216.960 C-4 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 51.

A. Section 17.220.110 (M-1 zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

Dwelling, multi-unit	Permitted in the central city, subject to special use regulations in section 17.228.117
----------------------	---

2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 52.

Section 17.220.160 of the Sacramento City Code is amended to read as follows:

17.220.160 M-1 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 53.

A. Section 17.220.210 (M-1(S) zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

Dwelling, multi-unit	Permitted in the central city, subject to special use regulations in section 17.228.117
----------------------	---

2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform;	ZA
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	Subject to special use regulations in section 17.228.117	
--	--	--

B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 54.

Section 17.220.260 of the Sacramento City Code is amended to read as follows:

17.220.260 M-1(S) zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 55.

A. Section 17.220.310 (M-2 zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

Dwelling, multi-unit	Permitted in the central city, subject to special use regulations in section 17.228.117
----------------------	---

2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 56.

Section 17.220.360 of the Sacramento City Code is amended to read as follows:

17.220.360 M-2 zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 57.

A. Section 17.220.410 (M-2(S) zone) of the Sacramento City Code is amended as follows:

1. A row is added to the table set forth in subsection A.1 (Permitted uses; residential uses) to read as follows:

Dwelling, multi-unit	Permitted in the central city, subject to special use regulations in section 17.228.117
----------------------	---

2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dwelling, multi-unit	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform; Subject to special use regulations in section 17.228.117	ZA
----------------------	---	----

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 58.

Section 17.220.460 of the Sacramento City Code is amended to read as follows:

17.220.460 M-2(S) zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 59.

Section 17.220.560 of the Sacramento City Code is amended to read as follows:

17.220.560 MIP zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a

grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 60.

Section 17.220.660 of the Sacramento City Code is amended to read as follows:

17.220.660 MRD zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 61.

A. Subsection A of section 17.224.130 of the Sacramento City Code is amended to read as follows:

A. Front-yard setback. The minimum front-yard setback is 10 feet. There is no maximum front-yard setback.

B. Except as amended by subsection A above, all provisions of section 17.224.130 remain unchanged and in full effect.

SECTION 62.

Section 17.224.150 of the Sacramento City Code is amended to read as follows:

17.224.150 H zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 63.

Section 17.224.230 of the Sacramento City Code is amended to read as follows:

17.224.230 SPX zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 64.

Section 17.224.340 of the Sacramento City Code is amended to read as follows:

17.224.340 TC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 65.

Section 17.224.450 of the Sacramento City Code is amended to read as follows:

17.224.450 HC zone—Site plan and design review.

A. General.

1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection A, “permit” means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

B. Historic districts and landmarks.

1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.

2. As used in this subsection B, “permit” means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.

SECTION 66.

A. Subsection A of section 17.228.106 of the Sacramento City Code is amended to read as follows:

A. Outside of the central city, a minimum 10-foot wide landscape setback shall be provided along all street frontages and freeway rights-of-way.

B. Except as amended by subsection A above, all provisions of section 17.228.106 remain unchanged and in full effect.

SECTION 67.

Section 17.228.108 of the Sacramento City Code is amended to read as follows:

17.228.108 Alcoholic beverage sales, off-premises consumption; bars; nightclubs.

A. Conditional use permit required. Except as provided in subsection C of this section, a conditional use permit is required for the following uses: alcoholic beverage sales for off-premises consumption, bar, and nightclub.

1. Findings. The decision-maker may approve a conditional use permit for alcoholic beverage sales for off-premises consumption, a bar, or nightclub based on the following findings, in addition to the findings required in section 17.808.200:

a. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;

b. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;

c. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and

d. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

2. Considerations.

a. The decision-maker shall consider whether the proposed alcoholic beverage sales will detrimentally affect nearby residentially zoned areas, and shall give consideration to the distance of the proposed alcoholic beverage sales from residential

buildings; churches and faith congregations; schools, K-12; hospitals; parks and playgrounds; childcare centers; social services; and other similar uses.

b. In addition to the considerations applicable to all conditional use permit applications, the decision-maker may consider the following under this section: hours of operation; quantity and size of containers sold; alcoholic content of wines; percentage of shelf space devoted to alcoholic beverages; a requirement that the establishment post, in compliance with the city code, signs prohibiting the possession of open alcoholic beverage containers or the consumption of alcoholic beverages on any property adjacent to the establishment under the control of the establishment's operator; and any other activities proposed for the premises.

B. Deemed conditional use permit. Alcoholic beverage sales for off-premises consumption, bars, or nightclubs operating under a deemed conditional use permit shall not do any of the following unless a new conditional use permit is approved:

1. Change the type of retail liquor license within a license classification;

2. Recommence alcoholic beverage sales for off-premises consumption after sales were discontinued for a continuous period of at least one year, including the case where the license for such sales is suspended or revoked; provided, however, that a suspension for violation of Business and Professions Code section 23790.5(e) shall not constitute a break in the continuous operation of the sales of alcoholic beverages. An establishment that has discontinued alcoholic beverage sales shall not be deemed to have resumed sales unless the establishment is open for business for alcoholic beverage sales for off-premises consumption for at least 60 continuous days in substantially the same manner that it operated before its alcoholic beverage sales were discontinued. Whether an establishment is being operated in substantially the same manner shall be determined by reference to the type and amount of merchandise for sale, the hours and days of operation, the number of persons on duty to serve customers, and such other factors as may be relevant; or

3. Substantially change the business of alcohol sales for off-premises consumption, bars, or nightclubs, including:

a. Increasing the floor space devoted to display or storage of alcoholic beverages; or

b. Modifying the premises by expanding the gross floor area more than 10 percent, which requires issuance of a building permit (not including routine maintenance and repair).

C. Conditional use permit not required.

1. A conditional use permit is not required for alcoholic beverage sales for off-premises consumption in a store with greater than 15,000 square feet in gross floor area if the shelving allocated to alcoholic beverages does not exceed 10% of the total shelving within the store.

2. A conditional use permit is not required for an on-sale licensee, other than a bar, on account of the licensee's statutory off-sale privileges if the licensee does not hold itself out as selling alcoholic beverages for off-premises consumption.

SECTION 68.

Section 17.228.118 of the Sacramento City Code, relating to special uses in the C-2 zone, is deleted.

SECTION 69.

A. Subsection B of section 17.232.050 of the Sacramento City Code is amended to read as follows:

B. A conditional use permit approved by the zoning administrator is required to enlarge the nonconforming nonresidential use to occupy a greater portion of the building or lot on which it is located, or to relocate the nonconforming nonresidential use to another location on the same lot.

B. Except as amended by subsection A above, all provisions of section 17.232.050 remain unchanged and in full effect.

SECTION 70.

Section 17.340.060 of the Sacramento City Code is amended to read as follows:

17.340.060 TO zone—Development standards.

A. Residential density. Residential projects shall have a minimum of 15 dwelling units per net acre and shall not exceed 100 dwelling units per net acre.

B. Nonresidential development limitations in the RMX-TO zone. Nonresidential uses may occupy a maximum of 50% of the gross square footage of each new building in the RMX-TO zone.

SECTION 71.

A. Section 17.600.105 of the Sacramento City Code is amended as follows:

1. Subsection A.7 is amended to read as follows:

7. Minimum width and depth. The dwelling shall have a minimum width and depth of 20 feet in the R-1 and R-2 zones.

2. Subsection B is amended to read as follows:

B. Bulk controls in the R-1 zone. In the R-1 zone, the dwelling shall be contained within the base building envelope.

1. The base building envelope is the three-dimensional air space contained between the front setback and the rear setback of a lot and conforming to the following planes:

a. Side planes and roofline planes. The side 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; at this point, the envelope slopes inward from each side at a 45 degree angle to form the roofline planes that continue inward until the roofline planes intersect; provided, that if the line of intersection of the two roofline planes is greater than 35 feet above the average elevation of the finished lot grade at the front setback line, then at the height of 35 feet above the finished grade, the roofline planes shall continue horizontal to the finished grade until they intersect.

b. Front plane. The front plane of the base building envelope starts at a line equal to the shortest setback of the adjacent residences on the same side of the street, or across the street if there are not two typical adjacent residences, and rises directly vertical and perpendicular to the front property line to a height of 14 feet; at this point, the envelope slopes towards the rear property line at a 45 degree angle to a height no greater than 35 feet above the average elevation of the finished lot grade at the front setback.

2. Dormers and other extensions are permitted up to a maximum of 40 square feet of front profile on each side of the structure that is outside of the base building envelope; provided, however, the length of projecting construction along a side elevation does not exceed 15 feet aggregate.

3. Roofs over decks, patios, and projections, as allowed by section 17.600.125, must be within the base building envelope. Roof overhangs that extend less than three feet beyond an exterior wall are not required to be within the base building envelope.

4. Side-yard dwelling unit walls must be articulated to avoid large planes of flat unbroken surfaces. Between 40% and 60% of a side-yard dwelling unit wall must be

on a plane at least 6 inches deeper or shallower than the remainder of the wall. Side-yard dwelling unit walls must have at least two visibly different materials. Original unmodified walls are not subject to this paragraph.

B. Except as amended by subsection A above, all provisions of section 17.600.105 remain unchanged and in full effect.

SECTION 72.

A. Section 17.600.125 of the Sacramento City Code is amended as follows:

1. Subsection C is amended to read as follows:

C. The following structures may project into a required front-yard or street side-yard setback up to 20% of the required depth of the setback if the projection does not encroach into any public utility easement or other public easement of record.

1. An uncovered porch.

2. A covered porch not exceeding a height of 10 feet, measured from the surface of the porch floor to the plate line of the porch roof.

3. An ornamental feature of the main building not exceeding 6 feet in height.

4. A projection on the street-front side of the building that does not exceed 20% of the building width on the street-front side.

2. Subsection D is amended to read as follows:

D. Any floor above the first story of a building may project into a required front-yard or street-side yard setback up to a maximum of 2 feet if the projection does not extend into a public right-of-way. All projections are included in the bulk control calculations under section 17.600.105.

B. Except as amended by subsection A above, all provisions of section 17.600.125 remain unchanged and in full effect.

SECTION 73.

Section 17.600.170 is added to the Sacramento City Code to read as follows:

17.600.170 Minimum lot size—estate lots.

Notwithstanding any other provision of this title, the minimum lot size for estate lots within the central city is 12,000 square feet.

SECTION 74.

Section 17.604.750 of the Sacramento City Code is amended to read as follows:

17.604.750 Preservation incentives—Commercial and office use.

Except for a listed historic resource used as a single-unit dwelling, commercial or office uses are permitted to occupy up to 100% of the original building envelope of a listed historic resource.

SECTION 75.

A. Section 17.608.020 of the Sacramento City Code is amended as follows:

1. Subsection D is amended to read as follows:

D. Expansion or change in use of existing buildings and structures that do not meet current parking requirements. The following rules apply to buildings and uses that met all applicable parking requirements when constructed or established, but that do not meet current parking requirements, due to the later adoption of or amendments to these requirements.

1. Increases in building size. Additional vehicle and bicycle parking is required only when there is an increase in building size of 15% or more of the gross building square footage or, in the case of a residential project, an increase in the number of residential units by 15% or more.

2. Change in use. If a new use of a building or structure requires greater off-street parking than the previous use, additional off-street vehicle parking and bicycle parking is required in an amount equal to the difference between the parking required of the new use and the parking that would have been required of the prior use if current parking requirements had been applicable.

2. Subsection J is amended to read as follows:

J. Exemptions for adaptive reuse. Off-street vehicle and bicycle parking is not required for those portions of historic resources that are converted from nonresidential uses to residential uses.

B. Except as amended by subsection A above, all provisions of section 17.608.020 remain unchanged and in full effect.

SECTION 76.

A. Table 17.608.030B of the Sacramento City Code is amended as follows:

1. The “multi-unit dwelling (3 units or more)” row in section 1 (residential uses) is amended to read as follows:

Multi-unit dwelling (3 units or more)	No minimum requirements; maximum 1 space per dwelling unit	0.5 space per dwelling unit	1 space per dwelling unit	1.5 spaces per dwelling unit
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2. Section 2 (commercial uses) is amended to read as follows:

1. Commercial Uses				
Auto sales lot	No minimum requirements; maximum 1 space per 400 gross square feet of building	1 space per 2,000 gross square feet of building	1 space per 500 gross square feet of building	1 space per 500 gross square feet of building
Bed and breakfast inn	No minimum requirements; maximum 1 space per 400 gross square feet of building	1 space for resident owner, manager	0.5 space per 2 guest rooms, plus 1 space for resident owner, manager	1 space per 2 guest rooms, plus 1 space for resident owner, manager
Commercial services (except those specifically included in table)	No minimum requirements; maximum 1 space per 400 gross square feet of building	1 space per 2,000 gross square feet of building	1 space per 500 gross square feet of building	1 space per 500 gross square feet of building
Hotel	No minimum requirements; maximum 1 space per 400 gross square feet of building	No minimum requirements	1 space per 4 guest rooms, plus parking for additional services (conference center, restaurant, etc.)	1 space per 2 guest rooms, plus parking for additional services (conference center, restaurant, etc.)

Motel	No minimum requirements; maximum 1 space per 400 gross square feet of building	1 for resident owner, manager	1 space per 2 guest rooms	1 space per guest room
Office; medical clinic or office	No minimum requirements; maximum 1 space per 400 gross square feet of building	1 space per 2,000 gross square feet of building; maximum 1 spaces per 250 gross square feet of building	1 space per 500 gross square feet of building; maximum 1 space per 250 gross square feet of building	1 space per 400 gross square feet of building; maximum 1 space per 250 gross square feet building
Restaurant; bar; brew pub; wine bar	No minimum requirements; maximum 1 space per 400 gross square feet of building	1 space per 2,000 square feet of building	1 space per 500 square feet of building	1 space per 125 gross square feet of building; up to 10% of total building area of a shopping center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole, rather than the above requirements based on square footage of the restaurant or bar
Retail store	No minimum requirements; maximum 1 space per 400 gross square feet of building	1 space per 2,000 square feet of building	1 space per 500 square feet of building	1 space per 400 gross square feet of building
Warehouse retail	No minimum requirements; maximum 1 space per 400	Same as "retail store," except if 50% or more of gross square	Same as "retail store," except if 50% or more of gross square	Same as "retail store," except if 50% or more of gross square

	gross square feet of building	feet of building is used for warehouse, then retail area shall meet retail ratio, and warehouse area shall meet warehouse ratio	feet of building is used for warehouse then retail area shall meet retail ratio, and warehouse area shall meet warehouse ratio	feet of building is used for warehouse then retail area shall meet retail ratio, and warehouse area shall meet warehouse ratio
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3. The “towing service, vehicle storage yard” row in section 3 (industrial uses) is amended to read as follows:

Towing service, vehicle storage yard	No minimum requirements	2 customer spaces, plus 1 space per 500 gross square feet of office	2 customer spaces, plus 1 space per 500 gross square feet of office	2 customer spaces, plus 1 space per 500 gross square feet of office
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4. The “courts for games played with 4 or fewer players, such as racquetball, tennis, handball” row in section 4 (recreational uses) is amended to read as follows:

Courts for games played with 4 or fewer players, such as racquetball, tennis, handball	No minimum requirements	.5 space per court	1 space per court	2 spaces per court
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B. Except as amended by subsection A above, all provisions of Table 17.608.030B remain unchanged and in full effect.

SECTION 77.

A. Table 17.608.030C of the Sacramento City Code is amended as follows:

1. The “multi-unit dwelling (3 units or more)” row in section 1 (residential uses) is amended to read as follows:

Multi-unit dwelling (3 units or more)				
a) With private garage or	No spaces required	0.1 space per 10 dwelling units or	No spaces required	1 space per 20 dwelling units or

dedicated storage space for each unit		2 spaces, whichever is greater		2 spaces, whichever is greater
b) Without private garage or dedicated storage space for each unit	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater

2. The “residential hotel (SRO)” row in section 1 (residential uses) is amended to read as follows:

Residential hotel (SRO)	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater
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3. The “office; medical clinic or office; tutoring center” row in section 2 (commercial uses) is amended to read as follows:

Office; medical clinic or office; tutoring center	1 space per 6,667 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater	1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater
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B. Except as amended by subsection A above, all provisions of Table 17.608.030C remain unchanged and in full effect.

SECTION 78.

A. Subsection F.1 of section 17.608.040 of the Sacramento City Code is amended to read as follows:

1. Single-unit and duplex dwellings. Unless a parking pad that meets the requirements of section 17.624.060 is provided, the minimum dimensions for a garage

or carport shall be 10 feet wide and 20 feet deep. The driveway shall conform to the requirements of chapter 17.508.

B. Except as amended by subsection A above, all provisions of section 17.608.040 remain unchanged and in full effect.

SECTION 79.

A. Subsection A.2 of section 17.608.060 of the Sacramento City Code is amended to read as follows:

2. Off-site alternatives to vehicle off-street parking. Off-street parking may be located on a parcel other than the parcel or integrated development site served by the off-street parking, if it is located within the distances specified, and it complies with the requirements stated below:

a. In the Central Business and Arts & Entertainment District and the Urban District, off-street parking for residential uses may be located off-site within 400 feet of the use served. Off-street parking for nonresidential uses may be located off-site within 1,250 feet of the use served.

b. In the traditional parking district and the suburban parking district, off-street parking for residential uses may be located off-site within 300 feet of the use served. Off-street parking for nonresidential uses may be located within 600 feet of the use served.

c. If the parcel designated for off-street parking is not in the same ownership as the site the parking will serve, the application shall include written evidence that users of the site that the off-site parking will serve will have rights to use the off-site parking parcel for required parking.

3. Exceeding maximum vehicle parking requirement in parking structures. The maximum vehicle parking requirement for uses that provide off-street parking in parking structures may be exceeded if:

a. The off-street parking is made available for public or shared-parking at all times during off-peak hours; and

b. The parking structure incorporates active ground floor uses such as retail, restaurants, or offices.

4. Alternative vehicle parking space dimensions and maneuvering widths. Alternatives to the minimum parking space dimensions in section 17.608.040.E may be

approved if the alternative space dimensions do not cause vehicle stacking in the adjacent public right-of-way.

B. Except as amended by subsection A above, all provisions of section 17.608.060 remain unchanged and in full effect.

SECTION 80.

Section 17.608.070 of the Sacramento City Code is amended to read as follows:

17.608.070 Waiver of minimum and maximum parking requirements.

A. Waiver of required off-street parking minimum. Up to and including 75% of the required number of off-street vehicle and bicycle parking spaces may be waived with a director-level site plan and design review. Greater than 75% of the required number of off-street vehicle and bicycle parking spaces may be waived with a planning and design commission site plan and design review.

B. Exceeding the maximum vehicle parking requirement. The maximum vehicle parking requirement for office projects or any project in the Central Business District and Arts & Entertainment parking district may be exceeded with a director-level site plan and design review, if supported by at least one of the following findings in addition to the findings specified in section 17.808.180:

A. Alternatives to driving to work are not available to employees of the project due to inadequate pedestrian, bicycle, and transit facilities;

B. The project will operate at times when transit service is not available or when it is not safe to walk or bicycle to the project site;

C. On-street parking in adjacent residential neighborhoods would be impacted by the project, and no other measures to reduce this impact (other than additional off-street parking) is feasible; or

D. Unique characteristics of the project require more parking than that which is otherwise allowed.

SECTION 81.

A. Subsection A.1.a of section 17.612.010 of the Sacramento City Code is amended to read as follows:

a. Setback area paving restrictions. A maximum of 50% of each of the required front-yard and street side-yard setbacks may be paved for off-street parking,

driveways, walkways, uncovered patios, and other forms of hardscape. However, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that complies with the street side fence requirements set forth in chapter 17.620.

B. Except as amended by subsection A above, all provisions of section 17.612.010 remain unchanged and in full effect.

SECTION 82.

A. Subsection A of section 17.612.020 of the Sacramento City Code is amended to read as follows:

A. Paving required. Paving is required for all storage and service areas, outdoor merchandise and equipment sales and rental areas, as well as off-street parking, driveways, maneuvering, and loading areas for vehicles, including gas stations and auto sales. Unpaved areas shall not be used for storage, vehicle parking, driving, or maneuvering. Except for single-unit and duplex dwellings, unpaved areas adjacent to paved areas shall be made inaccessible by a barrier, such as concrete curbs, bollards, or fencing. Paved areas that do not comply with this code must be made inaccessible to vehicles by a barrier, such as a concrete curb, bollards, or fencing.

B. Except as amended by subsection A above, all provisions of section 17.612.020 remain unchanged and in full effect.

SECTION 83.

A. Subsection A of section 17.620.220 of the Sacramento City Code is amended to read as follows:

A. Design and location of gates shall conform to the requirements of chapter 17.508.

B. Except as amended by subsection A above, all provisions of section 17.620.220 remain unchanged and in full effect.

SECTION 84.

A. Footnote 4 in section 17.624.040 of the Sacramento City Code is amended to read as follows:

4. Minimum dimensions of attached garages and carports.

a. Single-unit and duplex dwellings. Unless a parking pad that meets the requirements of section 17.624.060 is provided, the minimum interior dimensions for an attached garage or attached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

b. Multi-unit dwellings. Minimum interior dimensions of an attached garage are 8 feet wide by 18 feet deep. Minimum dimensions of an attached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

B. Except as amended by subsection A above, all provisions of section 17.624.040 remain unchanged and in full effect.

SECTION 85.

A. Footnote 7 in section 17.624.050 of the Sacramento City Code is amended to read as follows:

7. Minimum dimensions of detached garages and carports.

a. Single-unit or duplex dwellings. Unless a parking pad that meets the requirements of section 17.624.060 is provided, the minimum interior dimensions of a detached garage or attached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

b. Multi-unit dwellings. The minimum interior dimensions of a detached garage are eight feet wide by 18 feet deep. The minimum dimensions of a detached carport are 10 feet wide and 20 feet deep. The width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

B. Except as amended by subsection A above, all provisions of section 17.624.050 remain unchanged and in full effect.

SECTION 86.

A. Subsection A of section 17.808.130 of the Sacramento City Code is amended to read as follows:

A. Site plan and design review at the commission level is required for the following described development projects:

1. A development project in any zone, excluding the industrial zone, that exceeds 65 feet in height;
2. A development project in an industrial zone that exceeds 70 feet in height;
3. A residential development project of more than 150 dwelling units;
4. A nonresidential development project exceeding 125,000 square feet;
5. A mixed-use development project exceeding 125,000 square feet;
6. A development project that includes a deviation from the design guidelines or development standards that is subject to commission-level review under section 17.808.120;
7. A development project involving a landmark, contributing resource or noncontributing resource that, in the determination of the preservation director, involves one or more of the following:
 - a. Significant alteration to an existing landmark or contributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register;
 - b. New construction of a building or structure on the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register; or
 - c. Relocation of a building or structure to the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource's eligibility for listing in the Sacramento register;
8. A development project that involves the demolition or relocation of a landmark or contributing resource, except the demolition or relocation of accessory buildings and structures that are not identified as significant features or characteristics of the landmark or contributing resource;
9. A development project that involves the relocation of a building or structure to a vacant lot in a historic district;

10. When review of the project is elevated to the commission level under section 17.808.300 or commission-level review is otherwise required under this title.

B. Except as amended by subsection A above, all provisions of section 17.808.130 remain unchanged and in full effect.

SECTION 87.

Section 17.808.160 of the Sacramento City Code is amended to read as follows:

17.808.160 Development exempt from site plan and design review.

The following development projects are exempt from the site plan and design review requirement:

A. For development projects that are not located in a historic district and do not involve a landmark:

1. An alteration to an existing building or structure that does not substantially alter the exterior appearance of the building or structure, as determined by the director;

2. An alteration to an existing site that does not significantly alter the functioning of the site with respect to traffic circulation, parking, infrastructure, and environmentally sensitive features, as determined by the director;

3. Secondary dwelling units; (Secondary dwelling units that do not meet development standards are subject to director-level review);

4. Sidewalk cafes;

5. Convenience recycling facilities; and

6. Registered house plans (subject to site plan review, but not design review).

B. For development projects located in a historic district or that involve a landmark:

1. Repainting of surfaces that were originally painted and the color scheme is not a significant character-defining feature of the historic resource;

2. Routine nonabrasive cleaning and maintenance; and

3. Site plantings when plantings and landscape elements are not significant character-defining features of the historic resource.

C. Tentative maps and parcel maps that are not associated with other approvals or permits and meet all development standards without deviations.

SECTION 88.

The title of article II of chapter 17.808 of the Sacramento City Code is amended to read as follows:

Article II. Conditional Use Permit, Variance, Legislative Change Request, Administrative Permit, and Emergency Building Permit.

SECTION 89.

A. Subsection B of section 17.808.240 of the Sacramento City Code is amended to read as follows:

B. Approval authority.

1. Administrative permits are subject to consideration and action at the administrative level of review under the general direction of the planning director.

2. Action on an administrative permit is not appealable.

B. Except as amended by subsection A above, all provisions of section 17.808.240 remain unchanged and in full effect.

SECTION 90.

Section 17.808.400 of the Sacramento City Code is amended to read as follows:

17.808.400 Discretionary permits—Establishment of use—Term.

A. Time to establish use, construct development project, or demolish a building or structure under a discretionary permit.

1. General rule.

a. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either:

- i. Three years from the effective date of approval of the discretionary permit; or
 - ii. The time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit.
- b. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.
 - c. A use or development project that does not require a building permit is established when all of the activities for which the discretionary permit has been granted have commenced.
 - d. The determination of whether the use or development project has been established is made by the planning director.
 - e. The holder of the discretionary permit may appeal the determination of the planning director to the planning and design commission as provided in section 17.812.060.
 - f. This subsection A.1 does not apply to discretionary permits that are associated with the demolition of a building or structure in a historic district or involving a landmark.
2. Site plan and design review involving the demolition of a building or structure located in a historic district or involving a landmark. A site plan and design review approval for the demolition of a building or structure located in a historic district or involving a landmark expires and is thereafter void if a demolition permit or a building permit for the demolition work has not been obtained and substantial expenditures in good faith reliance upon the permit have not been made with 180 days from the effective date of approval.
- B. Extension of time to establish use, construct development project, or demolish a building or structure under a discretionary permit.
 1. General rule. One or more applications to extend time to establish a use, construct a development project, or demolish a building or structure may be granted for a discretionary permit up to a cumulative total extension period of five years. An application for an extension of time is discretionary and is not the automatic right of an applicant.

a. Time of filing. An application to extend time to establish a use, construct a development project, or demolish a building or structure under a discretionary permit shall be filed no later than the date the discretionary permit expires. If an application to extend time is timely filed, the discretionary permit shall not expire until action is taken on the application or the application is withdrawn.

b. Approval authority.

i. An application to extend time to establish a use or construct a development project under a conditional use permit or variance is subject to review at the staff level under the general direction of the zoning administrator.

ii. An application to extend the time to establish a use, construct a development project, or demolish a building or structure under a site plan and design review approval is subject to review at the staff level under the general direction of the preservation director if the development project is located in a historic district or involves a landmark. Otherwise, the application is subject to review under the general direction of the design director.

c. Decision and findings. The decision-maker may approve the application for an extension of time for good cause and based on the findings required for approval of the permit type as stated in this chapter. The decision-maker may impose conditions on the extension of time as the decision-maker determines to be necessary or appropriate in order to make the required findings for approval.

d. This subsection B.1 does not apply to discretionary permits that are associated with site plan and design review approval for the demolition of a building or structure in a historic district or involving a landmark.

2. Extension of time for the demolition of a building or structure located in a historic district or involving a landmark. An application for an extension of time of a site plan and design review approval for the demolition of a building or structure located in a historic district or involving a landmark may be extended for a period of up to an additional 45 days upon application to the preservation director filed no later than 30 days prior to expiration.

3. Discretion to elevate review of request. The zoning administrator, planning director, preservation director, or design director, in their sole discretion, may elect to elevate the review and decision on an application to extend the time to establish a use or construct a development project under their general direction or authority from the staff level to the director level. The decision of the director under this section is final and is not subject to reconsideration or appeal.

C. Term of discretionary permit. Once the use or development project authorized by a discretionary permit is established, the permit is of indefinite duration, unless an expiration date has been specifically stated as a condition of the permit, or unless the permit expires for discontinuance of use under section 17.808.410.

SECTION 91.

A. Subsection A of section 17.808.410 of the Sacramento City Code is amended to read as follows:

A. If a use authorized by a conditional use permit is discontinued for a continuous period exceeding two years, the permit expires for discontinuance of use and thereafter is void. For discontinuance of a nonconforming use, see section 17.232.100.

B. Except as amended by subsection A above, all provisions of section 17.808.410 remain unchanged and in full effect.

SECTION 92.

The title of section 17.808.440 of the Sacramento City Code is amended to read as follows:

17.808.440 Modification of approved terms and conditions—Conditional use permits and variances.

SECTION 93.

Section 17.808.450 of the Sacramento City Code is amended to read as follows:

17.808.450 Revocation—Conditional use permits.

A. Decision authority. Revocation of a conditional use permit is reviewed by the original decision-maker.

B. Decision and findings.

1. The decision-maker may revoke a conditional use permit based on any one or more of the following findings:

a. That the property's use is detrimental to the public health, safety, or welfare;

b. That the property's use constitutes a public nuisance; or

c. That the property's use violates any condition of approval of the discretionary permit.

2. If the decision-maker determines that there are grounds to revoke the discretionary permit, the decision-maker may, in lieu of revocation, impose additional or modify existing conditions of approval of the discretionary permit as the decision-maker determines to be necessary or appropriate for the use of the property to conform to the standards of approval.

C. Appeal. A director-level decision to revoke or modify a conditional use permit is appealable to the planning and design commission, and a commission-level decision to revoke a conditional use permit is appealable to the city council, as provided in section 17.812.060.

SECTION 94.

The title of section 17.812.020 of the Sacramento City Code is amended to read as follows:

17.812.020 Notice and reconsideration of staff-level decisions.

SECTION 95.

A. Subsection A.2 of section 17.812.060 of the Sacramento City Code is amended to read as follows:

2. A commission-level decision made on an appeal of a director-level decision may not be appealed, except that an appeal of a tentative map or denial of an extension of a tentative map may be appealed to the city council.

B. Except as amended by subsection A above, all provisions of section 17.808.410 remain unchanged and in full effect.

SECTION 96.

Section 17.828.170 of the Sacramento City Code is amended to read as follows:

17.828.170 Time extension.

A. Request by Subdivider. A subdivider may request an extension of the expiration date of the approved or conditionally approved tentative map by written application to the planning division. The application shall be filed not less than 30 days before the map is to expire, and shall state the reasons for requesting the extension.

B. Zoning Administrator Hearing and Action.

1. Notice. Following consideration of the application by the subdivision review committee, the planning director shall prepare a report with the recommendation on the application for an extension, and shall set the matter for hearing before the zoning administrator. The matter shall be noticed in the same manner as a tentative map application, as specified in section 17.828.090.

2. Action by the Zoning Administrator. The zoning administrator shall approve, conditionally approve, or deny the application for an extension of the expiration date, and shall make findings supporting his or her decision.

C. Time Limit of Extension. The time at which the tentative map expires may be extended by the zoning administrator for a period not exceeding a total of two years or such additional time as may be authorized by the Subdivision Map Act.

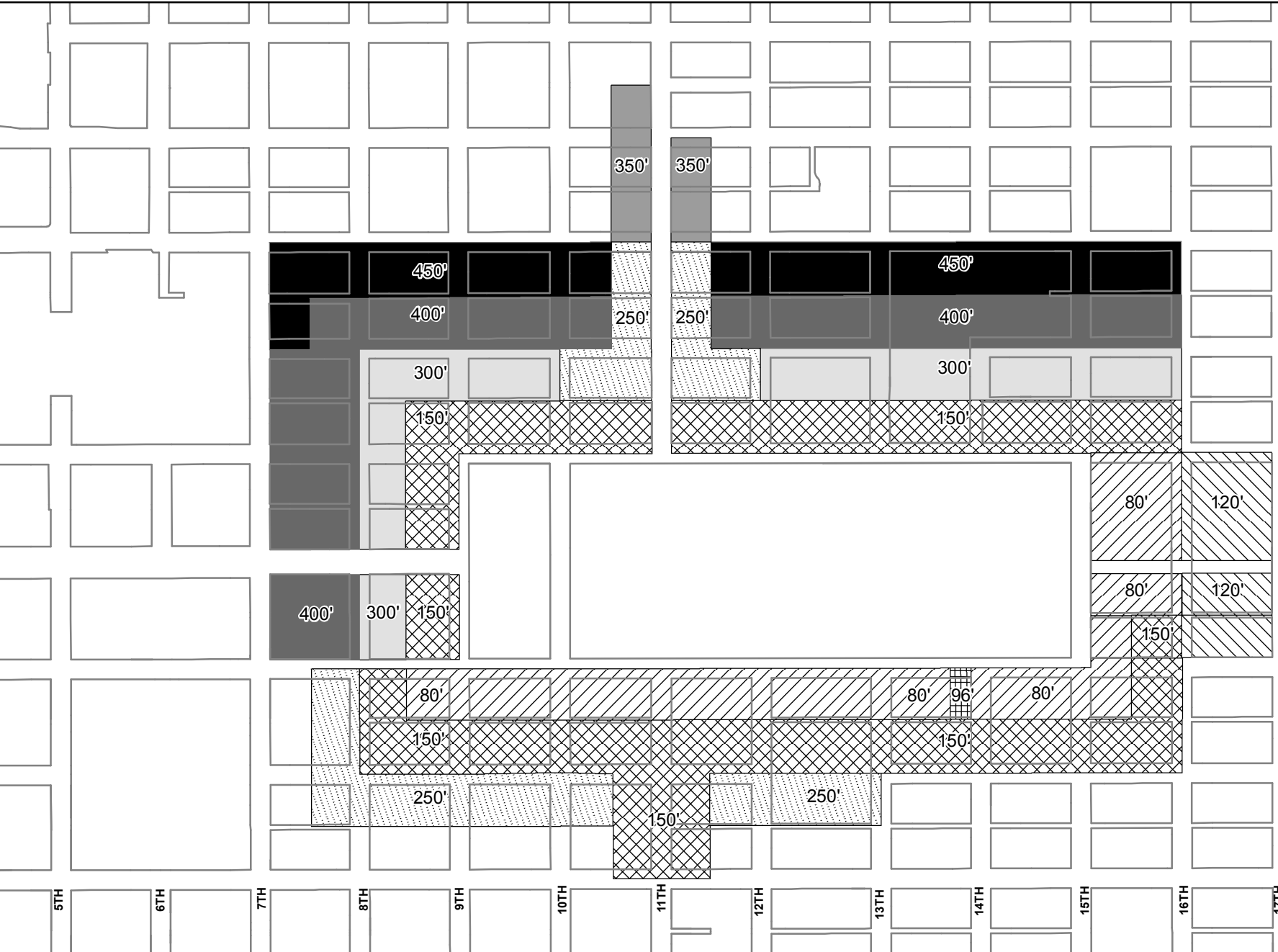
D. Appeal of Extension. The subdivider or any interested person adversely affected may appeal any action of the zoning administrator on the extension to the planning and design commission in accordance with chapter 17.812, except that any appeal shall be filed within 15 days after the action by the zoning administrator.



EXHIBIT A

REQUIRED RETAIL FRONTAGE

H
HISTORIC
I
IMPROV
J
JAZZ
K
KAYAK
L
LIESTAL
CAPITOL
MATSUI
N
O
P



HeightMax	Symbol	Value
80'	[Diagonal lines pattern]	80'
96'	[Cross-hatch pattern]	96'
120'	[Diagonal lines pattern]	120'
150'	[Cross-hatch pattern]	150'
250'	[Dotted pattern]	250'
300'	[Light gray fill]	300'
350'	[Medium gray fill]	350'
400'	[Dark gray fill]	400'
450'	[Black fill]	450'

Exhibit B
Height Limits for
Capitol View Protection

